

BOARD OF
BUILDING AND SAFETY
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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

May 20, 2026

Council District: # 11

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

JOB ADDRESS: **2243 SOUTH PENMAR AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4242-002-010**
Re: Invoice #902903-7

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: **2243 South Penmar 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 31, 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)	162.64
Title Report fee	30.00
Grand Total	\$ 2,502.64

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 **\$2,502.64** 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 **\$2,502.64** 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. T18741
Dated as of: 12/19/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4242-002-010

Property Address: 2243 S PENMAR AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : NORMA WILLIAMS AS TRUSTEE OF THE WILLIAMS TRUST

Grantor : NORMA WILLIAMS

Deed Date : 11/06/1991 Recorded : 11/12/1991

Instr No. : 91-1781671

MAILING ADDRESS: NORMA WILLIAMS AS TRUSTEE OF THE WILLIAMS TRUST
2243 PENMAR AVE, VENICE, CA 90291-4060

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 12 Tract No: 2592 Brief Description: TRACT # 2592 LOT 12

MORTGAGES/LIENS

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

91-1781671

Recording requested by and
when recorded mail to:

NORMA F. WILLIAMS
2243 Penmar Avenue
Venice, CA 90291

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

4 MIN. 8 A.M. NOV 12 1991
PAST

The Documentary Transfer Tax is \$-0-.

Norma F. Williams
NORMA F. WILLIAMS

This conveyance transfers the grantor(s) interest into his/her revocable living trust.
Revenue and Taxation Code Section 11911.

FEE
\$5
3

QUITCLAIM DEED

NORMA F. WILLIAMS, who took title as NORMA WILLIAMS, hereby remises, releases and quitclaims to NORMA F. WILLIAMS as trustee of the WILLIAMS TRUST dated November 6, 1991, all of her right, title and interest in and to the real property in County of Los Angeles, State of California, described as follows:

Lot 12 of Tract Number 2592, Belmont Place, as per Map recorded in Book 26, Page 66 of Maps, in the Recorder's office of said Los Angeles County.

More commonly known as 2243 Penmar Avenue, Venice, CA.

ASSESSOR'S PARCEL NUMBER 4242 002 010

NOV 0 6 1991

Dated _____

Norma F. Williams
NORMA F. WILLIAMS

ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.
NOV 0 6 1991

On _____, before me, the undersigned, a Notary Public in and for the State of California, personally appeared NORMA F. WILLIAMS, proven to me, on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged that NORMA F. WILLIAMS executed the same in NORMA F. WILLIAMS' authorized capacity, and that by NORMA F. WILLIAMS' signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Mary Braun Perry
Notary Public



MAIL TAX STATEMENTS TO PERSON REQUESTING RECORDING AS
SHOWN ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: **RYAN BARNES**
JOB ADDRESS: **2243 SOUTH PENMAR AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4242-002-010**

Date: May 20, 2026

Last Full Title: **12/19/2025**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) NORMA F. WILLIAMS, TRUSTEE OF THE
WILLIAMS TRUST
2243 PENMAR AVENUE
VENICE, CA 90291-4060
- CAPACITY: OWNER

Property Detail Report

For Property Located At :

2243 PENMAR AVE, VENICE, CA 90291-4060



RealQuest

Owner Information

Owner Name: WILLIAMS NORMA F/WILLIAMS TRUST
Mailing Address: 2243 PENMAR AVE, VENICE CA 90291-4060 C070 (No Mail)
Vesting Codes: // TR

Location Information

Legal Description:	TRACT # 2592 LOT 12	APN:	4242-002-010
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2737.00 / 3	Subdivision:	2592
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	26-66	Tract #:	2592
Legal Lot:	12	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C11	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/12/1991 / 11/1991	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1781671		

Last Market Sale Information

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

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	821	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):	1 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1927 / 1927	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARD3	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,400	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value: \$73,478
 Land Value: \$57,089
 Improvement Value: \$16,389
 Total Taxable Value: \$66,478

Assessed Year: 2025
 Improved %: 22%
 Tax Year: 2024

Property Tax: \$995.63
 Tax Area: 67
 Tax Exemption: HOMEOWNER

Comparable Sales Report

For Property Located At



2243 PENMAR AVE, VENICE, CA 90291-4060

3 Comparable(s) Selected:

Report Date: 01/08/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,860,000	\$2,380,000	\$2,205,000
Bldg/Living Area	821	816	919	858
Price/Sqft	\$0.00	\$2,279.41	\$2,833.33	\$2,565.69
Year Built	1927	1921	1946	1930
Lot Area	5,400	5,285	6,110	5,833
Bedrooms	2	1	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$73,478	\$1,461,594	\$2,148,945	\$1,770,180
Distance From Subject	0.00	0.16	0.43	0.28

*= user supplied for search only

Comp #:1

Distance From Subject:0.16 (miles)

Address: **2306 GLYNDON AVE, VENICE, CA 90291-4045**
 Owner Name: **GLYNDON DEVELOPMENT LLC**
 Seller Name: **LOVE OMAR J**
 APN: **4242-032-019**
 County: **LOS ANGELES, CA**
 Subdivision: **WALGROVE TR**
 Rec Date: **12/23/2025**
 Sale Date: **12/11/2025**
 Sale Price: **\$1,860,000**
 Sale Type: **FULL**
 Document #: **932012**
 1st Mtg Amt: **\$1,488,000**
 Total Value: **\$1,700,000**
 Land Use: **SFR**

Map Reference: **/**
 Census Tract: **2737.00**
 Zoning: **LAR1**
 Prior Rec Date: **08/14/2024**
 Prior Sale Date: **08/02/2024**
 Prior Sale Price: **\$1,700,000**
 Prior Sale Type: **FULL**
 Acres: **0.14**
 Lot Area: **6,104**
 # of Stories:
 Park Area/Cap#: **/**

Living Area: **816**
 Total Rooms:
 Bedrooms: **1**
 Bath(F/H): **1 /**
 Yr Built/Eff: **1921 / 1930**
 Air Cond:
 Style:
 Fireplace: **/**
 Pool:
 Roof Mat:
 Parking:

Comp #:2

Distance From Subject:0.26 (miles)

Address: **2311 GLENCOE AVE, VENICE, CA 90291-4040**
 Owner Name: **WAGLEY ANNE**
 Seller Name: **PETTY ADRIA TRUST**
 APN: **4242-033-018**
 County: **LOS ANGELES, CA**
 Subdivision: **WALGROVE TR**

Map Reference: **/**
 Census Tract: **2737.00**
 Zoning: **LAR1**

Living Area: **919**
 Total Rooms:
 Bedrooms: **2**

Rec Date:	08/27/2025	Prior Rec Date:	10/07/2008	Bath(F/H):	1 /
Sale Date:	08/25/2025	Prior Sale Date:	07/30/2008	Yr Built/Eff:	1923 / 1948
Sale Price:	\$2,375,000	Prior Sale Price:	\$1,135,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	583196	Acres:	0.14	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,110	Pool:	
Total Value:	\$1,461,594	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	3	Distance From Subject: 0.43 (miles)			
Address:	3775 ASHWOOD AVE, LOS ANGELES, CA 90066-3515				
Owner Name:	TIMMAN LIVING TRUST				
Seller Name:	LITTLE BRAXTON S				
APN:	4245-022-023	Map Reference:	/	Living Area:	840
County:	LOS ANGELES, CA	Census Tract:	2721.00	Total Rooms:	
Subdivision:	6636	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/15/2025	Prior Rec Date:	12/08/2021	Bath(F/H):	1 /
Sale Date:	07/08/2025	Prior Sale Date:	12/03/2021	Yr Built/Eff:	1946 / 1946
Sale Price:	\$2,380,000	Prior Sale Price:	\$2,025,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	473222	Acres:	0.12	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,285	Pool:	
Total Value:	\$2,148,945	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: RYAN BARNES
JOB ADDRESS: 2243 SOUTH PENMAR AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4242-002-010

Date: May 20, 2026

CASE NO.: 987659
ORDER NO.: A-6042332

EFFECTIVE DATE OF ORDER TO COMPLY: August 31, 2023
COMPLIANCE EXPECTED DATE: September 30, 2023
DATE COMPLIANCE OBTAINED: No Compliance to Date

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6042332

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT
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GENERAL MANAGER
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JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

WILLIAMS, NORMA F TR WILLIAMS TRUST
2243 PENMAR AVE
VENICE, CA 90291

CASE #: 987659
ORDER #: A-6042332
EFFECTIVE DATE: August 31, 2023
COMPLIANCE DATE: September 30, 2023

OWNER OF
SITE ADDRESS: 2243 S PENMAR AVE
ASSESSORS PARCEL NO.: 4242-002-010
ZONE: RD3; Min. Per Unit 3,000

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. Maintenance and repair of existing buildings is required.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Single family dwelling and garage

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

AUG 23 2023

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

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.

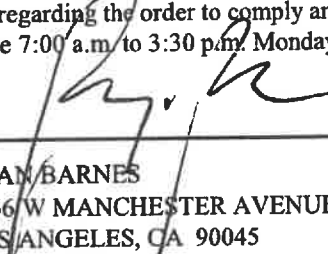
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213) 978-4501.

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

Inspector: _____

Date: August 17, 2023


RYAN BARNES
7166 W MANCHESTER AVENUE, #10A
LOS ANGELES, CA 90045
(213) 978-4501

Ryan.Barnes@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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www.ladbs.org