

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 6, 2026

Council District: # 3

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

JOB ADDRESS: **8413 NORTH DELCO AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2781-027-015**
Re: Invoice #902896-2

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: **8413 North Delco 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 August 25, 2023 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 Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	503.11
Title Report fee	30.00
Grand Total	\$ 2,843.11

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 **\$2,843.11** 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 **\$2,843.11** 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. T18686
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

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

APN #: 2781-027-015

Property Address: 8413 N DELCO AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: BEVERLY A. TURNER TURNER

Grantor: ARTHUR ZABARNICK AND CAROLINA E. ZABARNICK

Deed Date : 06/27/1983 Recorded : 08/15/1983

Instr No. : 83-936003

MAILING ADDRESS: BEVERLY A. TURNER
8413 DELCO AVE, CANOGA PARK, CA 91306-1316

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 77 Tract No: 19280 Brief Description: TRACT # 19280 LOT 77

MORTGAGES/LIENS

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

RECORDING REQUESTED BY

CHICAGO TITLE

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

83 936003

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

AUG 15 1983 AT 8 A.M.

Recorder's Office

FEE
\$4
1

NAME
Beverly A. Turner
ADDRESS
8413 Delco Avenue
CITY & STATE
Canoga Park, CA 91306
ZIP

Title Order No. Escrow No. 9458

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

44

The undersigned declares that the documentary transfer tax is \$ 117.70 and is
☒ computed on the full value of the interest or property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land,
tenements or realty is located in
☐ unincorporated area ☒ city of Los Angeles and

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

ARTHUR ZABARNICK and CAROLINA E. ZABARNICK, Husband and Wife, as joint tenants

hereby GRANT(S) to

BEVERLY A. TURNER, An unmarried woman

the following described real property in the City of Los Angeles
county of Los Angeles, state of California:

Lot 77, of Tract No. 19280, as per Map recorded in Book 513,
Pages 25 & 26 of Maps, in the office of the County Recorder
of said County.

Dated June 27, 1983

Arthur Zabarnick
ARTHUR ZABARNICK

Carolina E. Zabarnick
CAROLINA E. ZABARNICK

STATE OF CALIFORNIA

COUNTY OF Los Angeles

SS.

On this the 5th day of July, 1983, before me the undersigned, a
Notary Public in and for said County and State, personally appeared

Arthur Zabarnick
Carolina E. Zabarnick

personally known
to me or proved to me on the basis of satisfactory evidence to be the
person(s) whose names are subscribed to the within instrument
and acknowledged that they executed the same.

Anita L. Young
Signature of Notary

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL
ANITA L. YOUNG
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Nov. 27, 1984

Assessor's Parcel No.

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE
Same As Above

Name Street Address City & State
CAL-1 (Rev. 8-82) 9458 50780-42

EXHIBIT B

ASSIGNED INSPECTOR: **JOEL GUARDADO**

Date: **March 6, 2026**

JOB ADDRESS: **8413 NORTH DELCO AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2781-027-015**

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

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|----------------------------|-----------------|
| 1) BEVERLY A. TURNER | |
| 8413 DELCO AVENUE | |
| CANOGA PARK, CA 91306-1316 | CAPACITY: OWNER |

Property Detail Report

For Property Located At :

8413 DELCO AVE, WINNETKA, CA 91306-1316



RealQuest

Owner Information

Owner Name: **TURNER BEVERLY A**
Mailing Address: **8413 DELCO AVE, WINNETKA CA 91306-1316 C014**
Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 19280 LOT 77	APN:	2781-027-015
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1134.28 / 3	Subdivision:	19280
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	513-25	Tract #:	19280
Legal Lot:	77	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	WIN	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	08/15/1983 /	1st Mtg Amount/Type:	\$74,900 / CONV
Sale Price:	\$107,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	936003	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$68.59
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	ZABARNICK ARTHUR		

Prior Sale Information

Prior Rec/Sale Date:	09/01/1977 /	Prior Lender:	
Prior Sale Price:	\$107,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,560	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	WINDOW
Year Built / Eff:	1954 / 1954	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,503	Lot Width/Depth:	76 x 99	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$221,648	Assessed Year:	2025	Property Tax:	\$2,793.66
Land Value:	\$103,576	Improved %:	53%	Tax Area:	16
Improvement Value:	\$118,072	Tax Year:	2024	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$214,648				

Comparable Sales Report

For Property Located At

**8413 DELCO AVE, WINNETKA, CA 91306-1316****17 Comparable(s) Selected.**

Report Date: 12/15/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$107,000	\$600,000	\$1,680,500	\$890,471
Bldg/Living Area	1,560	1,330	1,741	1,511
Price/Sqft	\$68.59	\$426.74	\$973.64	\$588.68
Year Built	1954	1951	1977	1956
Lot Area	7,503	5,000	15,132	8,589
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$221,648	\$73,487	\$886,106	\$362,779
Distance From Subject	0.00	0.12	0.48	0.32

* = user supplied for search only

Comp #:		1		Distance From Subject:0.12 (miles)	
Address:		20341 SCHOENBORN ST, WINNETKA, CA 91306-1336			
Owner Name:		BEMC HOLDINGS LLC			
Seller Name:		BRECKENRIDGE PROP FUND 2016 LL			
APN:	2781-027-002	Map Reference:	/	Living Area:	1,330
County:	LOS ANGELES, CA	Census Tract:	1134.28	Total Rooms:	
Subdivision:	19280	Zoning:	LARS	Bedrooms:	3
Rec Date:	04/04/2025	Prior Rec Date:	02/12/2001	Bath(F/H):	2 /
Sale Date:	03/31/2025	Prior Sale Date:	01/09/2001	Yr Built/Eff:	1954 / 1954
Sale Price:	\$725,000	Prior Sale Price:	\$209,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	217489	Acres:	0.19	Fireplace:	/
1st Mtg Amt:	\$225,000	Lot Area:	8,305	Pool:	
Total Value:	\$725,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:**2**

Address:**20414 ROSCOE BLVD, WINNETKA, CA 91306-1828**

Owner Name:**PEREZ JENIFER G/MATA ARMANDO H**

Seller Name:**NGUYEN FAMILY TRUST**

APN:**2107-006-012**

Map Reference:**/**

Living Area:**1,741**

County:**LOS ANGELES, CA**

Census Tract:**1341.03**

Total Rooms:

Subdivision:**14094**

Zoning:**LARS**

Bedrooms:**3**

Distance From Subject:**0.18 (miles)**

Rec Date:	10/31/2025	Prior Rec Date:	12/10/2013	Bath(F/H):	2 /
Sale Date:	09/18/2025	Prior Sale Date:	11/04/2013	Yr Built/Eff:	1954 / 1954
Sale Price:	\$870,000	Prior Sale Price:	\$350,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	759910	Acres:	0.20	Fireplace:	/
1st Mtg Amt:	\$783,000	Lot Area:	8,826	Pool:	
Total Value:	\$436,860	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	3	Distance From Subject:	0.19 (miles)
Address:	8467 OSO AVE, WINNETKA, CA 91306-1353		
Owner Name:	DE LEON AXEL L/DE LEON YOSSELIN M		
Seller Name:	STAAL FROSINI TRUST		
APN:	2781-022-010	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1134.28
Subdivision:	20205	Zoning:	LARS
Rec Date:	06/27/2025	Prior Rec Date:	
Sale Date:	06/09/2025	Prior Sale Date:	
Sale Price:	\$925,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	431994	Acres:	0.21
1st Mtg Amt:	\$693,750	Lot Area:	9,325
Total Value:	\$94,079	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,592
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1956
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	4	Distance From Subject:	0.20 (miles)
Address:	20328 ROSCOE BLVD, WINNETKA, CA 91306-1868		
Owner Name:	SINGH RAMANJOT/LOPEZ KARINA Z		
Seller Name:	ZF SPV LLC		
APN:	2107-006-005	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1341.03
Subdivision:	14094	Zoning:	LARS
Rec Date:	10/02/2025	Prior Rec Date:	04/30/2025
Sale Date:	09/10/2025	Prior Sale Date:	04/23/2025
Sale Price:	\$795,000	Prior Sale Price:	\$835,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	680199	Acres:	0.22
1st Mtg Amt:	\$713,000	Lot Area:	9,380
Total Value:	\$743,567	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,348
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1954
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	5	Distance From Subject:	0.24 (miles)
Address:	8537 FULLBRIGHT AVE, WINNETKA, CA 91306-1323		
Owner Name:	MOSNER DEBRA TRUST		
Seller Name:	CONNELL ROBERT J		
APN:	2781-009-004	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1134.28
Subdivision:	19279	Zoning:	LARS
Rec Date:	10/24/2025	Prior Rec Date:	10/26/2011
Sale Date:	10/21/2025	Prior Sale Date:	10/14/2011
Sale Price:	\$830,000	Prior Sale Price:	\$330,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	738585	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,496
Total Value:	\$414,486	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,730
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1955
		Air Cond:	EVAP COOLER
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	6	Distance From Subject:		0.25 (miles)
Address:	20336 CANTARA ST, WINNETKA, CA 91306-1816			
Owner Name:	CHATHAMBALLY & NAIR TRUST			
Seller Name:	CHAWLA ASHWANI S L/TR			
APN:	2107-005-006	Map Reference:	/	
County:	LOS ANGELES, CA	Census Tract:	1341.03	
Subdivision:	14094	Zoning:	LARS	
Rec Date:	06/26/2025	Prior Rec Date:	02/10/2022	
Sale Date:	06/20/2025	Prior Sale Date:	02/03/2022	
Sale Price:	\$1,680,500	Prior Sale Price:	\$790,000	
Sale Type:	FULL	Prior Sale Type:	FULL	
Document #:	427371	Acres:	0.23	
1st Mtg Amt:	\$1,008,300	Lot Area:	9,803	
Total Value:	\$838,352	# of Stories:		
Land Use:	SFR	Park Area/Cap#:	/	
		Living Area:	1,726	
		Total Rooms:		
		Bedrooms:	3	
		Bath(F/H):	2 /	
		Yr Built/Eff:	1954 / 1955	
		Air Cond:		
		Style:		
		Fireplace:	/	
		Pool:		
		Roof Mat:		
		Parking:		

Comp #:	7	Distance From Subject:		0.28 (miles)
Address:	8450 LIMERICK AVE, WINNETKA, CA 91306-1521			
Owner Name:	NICHOL CHLOE			
Seller Name:	TUAN JOHN D			
APN:	2780-025-001	Map Reference:	/	
County:	LOS ANGELES, CA	Census Tract:	1134.28	
Subdivision:	21291	Zoning:	LARS	
Rec Date:	08/13/2025	Prior Rec Date:	11/01/2000	
Sale Date:	07/25/2025	Prior Sale Date:	10/19/2000	
Sale Price:	\$875,000	Prior Sale Price:	\$236,000	
Sale Type:	FULL	Prior Sale Type:	FULL	
Document #:	549402	Acres:	0.22	
1st Mtg Amt:	\$859,151	Lot Area:	9,417	
Total Value:	\$292,351	# of Stories:		
Land Use:	SFR	Park Area/Cap#:	/	
		Living Area:	1,479	
		Total Rooms:		
		Bedrooms:	4	
		Bath(F/H):	2 /	
		Yr Built/Eff:	1956 / 1957	
		Air Cond:	CENTRAL	
		Style:		
		Fireplace:	/	
		Pool:		
		Roof Mat:		
		Parking:		

Comp #:	8	Distance From Subject:		0.32 (miles)
Address:	20330 BRYANT ST, WINNETKA, CA 91306-1359			
Owner Name:	NBC 4526 LLC			
Seller Name:	DEANGELIS FAMILY TRUST			
APN:	2781-010-005	Map Reference:	/	
County:	LOS ANGELES, CA	Census Tract:	1134.28	
Subdivision:	19279	Zoning:	LARS	
Rec Date:	11/18/2025	Prior Rec Date:	09/29/1967	
Sale Date:	09/15/2025	Prior Sale Date:		
Sale Price:	\$600,000	Prior Sale Price:	\$3,000	
Sale Type:	FULL	Prior Sale Type:	FULL	
Document #:	815586	Acres:	0.18	
1st Mtg Amt:		Lot Area:	7,646	
Total Value:	\$78,629	# of Stories:		
Land Use:	SFR	Park Area/Cap#:	/	
		Living Area:	1,406	
		Total Rooms:		
		Bedrooms:	3	
		Bath(F/H):	2 /	
		Yr Built/Eff:	1954 / 1954	
		Air Cond:	EVAP COOLER	
		Style:		
		Fireplace:	/	
		Pool:		
		Roof Mat:		
		Parking:		

Comp #:	9	Distance From Subject:		0.34 (miles)
Address:	8456 LURLINE AVE, WINNETKA, CA 91306-1525			
Owner Name:	GALVEZ JOSE J/GALVEZ GERALDINE V			
Seller Name:	PIERCE BROOKE			
APN:	2780-026-004	Map Reference:	/	
County:	LOS ANGELES, CA	Census Tract:	1134.28	
Subdivision:	21291	Zoning:	LARS	
Rec Date:	05/29/2025	Prior Rec Date:	07/30/2002	
Sale Date:	05/08/2025	Prior Sale Date:	07/03/2002	
Sale Price:	\$934,000	Prior Sale Price:	\$237,000	
		Living Area:	1,479	
		Total Rooms:		
		Bedrooms:	4	
		Bath(F/H):	2 /	
		Yr Built/Eff:	1956 / 1958	
		Air Cond:	EVAP COOLER	

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	355052	Acres:	0.20	Fireplace:	/
1st Mtg Amt:	\$620,000	Lot Area:	8,703	Pool:	
Total Value:	\$343,226	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10		Distance From Subject:0.34 (miles)
Address:	20323 LORNE ST, WINNETKA, CA 91306-1823	
Owner Name:	ASGHARI MOZHGAN/ASGHARI AZAR	
Seller Name:	SADRAIE BABAK 2011 TRUST	
APN:	2107-004-023	Map Reference: /
County:	LOS ANGELES, CA	Census Tract: 1341.03
Subdivision:	14094	Zoning: LARS
Rec Date:	10/31/2025	Prior Rec Date: 06/24/2025
Sale Date:	10/23/2025	Prior Sale Date: 06/18/2025
Sale Price:	\$885,000	Prior Sale Price: \$700,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	759892	Acres: 0.20
1st Mtg Amt:	\$868,970	Lot Area: 8,612
Total Value:	\$89,006	# of Stories:
Land Use:	SFR	Park Area/Cap#:
		Living Area: 1,380
		Total Rooms:
		Bedrooms: 3
		Bath(F/H): 2 /
		Yr Built/Eff: 1954 / 1954
		Air Cond:
		Style:
		Fireplace: /
		Pool:
		Roof Mat:
		Parking:

Comp #:11		Distance From Subject:0.34 (miles)
Address:	8464 LURLINE AVE, WINNETKA, CA 91306-1525	
Owner Name:	YOST AMANDA R/ALLMON JAMES D	
Seller Name:	CHAMBERS CINDY B & DEWAYNE	
APN:	2780-026-003	Map Reference: /
County:	LOS ANGELES, CA	Census Tract: 1134.28
Subdivision:	21291	Zoning: LARS
Rec Date:	10/08/2025	Prior Rec Date: 01/14/1998
Sale Date:	09/16/2025	Prior Sale Date: 11/25/1997
Sale Price:	\$891,500	Prior Sale Price: \$155,000
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	695756	Acres: 0.20
1st Mtg Amt:	\$713,040	Lot Area: 8,664
Total Value:	\$247,471	# of Stories:
Land Use:	SFR	Park Area/Cap#:
		Living Area: 1,392
		Total Rooms:
		Bedrooms: 3
		Bath(F/H): 2 /
		Yr Built/Eff: 1956 / 1956
		Air Cond: CENTRAL
		Style:
		Fireplace: /
		Pool:
		Roof Mat:
		Parking:

Comp #:12		Distance From Subject:0.38 (miles)
Address:	20716 COMMUNITY ST, WINNETKA, CA 91306-1502	
Owner Name:	LE NGUYET M/LE NGUYET MY N	
Seller Name:	GREAVES SEDA Z LIVING TRUST	
APN:	2780-006-033	Map Reference: /
County:	LOS ANGELES, CA	Census Tract: 1134.28
Subdivision:	27251	Zoning: LAR1
Rec Date:	08/28/2025	Prior Rec Date: 07/1978
Sale Date:	07/25/2025	Prior Sale Date:
Sale Price:	\$800,000	Prior Sale Price: \$80,500
Sale Type:	FULL	Prior Sale Type: FULL
Document #:	585392	Acres: 0.11
1st Mtg Amt:	\$550,000	Lot Area: 5,000
Total Value:	\$244,035	# of Stories:
Land Use:	SFR	Park Area/Cap#:
		Living Area: 1,566
		Total Rooms:
		Bedrooms: 3
		Bath(F/H): 2 /
		Yr Built/Eff: 1977 / 1977
		Air Cond: CENTRAL
		Style:
		Fireplace: /
		Pool:
		Roof Mat:
		Parking:

Comp #:13		Distance From Subject:0.42 (miles)
Address:	20252 LORNE ST, WINNETKA, CA 91306-1887	

Owner Name:	LE NGUYEN N/DUONG THAO		
Seller Name:	SOTO MARCO A		
APN:	2107-017-142	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1341.03
Subdivision:	23498	Zoning:	LAR1
Rec Date:	10/21/2025	Prior Rec Date:	02/14/1997
Sale Date:	09/24/2025	Prior Sale Date:	
Sale Price:	\$885,000	Prior Sale Price:	\$162,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	726951	Acres:	0.14
1st Mtg Amt:	\$485,000	Lot Area:	6,198
Total Value:	\$263,819	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,733
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1969 / 1969
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:14	Distance From Subject:0.42 (miles)	
Address:	8037 SUNNYBRAE AVE, WINNETKA, CA 91306-1735	
Owner Name:	JIAN XIANG	
Seller Name:	GOSPODNETICH ALANA	
APN:	2108-003-017	Map Reference:
County:	LOS ANGELES, CA	Census Tract:
Subdivision:	20132	Zoning:
Rec Date:	12/05/2025	Prior Rec Date:
Sale Date:	11/12/2025	Prior Sale Date:
Sale Price:	\$905,000	Prior Sale Price:
Sale Type:	FULL	Prior Sale Type:
Document #:	879035	Acres:
1st Mtg Amt:	\$600,000	Lot Area:
Total Value:	\$886,106	# of Stories:
Land Use:	SFR	Park Area/Cap#:
		Living Area:
		Total Rooms:
		Bedrooms:
		Bath(F/H):
		Yr Built/Eff:
		Air Cond:
		Style:
		Fireplace:
		Pool:
		Roof Mat:
		Parking:

Comp #:15	Distance From Subject:0.46 (miles)	
Address:	20637 BRYANT ST, WINNETKA, CA 91306-1210	
Owner Name:	TRIEU LINH T	
Seller Name:	HERNANDEZ SAUL	
APN:	2780-015-017	Map Reference:
County:	LOS ANGELES, CA	Census Tract:
Subdivision:	21292	Zoning:
Rec Date:	10/14/2025	Prior Rec Date:
Sale Date:	09/15/2025	Prior Sale Date:
Sale Price:	\$800,000	Prior Sale Price:
Sale Type:	FULL	Prior Sale Type:
Document #:	707105	Acres:
1st Mtg Amt:		Lot Area:
Total Value:	\$246,670	# of Stories:
Land Use:	SFR	Park Area/Cap#:
		Living Area:
		Total Rooms:
		Bedrooms:
		Bath(F/H):
		Yr Built/Eff:
		Air Cond:
		Style:
		Fireplace:
		Pool:
		Roof Mat:
		Parking:

Comp #:16	Distance From Subject:0.47 (miles)	
Address:	8666 KEOKUK AVE, WINNETKA, CA 91306-1151	
Owner Name:	8666 KEOKUCK LLC	
Seller Name:	ESPINOZA FAMILY TRUST	
APN:	2781-014-012	Map Reference:
County:	LOS ANGELES, CA	Census Tract:
Subdivision:	16794	Zoning:
Rec Date:	09/22/2025	Prior Rec Date:
Sale Date:	08/14/2025	Prior Sale Date:
Sale Price:	\$925,000	Prior Sale Price:
Sale Type:	FULL	Prior Sale Type:
Document #:	650035	Acres:
		Living Area:
		Total Rooms:
		Bedrooms:
		Bath(F/H):
		Yr Built/Eff:
		Air Cond:
		Style:
		Fireplace:

1st Mtg Amt: **\$740,000**
Total Value: **\$150,107**
Land Use: **SFR**

Lot Area: **15,132**
of Stories:
Park Area/Cap#: **/**

Pool:
Roof Mat:
Parking:

Comp #:17

Distance From Subject:0.48 (miles)

Address: **8141 IRONDALE AVE, WINNETKA, CA 91306-1715**

Owner Name: **BUI HOAI X/HUYNH THI N**

Seller Name: **HAYDEN WILLIAM**

APN: **2108-008-005**

Map Reference: **/**

Living Area: **1,351**

County: **LOS ANGELES, CA**

Census Tract: **1341.03**

Total Rooms:

Subdivision: **20371**

Zoning: **LARS**

Bedrooms: **3**

Rec Date: **08/12/2025**

Prior Rec Date:

Bath(F/H): **2 /**

Sale Date: **07/03/2025**

Prior Sale Date:

Yr Built/Eff: **1955 / 1955**

Sale Price: **\$812,000**

Prior Sale Price:

Air Cond:

Sale Type: **FULL**

Prior Sale Type:

Style:

Document #: **545884**

Acres: **0.17**

Fireplace: **/**

1st Mtg Amt: **\$609,000**

Lot Area: **7,507**

Pool:

Total Value: **\$73,487**

of Stories:

Roof Mat:

Land Use: **SFR**

Park Area/Cap#: **/**

Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **JOEL GUARDADO**

Date: March 6, 2026

JOB ADDRESS: **8413 NORTH DELCO AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2781-027-015**

CASE NO.: 989492

ORDER NO.: A-6038953

EFFECTIVE DATE OF ORDER TO COMPLY: **August 25, 2023**

COMPLIANCE EXPECTED DATE: **September 24, 2023**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6038953

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT
JACOB STEVENS
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

TURNER, BEVERLY A
8413 DELCO AVE
CANOGA PARK, CA 91306

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

AUG 15 2023

CASE #: 989492
ORDER #: A-6038953
EFFECTIVE DATE: August 25, 2023
COMPLIANCE DATE: September 24, 2023

OWNER OF
SITE ADDRESS: 8413 N DELCO AVE
ASSESSORS PARCEL NO.: 2781-027-015
ZONE: RS; Suburban Zone

To the address as shown on the
last equalized assessment roll.
Initiated by *CH*

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. Cut and remove all 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: All yards

2. Discontinue the open storage of various items within the required yards.

You are therefore ordered to: Discontinue the open storage of various items, Bottles and cans, in the required yards.

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Location: Entire property

3. Discontinue the open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicles on the property in the R zone

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

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Comments: Entire property

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)374-1131.

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

Inspector: _____

Date August 15, 2023

JOEL GUARDADO
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-1131

Joel.Guardado@lacity.org

REVIEWED BY _____

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