BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

July 10, 2026

Council District: # 1

Honorable Council of the
City of Los Angeles
Room 395, City Hall

JOB ADDRESS: **1059 NORTH FIGUEROA TERRACE, LOS ANGELES, CA**
AKA: 1057 NORTH FIGUEROA TERRACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): **5406-022-016**
Re: Invoice #919235-5

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **1059 North Figueroa Terrace, Los Angeles, CA (AKA: 1057 North Figueroa Terrace, Los Angeles, CA)** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued on January 1, 2024 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

Description	Amount
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	407.35
Title Report fee	35.00
Grand Total	**$ 2,752.35**

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **$2,752.35** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **$2,752.35** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A

1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18902 ***Prepared for:*** *City of Los Angeles*
Dated as of: 04/22/2026

SCHEDULE A
(Reported Property Information)

APN #: 5406-022-016

Property Address: *1059 N FIGUEROA TER* ***City:*** *Los Angeles* ***County:*** *Los Angeles*

VESTING INFORMATION
Type of Document: *GRANT DEED*
Grantee: *DONALD G. TOY*
Grantor: *DON TOY*
Deed Date : *05/06/1981* ***Recorded :*** *05/08/1981*
Instr No. : *81-465145*

MAILING ADDRESS: *DONALD G. TOY*
1059 FIGUEROA TER, LOS ANGELES, CA 90012-1310

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 26 Brief Description: VICTOR HEIGHTS TRACT LOT 26

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

RECORDING REQUESTED BY

81- 465145

AND WHEN RECORDED MAIL TO

Name: Donald G. Toy
Street Address: 833 Bartlett Street #C
City & State: Los Angeles, Ca. 90012

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. PAST. 10 A.M. MAY 8 1981

MAIL TAX STATEMENTS TO

Name: Donald G. Toy
Street Address: 833 Bartlett Street #C
City & State: Los Angeles, Ca. 90012

SURVEY MONUMENT FEE $10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE $4 P

Grant Deed

THIS FORM FURNISHED BY UNITED TITLE COMPANY

SURVEY-MONUMENT FEE $10. CODE 99

The undersigned grantor(s) declare(s):
Documentary transfer tax is $no consideration this deed is being recorded to correct the vesting of title
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (X) City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DON TOY, a single man

hereby GRANT[S] to

DONALD G. TOY, a single man

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

Lots 26 and 27 of Victor Heights Tract, in the City of Los Angeles, as per map recorded in Book 12 Page 40 of Miscellaneous Records, in the office of the County Recorder of said County.

5406-22-17

Dated May 6, 1981

Donald G. Toy also known as
Don Toy

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles

On MAY 6 1981 before me, the undersigned, a Notary Public in and for said State, personally appeared DONALD G. TOY ALSO KNOWN AS DON TOY

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature: Joan C. Cass
Joan C. Cass
Name (Typed or Printed)

OFFICIAL SEAL
JOAN C CASS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JUN 24, 1984

2420 Glendale Blvd., Los Angeles, CA 90039

(This area for official notarial seal)

Title Order No. 91549-4 Escrow or Loan No.

UT-D22 (7/80)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: **MARK RUDE**
JOB ADDRESS: **1059 NORTH FIGUEROA TERRACE, LOS ANGELES, CA**
AKA: 1057 NORTH FIGUEROA TERRACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): **5406-022-016**

Date: July 10, 2026

Last Full Title: **04/22/2026**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1) DONALD G. TOY
1059 ½ FIGUEROA TERRACE
LOS ANGELES, CA 90012-1310

CAPACITY: OWNER

EXHIBIT C

Property Detail Report

For Property Located At :
1057 FIGUEROA TER, LOS ANGELES, CA 90012-1310

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**TOY DONALD G**
Mailing Address:	**1059 FIGUEROA TER, LOS ANGELES CA 90012-1310 C021**
Vesting Codes:	/ /

Location Information

Legal Description:	**VICTOR HEIGHTS TRACT LOT 26**		
County:	LOS ANGELES, CA	APN:	5406-022-016
Census Tract / Block:	1977.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	VICTOR HEIGHTS TR
Legal Book/Page:		Map Reference:	/
Legal Lot:	26	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C21	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	05/08/1981 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:	465145		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	4,868	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	
Year Built / Eff:	1922 / 1925	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARD1.5	Acres:	0.17	County Use:	MULTI-FAMILY 4-UNIT (0400)
Lot Area:	7,407	Lot Width/Depth:	x	State Use:	
Land Use:	QUADRUPLEX	Res/Comm Units:	4 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$426,851	Assessed Year:	2025	Property Tax:	$5,836.40
Land Value:	$160,060	Improved %:	63%	Tax Area:	13
Improvement Value:	$266,791	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	$426,851				

EXHIBIT D

ASSIGNED INSPECTOR: **MARK RUDE**
JOB ADDRESS: **1059 NORTH FIGUEROA TERRACE, LOS ANGELES, CA**
AKA: 1057 NORTH FIGUEROA TERRACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): **5406-022-016**

Date: July 10, 2026

CASE NO.: 996649
ORDER NO.: A-6137730

EFFECTIVE DATE OF ORDER TO COMPLY: **January 1, 2024**
COMPLIANCE EXPECTED DATE: **January 31, 2024**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6137730

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JACOB STEVENS
VICE-PRESIDENT
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

TOY, DONALD G
1059 1/2 FIGUEROA TER
LOS ANGELES, CA 90012

DEC 2 0 2023

CASE #: 996649
ORDER #: A-6137730
EFFECTIVE DATE: January 01, 2024
COMPLIANCE DATE: **January 31, 2024**

OWNER OF
SITE ADDRESS: **1059 N FIGUEROA TER**
ASSESSORS PARCEL NO.: 5406-022-016
ZONE: RD1.5; Min. Per Unit 1,500

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF **$ 356.16** ($336 fee plus a six percent Systems Development Surcharge of $20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **$1,176.00.** Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. **A permit is required for the masonry retaining wall that has failed.**

   You are therefore ordered to: Obtain the required permit(s) for the repair of the masonry retaining wall(s).

   Code Section(s) in Violation: 91.106.2#13, 91.103.1, 91.106.1.1, 91.106.1, 91.106.1.2, 12.21A.1.(a) of the L.A.M.C.

   Location: Rear yard.

   Comments: Provide access, obtain a GPI (grading pre inspection) from grading division and call for all required inspections and approvals.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.
If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **$2,310.00.**
Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than $1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than $400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)252-3033.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____ Date: December 18, 2023

JACOB SEGURA
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3033
Jacob.Segura@lacity.org

REVIEWED BY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.