

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

March 18, 2026

Council District: # 14

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

JOB ADDRESS: **1815 NORTH BOCA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5215-021-022**
Re: Invoice #904270-6

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: **1815 North Boca Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on November 10, 2023 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

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 **\$1,276.56** 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 **\$1,276.56** 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



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

Property Title Report

Work Order No. T18709
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 5215-021-022

Property Address: 1815 N BOCA AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: JOINT TENANCY GRANT DEED

Grantee: FIDENCIO LOPEZ AND JOSEFINA AND GUILLERMO LOPEZ AND ISELA LOPEZ

Grantor: JOSE LOUIS NAVARRO AND RAQUEL NAVARRO

Deed Date : 11/12/1980

Recorded : 12/15/1980

Instr No. : 80-1253840

MAILING ADDRESS: FIDENCIO LOPEZ AND JOSEFINA AND GUILLERMO LOPEZ AND ISELA LOPEZ

1815 BOCA AVE, LOS ANGELES, CA 90032-3708

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 132 Tract No: 6837 Brief Description: TR NO 6837 LOT 132

MORTGAGES/LIENS

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

RECORDING REQUESTED BY

80-1253840

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME Fidencio Lopez
STREET ADDRESS 1815 Boca Avenue
Los Angeles, California
CITY, STATE, ZIP

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
DEC 15 1980 AT 8 A.M.
Recorder's Office

TITLE ORDER NO. _____ ESCROW NO. 8341

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE
\$4

JOINT TENANCY GRANT DEED

(44)

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ 21.45
☐ computed on full value of property conveyed, or
☒ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JOSE LOUIS NAVARRO and RAQUEL NAVARRO, husband and wife

hereby GRANT(S) to
FIDENCIO LOPEZ and JOSEFINA, husband and wife, and GUILLERMO LOPEZ, a single man, AS JOINT TENANTS,
and ISELA LOPEZ, a single woman, all

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

Lot 132, Tract 6837, in the City and County of Los Angeles, as per map recorded
in Book 76 Page 32 of Maps, in the office of the county recorder of said county.

Dated November 12, 1980

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On Nov. 12, 1980 before me, the
undersigned, a Notary Public in and for said State, personally appeared
Jose Luis Navarro
and
Raquel Navarro

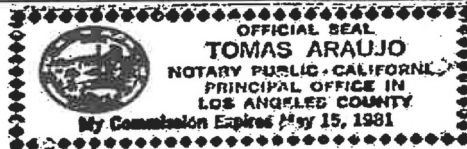
known to me
to be the person s whose name s are subscribed to the within
Instrument and acknowledged that they executed the same,
WITNESS my hand and official seal.

Signature

Tomas Araujo

Jose Luis Navarro
Jose Luis Navarro

Raquel Navarro
Raquel Navarro



(This area for official notarial seal)

213

084112636

EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT MINASSIANS**
JOB ADDRESS: **1815 NORTH BOCA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5215-021-022**

Date: March 18, 2026

Last Full Title: **12/08/2025**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) FIDENCIO LOPEZ AND JOSEFINA LOPEZ AND
GUILLERMO LOPEZ AND ISELA LOPEZ
1815 BOCA AVENUE
LOS ANGELES, CA 90032-3708

CAPACITY: OWNERS

Property Detail Report

For Property Located At :

1815 BOCA AVE, LOS ANGELES, CA 90032-3708



RealQuest

Owner Information

Owner Name: **LOPEZ FIDENCIO**
 Mailing Address: **1815 BOCA AVE, LOS ANGELES CA 90032-3708 C021**
 Vesting Codes: **/ A /**

Location Information

Legal Description:	TR NO 6837 LOT 132	APN:	5215-021-022
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2014.02 / 3	Subdivision:	6837
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	76-32	Tract #:	6837
Legal Lot:	132	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	621	Munic/Township:	L.A. ADELAN
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date: **/**
 Sale Price:
 Document #:

Deed Type:
 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date:	07/22/1988 / 02/1988	1st Mtg Amount/Type:	\$110,000 / PRIVATE PARTY
Sale Price:	\$210,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1159223	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$221.75
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	WORLD TITLE CO.		
Lender:			
Seller Name:	JENSKINS MACK		

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:	947	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1914 / 1920	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,350	Lot Width/Depth:	78 x 62	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value: \$123,598
 Land Value: \$81,176
 Improvement Value: \$42,422
 Total Taxable Value: \$116,598

Assessed Year: 2025
 Improved %: 34%
 Tax Year: 2024

Property Tax: \$1,629.39
 Tax Area: 12703
 Tax Exemption: HOMEOWNER

Comparable Sales Report

For Property Located At

1815 BOCA AVE, LOS ANGELES, CA 90032-3708



6 Comparable(s) Selected.

Report Date: 12/15/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$210,000	\$500,000	\$846,000	\$726,167
Bldg/Living Area	947	841	1,006	944
Price/Sqft	\$221.75	\$508.13	\$927.63	\$773.70
Year Built	1914	1941	1950	1942
Lot Area	4,350	4,807	6,333	5,731
Bedrooms	2	2	3	2
Bathrooms/Restrooms	2	1	1	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$123,598	\$38,668	\$283,619	\$100,416
Distance From Subject	0.00	0.06	0.49	0.34

*= user supplied for search only

Comp #:

Distance From Subject:0.06 (miles)

Address: **1840 JONES AVE, LOS ANGELES, CA 90032-3727**
 Owner Name: **WONG KELLY/GONZALEZ MARTIN**
 Seller Name: **RUIZ FAMILY TRUST**
 APN: **5215-021-007** Map Reference: **/**
 County: **LOS ANGELES, CA** Census Tract: **2014.02**
 Subdivision: **6837** Zoning: **LAR1**
 Rec Date: **08/28/2025** Prior Rec Date: **07/02/1993**
 Sale Date: **08/19/2025** Prior Sale Date:
 Sale Price: **\$846,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **586366** Acres: **0.11**
 1st Mtg Amt: **\$676,800** Lot Area: **4,807**
 Total Value: **\$38,668** # of Stories:
 Land Use: **SFR** Park Area/Cap#: **/**

Living Area: **912**
 Total Rooms:
 Bedrooms: **2**
 Bath(F/H): **1 /**
 Yr Built/Eff: **1941 / 1941**
 Air Cond:
 Style:
 Fireplace: **/**
 Pool:
 Roof Mat:
 Parking:

Comp #:

Distance From Subject:0.35 (miles)

Address: **4364 HATFIELD PL, LOS ANGELES, CA 90032-3634**
 Owner Name: **TRAN TAMMY/TRAN THANH & MAO**
 Seller Name: **GRANADOS RAUL R LIVING TRUST**
 APN: **5215-015-004** Map Reference: **/**
 County: **LOS ANGELES, CA** Census Tract: **2014.02**
 Subdivision: **11564** Zoning: **LAR1**

Living Area: **1,006**
 Total Rooms:
 Bedrooms: **2**

Rec Date:	11/20/2025	Prior Rec Date:	01/29/2002	Bath(F/H):	1 /
Sale Date:	11/07/2025	Prior Sale Date:	11/26/2001	Yr Built/Eff:	1942 / 1942
Sale Price:	\$766,000	Prior Sale Price:	\$192,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	
Document #:	828938	Acres:	0.14	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,225	Pool:	
Total Value:	\$283,619	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.35 (miles)

Address: **2107 CYRIL AVE, LOS ANGELES, CA 90032-3807**

Owner Name: **SPENCER CONNOR C/SPENCER VALERIE A**

Seller Name: **GOMEZ A J & A F TRUST**

APN:	5215-030-012	Map Reference:	/	Living Area:	978
County:	LOS ANGELES, CA	Census Tract:	2014.02	Total Rooms:	
Subdivision:	14865	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/12/2025	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	09/03/2025	Prior Sale Date:		Yr Built/Eff:	1950 / 1951
Sale Price:	\$745,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	630095	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$596,000	Lot Area:	5,525	Pool:	
Total Value:	\$47,501	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.40 (miles)

Address: **2021 N HICKS AVE, LOS ANGELES, CA 90032-3613**

Owner Name: **SKY LIVING INVESTMENTS LLC**

Seller Name: **TEDESCO THOMAS**

APN:	5215-012-013	Map Reference:	/	Living Area:	984
County:	LOS ANGELES, CA	Census Tract:	2014.02	Total Rooms:	
Subdivision:	11564	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/22/2025	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	08/14/2025	Prior Sale Date:		Yr Built/Eff:	1941 / 1941
Sale Price:	\$500,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	572558	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$575,000	Lot Area:	5,505	Pool:	
Total Value:	\$44,303	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.41 (miles)

Address: **4435 GATESIDE DR, LOS ANGELES, CA 90032-3701**

Owner Name: **MEDINA RAYMOND R & ANA X/MEDINA RAEAN**

Seller Name: **CANAVA I & M 2016 F/TR**

APN:	5215-009-009	Map Reference:	/	Living Area:	946
County:	LOS ANGELES, CA	Census Tract:	2014.02	Total Rooms:	
Subdivision:	13127	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/20/2025	Prior Rec Date:	09/19/1978	Bath(F/H):	1 /
Sale Date:	06/10/2025	Prior Sale Date:		Yr Built/Eff:	1942 / 1942
Sale Price:	\$760,000	Prior Sale Price:	\$44,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	411814	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$722,000	Lot Area:	6,333	Pool:	
Total Value:	\$146,061	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6

Distance From Subject:0.49 (miles)

Address: 2102 N EASTERN AVE, LOS ANGELES, CA 90032-3816

Owner Name: MORENO XAVI/SALDANA ELIA

Seller Name: BRITO A & M H 2022 TRUST

APN: 5216-002-011

Map Reference: /

Living Area: 841

County: LOS ANGELES, CA

Census Tract: 2016.01

Total Rooms:

Subdivision: 12507

Zoning: LAR1

Bedrooms: 2

Rec Date: 07/28/2025

Prior Rec Date:

Bath(F/H): 1 /

Sale Date: 07/10/2025

Prior Sale Date:

Yr Built/Eff: 1941 / 1941

Sale Price: \$740,000

Prior Sale Price:

Air Cond:

Sale Type: FULL

Prior Sale Type:

Style:

Document #: 505416

Acres: 0.14

Fireplace: /

1st Mtg Amt: \$665,000

Lot Area: 5,992

Pool:

Total Value: \$42,343

of Stories:

Roof Mat:

Land Use: SFR

Park Area/Cap#: /

Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT MINASSIANS**
JOB ADDRESS: **1815 NORTH BOCA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5215-021-022**

Date: March 18, 2026

CASE NO.: 985826
ORDER NO.: A-6107872

EFFECTIVE DATE OF ORDER TO COMPLY: **November 10, 2023**
COMPLIANCE EXPECTED DATE: **November 25, 2023**
DATE COMPLIANCE OBTAINED: **August 27, 2024**

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LIST OF IDENTIFIED CODE VIOLATIONS **(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-6107872

1010726202445574121

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT
JACOB STEVENS
MOISES ROSALES
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CITY OF LOS ANGELES
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KAREN BASS
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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

LOPEZ, FIDENCIO ET AL
1815 BOCA AVE
LOS ANGELES, CA 90032

The undersigned mailed this notice
by regular mail, postage prepaid
to the addressee on this day.

NOV 07 2023

CASE #: 985826
ORDER #: A-6107872
EFFECTIVE DATE: November 10, 2023
COMPLIANCE DATE: November 25, 2023

To the address shown on the
last equalized assessment roll
Initialed by AE

OWNER OF
SITE ADDRESS: 1815 N BOCA AVE
ASSESSORS PARCEL NO.: 5215-021-022
ZONE: R1; One-Family Zone

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. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout Site

Comments: Call inspector when ready for re-inspection.

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.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

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:

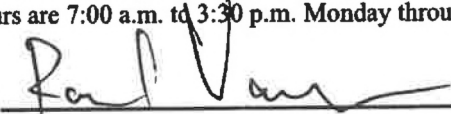
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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 error 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 (323)526-9388.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: November 06, 2023

RAUL VASQUEZ
2130 E. 1ST STREET, SUITE 2100
LOS ANGELES, CA 90033
(323)526-9388

Raul.Vasquez@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.



CODE ENFORCEMENT BUREAU

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