

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

March 6, 2026

Council District: # 2

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

JOB ADDRESS: **6751 NORTH RADFORD AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2322-011-030**
Re: Invoice # 892720-0

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: **6751 North Radford 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.

Following the Department's investigation an order or orders to comply were issued on July 19, 2019 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:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	570.10
Title Report fee	30.00
Grand Total	\$ 2,910.10

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 **\$2,910.10** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,910.10** 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, 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. T18696
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

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

APN #: 2322-011-030

Property Address: 6751 N RADFORD AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : DONACIANO L. GOYTIA
Grantor : VICTOR AGUIRRE AND BLANCA AGUIRRE
Deed Date : 07/22/1994 Recorded : 08/17/1994
Instr No. : 94-1523286

MAILING ADDRESS: DONACIANO L. GOYTIA
6751 RADFORD AVE, NORTH HOLLYWOOD, CA 91606-1631

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 68 Tract No: 6853 Brief Description: TRACT # 6853 S 30 FT OF LOT 68

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST
Recording Date: 03/17/2020 Document #: 20-0315453
Loan Amount: \$250,000
Lender Name: MERIDIAN ASSET SERVICES, LLC
Borrowers Name: DONACIANO L. GOYTIA

MAILING ADDRESS: MERIDIAN ASSET SERVICES, LLC
3201 34TH STREET SOUTH STE 310 ST. PETERSBURG, FL 33711

94-1523286

RECORDING REQUESTED BY:

Fidelity National Title Insurance
When Recorded Mail Document
and Tax Statement To:

Mr. Donaciano Goytia
6751 Radford Ave
North Hollywood, Ca

Escrow No. 98716C-
Title Order No.

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

1 MIN. 10 AM AUG 17 1994
PAST

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 2322-11-30
JPN

GRANT DEED

FEE \$27	P
A.F.N.F. 94	1

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ -0-

City tax \$

- [] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] Unincorporated Area City of

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

VICTOR AGUIRRE AND BLANCA AGUIRRE (WHO ACQUIRED TITLE AS BLANCA IRENE GOYTIA), HUSBAND
AND WIFE

hereby GRANT(S) to

DONACIANO L. GOYTIA, a married man as his sole and separate property

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

THE SOUTH 30 FEET OF LOT 68 OF TRACT NO. 6853, IN THE CITY OF LOS ANGELES, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 86 PAGE 31 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

"THIS IS A BONA FIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R&T 11911."

DATED: July 22, 1994

STATE OF CALIFORNIA

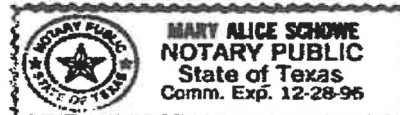
COUNTY OF Los AngelesON July 22, 1994 before me,Mary Alice Schowe personally appearedVictor AguirreBlanca Aguirre

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.

Signature Mary Alice Schowe

Victor Aguirre
VICTOR AGUIRRE
Blanca Aguirre
BLANCA AGUIRRE



MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

This page is part of your document - DO NOT DISCARD



20200315453



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/17/20 AT 04:19PM

FEES :	23.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	98.00



LEADSHEET



202003171070156

00017970329



010573104

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-202003043920781

Prepared By and Return To:
Murat Deniz
Collateral Department
Meridian Asset Services, LLC
3201 34th Street South, Suite 310
St. Petersburg, FL 33711
(727) 497-4650

7600015091
Loan No: 3293009

Space above for Recorder's use



11102955

ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **J.P. MORGAN MORTGAGE ACQUISITION CORP.**, whose address is **383 MADISON AVENUE, 8TH FLOOR, NEW YORK, NY 10179**, (ASSIGNOR), does hereby grant, assign and transfer to **U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST**, whose address is **200 BUSINESS PARK DRIVE, SUITE 103, ARMONK, NY 10504**, (ASSIGNEE), its successors, transferees and assigns forever, all beneficial interest under that certain deed of trust, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Date of Deed of Trust: **7/27/2007**

Original Loan Amount: **\$250,000.00**

Executed by (Borrower(s)): **DONACIANO L. GOYTIA**

Original Trustee: **STEWART TITLE GUARANTY**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS**

Filed of Record: In Book N/A, Page N/A

Document/Instrument No: **20071815003** in the Recording District of **LOS ANGELES, CA**, Recorded on **8/1/2007**.

Property more commonly described as: **6751 RADFORD AVENUE, N HOLLYWOOD AREA L.A., CALIFORNIA 91606**

IN WITNESS WHEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this assignment.

Date: **1/31/2020**

J.P. MORGAN MORTGAGE ACQUISITION CORP., BY MERIDIAN ASSET SERVICES, LLC, ITS ATTORNEY-IN-FACT

By: **JOSEPH DAY**
Title: **VICE PRESIDENT**


Witness Name: **DAVID SUNDWALL**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of **FLORIDA**
County of **HILLSBOROUGH**

On 1/31/2020, before me, **BRIAN FERRITO**, a Notary Public, personally appeared **JOSEPH DAY, VICE PRESIDENT** of/for **MERIDIAN ASSET SERVICES, LLC, AS ATTORNEY-IN-FACT FOR J.P. MORGAN MORTGAGE ACQUISITION CORP.**, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of **FLORIDA** that the foregoing paragraph is true and correct. I further certify **JOSEPH DAY**, signed, sealed, attested and delivered this document as a voluntary act in my presence.

Witness my hand and official seal.

(Notary Name): **BRIAN FERRITO**
My commission expires: **8/28/2023**



Brian Ferrito
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG355953
Expires 8/28/2023

EXHIBIT B

ASSIGNED INSPECTOR: **THOMAS WOODS**
JOB ADDRESS: **6751 NORTH RADFORD AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2322-011-030**

Date: **March 6, 2026**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1) DONACIANO L. GOYTIA
6751 RADFORD AVENUE
NORTH HOLLYWOOD, CA 91606-1631

CAPACITY: OWNER

2) MERIDIAN ASSET SERVICES, LLC
3201 34TH STREET SOUTH, SUITE 310
ST. PETERSBURG, FL 33711

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
6751 RADFORD AVE, NORTH HOLLYWOOD, CA
91606-1631



RealQuest

Owner Information

Owner Name: **GOYTIA DONACIANO L**
 Mailing Address: **6751 RADFORD AVE, NORTH HOLLYWOOD CA 91606-1631 C023**
 Vesting Codes: **// SE**

Location Information

Legal Description: **TRACT # 6853 S 30 FT OF LOT 68**
 County: **LOS ANGELES, CA** APN: **2322-011-030**
 Census Tract / Block: **1232.04 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **6853**
 Legal Book/Page: **86-31** Map Reference: **/**
 Legal Lot: **68** Tract #: **6853**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **NHO** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **08/17/1994 /** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **1523286** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **OWNER RECORD**

Prior Sale Information

Prior Rec/Sale Date: **03/12/1980 /** Prior Lender:
 Prior Sale Price: **\$30,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **250098** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	532	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:	1	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1930 / 1930	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.04	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	1,533	Lot Width/Depth:	30 x 51	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$77,225	Assessed Year:	2025	Property Tax:	\$1,123.96
Land Value:	\$45,329	Improved %:	41%	Tax Area:	8856
Improvement Value:	\$31,896	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$77,225				

EXHIBIT D

ASSIGNED INSPECTOR: **THOMAS WOODS**
JOB ADDRESS: **6751 NORTH RADFORD AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2322-011-030**

Date: March 6, 2026

CASE NO.: 869177
ORDER NO.: A-5068089

EFFECTIVE DATE OF ORDER TO COMPLY: **July 19, 2019**
COMPLIANCE EXPECTED DATE: **August 18, 2019**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5068089

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

GOYTIA, DONACIANO L
6751 RADFORD AVE
NORTH HOLLYWOOD, CA 91606

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

JUL 05 2019

CASE #: 869177
ORDER #: A-5068089
EFFECTIVE DATE: July 19, 2019
COMPLIANCE DATE: August 18, 2019

OWNER OF

SITE ADDRESS: 6751 N RADFORD AVE

To the address as shown on the
last equalized assessment roll.
Initialed by C.A.

ASSESSORS PARCEL NO.: 2322-011-030

ZONE: R3; Multiple Dwelling 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. Rubbish, garbage, trash and debris on the premises.

- You are therefore ordered to:
- 1) Remove the rubbish, garbage, trash and debris from the premises.
 - 2) Maintain the premises in a clean and sanitary condition.

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

Comments: Remove all trash and debris from property.

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:

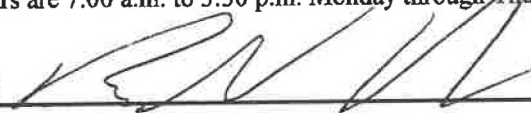
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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 (818)374-9854.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: July 05, 2019

RICHARD DOCKUS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9854

Richard.Dockus@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

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org