

BOARD OF
BUILDING AND SAFETY
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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

April 27, 2026

Council District: # 8

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

JOB ADDRESS: 1847 WEST 84TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6035-024-016
Re: Invoice #899184-7, 906353-8

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: 1847 West 84th Place, 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 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order on September 13, 2023 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department 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
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	19.76
Title Report fee	30.00
Grand Total	\$ 3,606.32

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 **\$3,606.32** 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 **\$3,606.32** 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. T18713
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6035-024-016

Property Address: 1847 W 84TH PL ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee: DORIS L. MOORE

Grantor: ROBERT LEE BATES

Deed Date : 10/16/1980

Recorded : 10/20/1980

Instr No. : 80-1043097

MAILING ADDRESS: DORIS L. MOORE
1847 W 84TH PL, LOS ANGELES, CA 90047-3002

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 18 Block: 3 Tract No: 4552 Brief Description: TRACT # 4552 LOT 18 BLK 3

MORTGAGES/LIENS

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

RECORDING REQUESTED BY:

80-1043097

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

NAME: DORIS L. MOORE
STREET ADDRESS: 1847 West 84th Place
CITY, STATE, ZIP: Los Angeles, California 90047
Title Order No. 7806699-13 Escrow No. 0567785

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

1 MIN. 3 P.M. OCT 20 1980

Recorder's Office

FEE
\$3
H

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ None

- ☒ 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,

ROBERT LEE BATES
hereby remise, release and forever quitclaim to
DORIS L. MOORE

the following described real property in the LOS ANGELES
County of LOS ANGELES, State of California:

Lot 18 in Block 3 of Tract No. 4552, as per map recorded in Book 49 Pages 68 and 69 Maps, in the office of the county recorder of said county.

Dated 10-16-80

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

SS.

On OCTOBER 17, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared

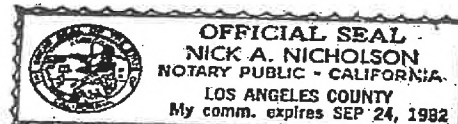
ROBERT LEE BATES (and)
DORIS L. MOORE

known to me
to be the person s whose name s subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature

Nick A. Nicholson



429 W. Manchester Blvd., Inglewood, CA 90301

(This area for official notarial seal)

MAIL TAX STATEMENTS TO Housing Investment Corporation of Florida
1110 Brickell Avenue, Second Floor Miami, Florida 33131
NAME ADDRESS ZIP

EXHIBIT B

ASSIGNED INSPECTOR: JAVIER RAMOS
JOB ADDRESS: 1847 WEST 84TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6035-024-016

Date: April 27, 2026

Last Full Title: 12/08/2025

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

1) DORIS L. MOORE
1847 W. 84TH PLACE
LOS ANGELES, CA 90047-3002

CAPACITY: OWNER

Property Detail Report

For Property Located At :
1847 W 84TH PL, LOS ANGELES, CA 90047-3002



RealQuest

Owner Information

Owner Name: MOORE DORIS L
Mailing Address: 1847 W 84TH PL, LOS ANGELES CA 90047-3002 C043
Vesting Codes: //

Location Information

Legal Description:	TRACT # 4552 LOT 18	APN:	6035-024-016
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2381.00 / 2	Subdivision:	4552
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	49-68	Tract #:	4552
Legal Lot:	18	School District:	LOS ANGELES
Legal Block:	3	School District Name:	LOS ANGELES
Market Area:	C36	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:	10/20/1980 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1043097	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:	12/01/1978 /	Prior Lender:	
Prior Sale Price:	\$39,500	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:	1,128	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:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1925 / 1928	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.09	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,077	Lot Width/Depth:	30 x 136	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value: \$107,724
 Land Value: \$37,894
 Improvement Value: \$69,830
 Total Taxable Value: \$100,724

Assessed Year: 2025
 Improved %: 65%
 Tax Year: 2024

Property Tax: \$1,396.97
 Tax Area: 212
 Tax Exemption: HOMEOWNER

Comparable Sales Report

For Property Located At



1847 W 84TH PL, LOS ANGELES, CA 90047-3002

12 Comparable(s) Selected.

Report Date: 12/15/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$510,000	\$790,000	\$676,333
Bldg/Living Area	1,128	1,028	1,276	1,197
Price/Sqft	\$0.00	\$399.69	\$622.54	\$565.67
Year Built	1925	1916	1940	1930
Lot Area	4,077	3,764	6,807	5,780
Bedrooms	3	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$107,724	\$52,042	\$700,000	\$369,446
Distance From Subject	0.00	0.10	0.49	0.32

*= user supplied for search only

Comp #:1

Distance From Subject:0.10 (miles)

Address: **1928 W 84TH PL, LOS ANGELES, CA 90047-2901**

Owner Name: **AGUIRRE JEFFREY G**

Seller Name: **DRAKEFORD CANDICE**

APN: **6035-026-015**

County: **LOS ANGELES, CA**

Subdivision: **8116**

Rec Date: **06/26/2025**

Sale Date: **06/20/2025**

Sale Price: **\$731,000**

Sale Type: **FULL**

Document #: **428008**

1st Mtg Amt: **\$584,800**

Total Value: **\$679,171**

Land Use: **SFR**

Map Reference: **/**

Census Tract: **2381.00**

Zoning: **LAR1**

Prior Rec Date: **09/24/2021**

Prior Sale Date: **09/21/2021**

Prior Sale Price: **\$640,000**

Prior Sale Type: **FULL**

Acres: **0.13**

Lot Area: **5,694**

of Stories:

Park Area/Cap#: **/**

Living Area: **1,176**

Total Rooms:

Bedrooms: **2**

Bath(F/H): **1 /**

Yr Built/Eff: **1927 / 1927**

Air Cond:

Style:

Fireplace: **/**

Pool:

Roof Mat:

Parking:

Comp #:2

Distance From Subject:0.23 (miles)

Address: **1724 W 82ND ST, LOS ANGELES, CA 90047-2737**

Owner Name: **1724 W 82ND ST INVESTORS LLC**

Seller Name: **MEDINA CONSUELO**

APN: **6034-016-012**

County: **LOS ANGELES, CA**

Subdivision: **4511**

Map Reference: **/**

Census Tract: **2381.00**

Zoning: **LARD2**

Living Area: **1,196**

Total Rooms:

Bedrooms: **2**

Rec Date:	05/16/2025	Prior Rec Date:	06/22/1990	Bath(F/H):	1 /
Sale Date:	03/28/2025	Prior Sale Date:	05/1990	Yr Built/Eff:	1939 / 1939
Sale Price:	\$650,000	Prior Sale Price:	\$105,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	326174	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$487,500	Lot Area:	6,676	Pool:	
Total Value:	\$222,318	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.24 (miles)

Address: **1707 W 83RD ST, LOS ANGELES, CA 90047-3013**

Owner Name: **REYES JESSICA/HERNANDEZ-CHAVEZ YOLANDA**

Seller Name: **WARREN & FORD B M TRUST**

APN:	6034-016-018	Map Reference:	/	Living Area:	1,092
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms:	
Subdivision:	4511	Zoning:	LARD2	Bedrooms:	3
Rec Date:	04/25/2025	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	04/08/2025	Prior Sale Date:		Yr Built/Eff:	1916 / 1927
Sale Price:	\$605,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	272911	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$594,041	Lot Area:	4,751	Pool:	
Total Value:	\$52,042	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.25 (miles)

Address: **2036 W 85TH ST, LOS ANGELES, CA 90047-2915**

Owner Name: **HODGES RAMON C**

Seller Name: **DAVIS LIVING TRUST**

APN:	6035-030-006	Map Reference:	/	Living Area:	1,220
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms:	
Subdivision:	7520	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/02/2025	Prior Rec Date:	07/05/2024	Bath(F/H):	2 /
Sale Date:	04/07/2025	Prior Sale Date:	06/18/2024	Yr Built/Eff:	1940 / 1940
Sale Price:	\$720,000	Prior Sale Price:	\$500,550	Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	288181	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$120,000	Lot Area:	5,143	Pool:	
Total Value:	\$156,144	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.29 (miles)

Address: **2014 W 81ST ST, LOS ANGELES, CA 90047-2614**

Owner Name: **DODDI SIVA V K/DODDI DHANA L**

Seller Name: **AMOS JON & JESSICA**

APN:	6035-011-011	Map Reference:	/	Living Area:	1,246
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms:	
Subdivision:	7520	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/19/2025	Prior Rec Date:	01/03/2005	Bath(F/H):	2 /
Sale Date:	08/06/2025	Prior Sale Date:	12/10/2004	Yr Built/Eff:	1929 / 1929
Sale Price:	\$765,000	Prior Sale Price:	\$390,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	563132	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$515,000	Lot Area:	5,789	Pool:	
Total Value:	\$543,607	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.34 (miles)

Address: 8727 S HARVARD BLVD, LOS ANGELES, CA 90047-3316

Owner Name: WITZ ESTUARDO S/MATA CRYSTAL S

Seller Name: THOMAS KATRINA

APN: 6037-025-047	Map Reference: /	Living Area: 1,157
County: LOS ANGELES, CA	Census Tract: 2384.00	Total Rooms:
Subdivision: 6220	Zoning: LAR1	Bedrooms: 3
Rec Date: 10/03/2025	Prior Rec Date: 05/28/2015	Bath(F/H): 2 /
Sale Date: 09/10/2025	Prior Sale Date: 04/22/2015	Yr Built/Eff: 1937 / 1941
Sale Price: \$655,000	Prior Sale Price: \$345,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 683709	Acres: 0.12	Fireplace: /
1st Mtg Amt: \$643,136	Lot Area: 5,396	Pool:
Total Value: \$414,629	# of Stories:	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:7 Distance From Subject:0.34 (miles)

Address: 8731 S GRAMERCY PL, LOS ANGELES, CA 90047-3204

Owner Name: UNBANKES RICHARD D JR

Seller Name: LOPEZ MIGUEL A L & ESTELA

APN: 6036-005-018	Map Reference: /	Living Area: 1,269
County: LOS ANGELES, CA	Census Tract: 2384.00	Total Rooms:
Subdivision: 11169	Zoning: LAR1	Bedrooms: 2
Rec Date: 05/19/2025	Prior Rec Date: 04/28/1989	Bath(F/H): 1 /
Sale Date: 05/02/2025	Prior Sale Date: 04/1989	Yr Built/Eff: 1939 / 1939
Sale Price: \$790,000	Prior Sale Price: \$148,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 329611	Acres: 0.16	Fireplace: /
1st Mtg Amt: \$775,691	Lot Area: 6,807	Pool:
Total Value: \$270,797	# of Stories:	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:8 Distance From Subject:0.39 (miles)

Address: 1917 W 79TH ST, LOS ANGELES, CA 90047-2633

Owner Name: GARCIA JUILO/RODRIGUEZ KENIA M H

Seller Name: ADAMS CARLOS

APN: 6017-031-021	Map Reference: /	Living Area: 1,248
County: LOS ANGELES, CA	Census Tract: 2379.00	Total Rooms:
Subdivision: 5107	Zoning: LAR1	Bedrooms: 3
Rec Date: 05/19/2025	Prior Rec Date: 11/17/1983	Bath(F/H): 1 /
Sale Date: 05/08/2025	Prior Sale Date:	Yr Built/Eff: 1925 / 1928
Sale Price: \$705,000	Prior Sale Price:	Air Cond:
Sale Type: FULL	Prior Sale Type:	Style:
Document #: 330122	Acres: 0.15	Fireplace: /
1st Mtg Amt: \$681,470	Lot Area: 6,399	Pool:
Total Value: \$85,999	# of Stories:	Roof Mat:
Land Use: SFR	Park Area/Cap#: /	Parking:

Comp #:9 Distance From Subject:0.39 (miles)

Address: 8701 S DENKER AVE, LOS ANGELES, CA 90047-3424

Owner Name: BH PROPERTY PARTNERS LLC

Seller Name: REVIES SHELLIET

APN: 6037-003-020	Map Reference: /	Living Area: 1,276
County: LOS ANGELES, CA	Census Tract: 2384.00	Total Rooms:
Subdivision: 622	Zoning: LAR1	Bedrooms: 3
Rec Date: 05/30/2025	Prior Rec Date: 06/20/2016	Bath(F/H): 2 /
Sale Date: 05/21/2025	Prior Sale Date: 05/13/2016	Yr Built/Eff: 1936 / 1936
Sale Price: \$510,000	Prior Sale Price: \$390,000	Air Cond:

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	360861	Acres:	0.15	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,750	Pool:	
Total Value:	\$461,672	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10  Distance From Subject:0.40 (miles)

Address: **1602 W 81ST ST, LOS ANGELES, CA 90047-2865**

Owner Name: **HATCH CLYDE**

Seller Name: **MCLP ASSET CO INC**

APN:	6034-010-013	Map Reference:	/	Living Area:	1,028
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms:	
Subdivision:	4511	Zoning:	LARD2	Bedrooms:	2
Rec Date:	04/16/2025	Prior Rec Date:	12/18/2015	Bath(F/H):	1 /
Sale Date:	03/25/2025	Prior Sale Date:	05/29/2015	Yr Built/Eff:	1929 / 1929
Sale Price:	\$585,000	Prior Sale Price:	\$260,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	245970	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$574,404	Lot Area:	3,764	Pool:	
Total Value:	\$528,360	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11 Distance From Subject:0.42 (miles)

Address: **8740 LA SALLE AVE, LOS ANGELES, CA 90047-3319**

Owner Name: **GUEVARA NATASHA/DAVIS JAMAL**

Seller Name: **SCHUFFORD MAURICE D JR TRUST**

APN:	6037-003-011	Map Reference:	/	Living Area:	1,213
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	
Subdivision:	622	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/06/2025	Prior Rec Date:	08/15/1994	Bath(F/H):	1 /
Sale Date:	05/02/2025	Prior Sale Date:		Yr Built/Eff:	1925 / 1927
Sale Price:	\$700,000	Prior Sale Price:	\$150,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	296651	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$616,096	Lot Area:	6,753	Pool:	
Total Value:	\$700,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:12 Distance From Subject:0.49 (miles)

Address: **7826 S HARVARD BLVD, LOS ANGELES, CA 90047-2723**

Owner Name: **CANAL GARDENIA**

Seller Name: **WILLIAMS KENNETH L & ELSA**

APN:	6018-030-007	Map Reference:	/	Living Area:	1,238
County:	LOS ANGELES, CA	Census Tract:	2379.00	Total Rooms:	
Subdivision:	6757	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/01/2025	Prior Rec Date:	07/11/2002	Bath(F/H):	1 /
Sale Date:	03/28/2025	Prior Sale Date:	06/07/2002	Yr Built/Eff:	1928 / 1928
Sale Price:	\$700,000	Prior Sale Price:	\$220,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	203728	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$525,000	Lot Area:	5,434	Pool:	
Total Value:	\$318,613	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **JAVIER RAMOS**
JOB ADDRESS: **1847 WEST 84TH PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6035-024-016**

Date: April 27, 2026

CASE NO.: 990190
ORDER NO.: A-6063757

EFFECTIVE DATE OF ORDER TO COMPLY: **September 13, 2023**
COMPLIANCE EXPECTED DATE: **October 13, 2023**
DATE COMPLIANCE OBTAINED: **February 26, 2025**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6063757

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT

JACOB STEVENS
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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

ORDER TO COMPLY AND NOTICE OF FEE

MOORE, DORIS L
1847 W 84TH PL
LOS ANGELES, CA 90047

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

SEP 14 2023

To the address as shown on the
last equalized assessment roll
Initialed by TB

CASE #: 990190
ORDER #: A-6063757
EFFECTIVE DATE: September 13, 2023
COMPLIANCE DATE: October 13, 2023

OWNER OF
SITE ADDRESS: 1847 W 84TH PL
ASSESSORS PARCEL NO.: 6035-024-016
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. The premises are not maintained free from overgrown vegetation.

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

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: All yards

2. Maintenance and repair of existing building and premises.

You are therefore ordered to: Maintain the interior of every existing building, structure and portion thereof and the exterior wall surfaces and premises thereof clean and free from accumulation of debris, rubbish, garbage, trash, overgrown vegetation and other similar material.

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: All yards

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 (213)978-4508.

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

Inspector: _____

Date: September 13, 2023

EUSEBIO GUZMAN
8475 S VERMONT AVE
LOS ANGELES, CA 90044
(213)978-4508

Eusebio.Guzman@lacity.org



REVIEWED BY

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