

CITY OF LOS ANGELES

Los Angeles
Housing Department



Karen Bass, Mayor

Code Enforcement Division
1910 Sunset Blvd., Suite 300
Los Angeles, CA 90026
Tel: (323)226-9810

Helen Na
3435 Wilshire Blvd Suite 1810
Los Angeles, CA 90010

Date: June 16, 2026
Case ID: 985507
APN: 5405024001

NOTICE AND ORDER TO COMPLY

Section 161.101 et seq., Los Angeles Municipal Code
Section 17910 et seq., California Health and Safety Code

Our records indicate you are the owner of the property located at **600 N EAST EDGEWARE RD**. An inspection of the premises has revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the City of Los Angeles Municipal Code. These conditions, their location on the premises, and the specific violation(s) of the Los Angeles Municipal Code (LAMC) and or California Health and Safety Code are described on the attached pages.

You, as the property owner, or responsible party, are ordered to eliminate all of the described conditions and diligently pursue the work necessary to eliminate any violations of the LAMC and Health and Safety Code on or before **7/23/2026**.

Some of the work required to repair the building may require that you obtain a permit and request related inspections from the Department of Building and Safety. We strongly urge you to seek the services of qualified installers, properly licensed by the State Contractors License Board.

A re-inspection of the premises will be conducted on **Tuesday, July 28, 2026** between **1:00 PM** and **3:00 PM**. You or your representative must be present to escort the Housing Inspector. Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises. You must provide notice to all affected tenants not less than 24 hours prior to the scheduled inspection. The entire premises must be in full compliance with the Los Angeles Municipal Code.

If you have any questions or concerns regarding this notice/order/inspection, please feel free to contact us at the email/phone numbers provided below. Inspectors are best reachable by phone on weekdays from 7 to 9 am. *Si tiene preguntas, por favor contáctenos como se indica al final de esta notificación.*

Inspector: Oscar Flores	Email: oscar.x.flores@lacity.org	Inspector Phone: (213) 721-5813
Office Address: 1910 Sunset Blvd Suite #300 Los Angeles, CA 90026	Office Phone: (323)226-9810	

Issuing Inspector:
Oscar Flores

Proof of Mailing -- On 6/16/2026 the signee mailed a copy of this notice by First-Class Mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

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.

FIRE SAFETY

An owner of a single family dwelling unit intended for human occupancy shall install a carbon monoxide device, approved and listed by the State Fire Marshall pursuant, in each existing dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage. Exception: For all multiple-family dwelling units, this requirement becomes effective on January 1, 2013. Sections 91.915, 91.8104 of the L.A.M.C.

600 1/2 N EAST EDGEWARE ROAD
LIVING ROOM, Note: Missing carbon monoxide detector.

PLUMBING

Failure to provide and maintain all required plumbing faucet and/or valve handles. Section 91.8104.7 of the L.A.M.C
Violation Severity Level: LOW

600 1/2 N EAST EDGEWARE ROAD
HALL BATH, Note: Bathtub water control valves/knobs inoperable, preventing water shut-off.

WEATHER PROTECTION

Failure to maintain broken, split, decayed, or buckled exterior walls, weather tight, in good repair and in a clean condition. Sections 91.2.401.6, 91.81041.12 of the L.A.M.C.

EXTERIOR, Note: Exterior building siding deteriorated, peeling paint and failing finish throughout.

600 N EAST EDGEWARE RD
600 1/2 N EAST EDGEWARE ROAD

MAINTENANCE

Failure to maintain the decking, walkway, or stairway surfaces, and their physical elements in conformity with the code regulations and department approvals in effect at the time of construction. Sections 91.2.401.6, 91.8104, 91.8104.1 of the L.A.M.C.

EXTERIOR, Note: Exterior (600 1/2) stairs railing unstable, wood decay/dry rot.

600 N EAST EDGEWARE RD
600 1/2 N EAST EDGEWARE ROAD

Failure to maintain the existing building, structure, premises, or portion thereof in a safe and sanitary condition, in good repair, free from graffiti, trash, debris, rubbish, overgrown vegetation, or similar material. Sections 91.2.401.6, 91.8104, 91.8104.15, 91.8104.16 of the L.A.M.C.

EXTERIOR, Note: Overgrown vegetation obstructing rear exterior area of property.

600 N EAST EDGEWARE RD
600 1/2 N EAST EDGEWARE ROAD

Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair. Sections 91.2.401.6, 91.8104, 91.8014.5.1 of the L.A.M.C.

MECHANICAL, Note: Exterior water heater closet doors damaged, wood rot and peeling paint.

600 N EAST EDGEWARE RD
600 1/2 N EAST EDGEWARE ROAD

MAINTENANCE

Failure to maintain the existing building, structure, premises, or portion thereof in a safe and sanitary condition, in good repair, free from graffiti, trash, debris, rubbish, overgrown vegetation, or similar material. Sections 91.2.401.6, 91.8104, 91.8104.15, 91.8104.16 of the L.A.M.C.

Exterior, Note: Overgrown vegetation obstructing front property access, stairs, and encroaching from fence line.
Adjacent Areas associated with parcel number 5405024001

Inspector Name Oscar Flores
Office Location 1910 Sunset Blvd
Suite #300
Los Angeles, CA 90026
Survey Date 6/16/2026

WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.

For consultation regarding this notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.

YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED WITH YOUR FAILURE TO COMPLY WITH THIS ORDER.

PRE-COMPLIANCE JUDICIAL REVIEW AND RIGHT TO REFUSE ENTRY:

You have a right to seek pre-compliance judicial review without threat of imposition of any fine or penalty and/or refuse entry into the premises for the inspection in absence of an inspection warrant issued by a judge. Refer to the LAMC Section 161.601 for more information. A copy of the LAMC may be obtained from a public library or by visiting the following website: <https://www.lacity.gov/your-government/government-information/city-charter-rules-and-codes>

FAILURE TO COMPLY WARNING:

You may be scheduled for a General Manager's hearing and a lien may be recorded on this property for all administrative and inspection costs associated with your failure to comply with this notice order. This matter may be referred to the City Attorney for further enforcement. Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor, which is punishable by a fine of not more than 1,000.00 and/ or six months imprisonment per LAMC section 11.00 (m).

LEAD HAZARD WARNING:

Due to the possible presence of lead-based paint, lead safe work practice are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Sections 17920.10 and 105256 and you may be subject to a 1,000.00 fine or criminal prosecution. For more information, visit the California Department of Public Health website at: <https://www.cdph.ca.gov/Programs/CCDCPHP/DEODC/CLPPB/Pages/LRCRegs.aspx>.

TAX WARNING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):

When a property is determine to be a substandard property pursuant to Section 24436.5 of the California Revenue and Taxation Code, the following apply: A taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state and local codes dealing with health, safety or building, cannot deduct from state personal income tax and corporate income tax, deductions for interest, depreciation, or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the Compliance Date of this order marks the beginning of the six (6) month period. The department is required by law to notify the State Franchise Tax Board of failure to comply with these codes.

SUBSTANDARD RECORDING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):

When building or portion thereof is determined to be a substandard as defined under Section 17920.3 of the California Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorder's Office The Department may charge the property owner for any cost involved in recording the notice. (Health and Safety Code section 17985).

RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE:

Failure to correct the conditions that constitute the violations specified by this notice may subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the level of severity of the uncorrected conditions, and allows the tenant to pay the reduced rent to the City instead of the landlord. (Section 162.00. et. Seq. LAMC).

RETALIATION:

No lessor may retaliate against a lessee because of his complaint to an appropriate agency as to the tenantability of a dwelling pursuant to Section 1942.5 of the Civil Code.

INSPECTION AND PENALTY FEES:

If the conditions found during a Systematic Code Enforcement Program (SCEP)-periodic inspection remain uncorrected after the first re-inspection, Los Angeles Municipal Code Sections 161.901.1 and 161.901.2 requires that the Department cost of all subsequent re-inspections be billed to the property owner. All Complaint-based inspections where an order is issued will be billed to the property owner.

A late charge equal to two times the fee or cost and a collection fee equal to 50 percent of the original fee or cost shall be imposed if any fees or costs imposed are not paid within 30 days of service of notice of the imposition of the fee or cost or, if timely appealed, of any decision on the appeal.

Any person who fails to pay the assessment fee of cost, penalty, or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day following the date the billing notice was mailed. (Sections 161.901, et seq.)

APPEALS:

There is an appeal procedure established in this city whereby the Housing Department have the authority to hear and decide appeals of inspection fees and cited zoning code violations, upon payment of a \$128 appeal processing fee (See Sections 161.1002 and 161.1003 of the Los Angeles Municipal Code).

In addition, the Housing Appeals Board have the authority to hear and decide appeals of orders concerning the maintenance, sanitation, ventilation, use, occupancy or habitability of residential rental properties, buildings, units, structures, or common areas falling within the scope of the Los Angeles Housing Code, upon payment of a \$150 appeal processing fee, provided such appeals are filed before the expiration of the compliance date specified in the order or within 15 calendar days of service of the challenged decision or determination (See Section 161.1004 of the Los Angeles Municipal Code).

To obtain a copy of the appeal form, visit any of the Department's public counters or <https://housing.lacity.gov/rental-property-owners/inspections-and-fees>.

To obtain more information on appeals, refer to Division 10 of Article I of Chapter XVI of the Los Angeles Municipal Code, a copy of which may be accessed at the following link:
<https://www.lacity.org/government/popular-information/city-charter-rules-and-codes>.

CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980.12 NOTICE (IF APPLICABLE):

The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

PROPERTY MANAGEMENT TRAINING PROGRAM (PMTP):

When a property owner has failed to comply with a notice or order within 45 days or less of the specified compliance date, the owner is required to pay a \$225.00 registration fee and attend PMTP training sessions. The registration fee must be paid directly to the approved training agency. Failure to comply may result in the imposition of a criminal infraction, punishable by a fine of \$225.00. (Section 154.02, et seq. LAMC.)

HISTORICAL PRESERVATION:

Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope work required to correct conditions that constitute violations specified in this notice may require advanced approval from the appropriate regulatory agency.

RELOCATION INFORMATION:

Any tenant who is displaced or subject to displacement from a residential rental unit as a result of a Notice to Vacate or any order requiring the vacation of the unit by the Enforcement Agency, shall be entitled to relocation benefits payable by the landlord to the tenant in each unit in the amounts prescribed in Section 163.05 L.A.M.C. Furthermore if the landlord fails, neglects, or refuses to pay relocation payments, the City may advance relocation payments to the affected tenant (s). Recovery of the relocation payments plus a penalty of 50% will be assessed against the property in the form of a lien as per California Health and Safety Code Section 17975.5.

COMPLIANCE:

A property owner has complied with this Notice/Order when an inspector from the Los Angeles Housing and Community Investment Department have verified the abatement of the cited violations in conformity with requirement of the Los Angeles Municipal Code.

ATTENTION

Your property has been identified as being within a Historic Preservation Overlay Zone (HPOZ). HPOZ is an area of the City that is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. To receive such designation, the City Planning Commission and the City Council must adopt these areas as a HPOZ through a zone change procedure. This procedure includes notification of all affected and nearby property owners and public hearings.

Once designated, areas have a HPOZ overlay added to the zoning, and are subject to special regulations under Section 12.20.3 of the Los Angeles Municipal Code. Each HPOZ area has a five-member HPOZ Board to review and make recommendations on projects and promote historic preservation within the designated area.

Most types of exterior changes or improvements must be submitted to the local HPOZ Board for its recommendation. Following the Board's recommendation, final approval or disapproval will come from the Department of Planning through a process that takes 15 to 75 days, depending on the nature of the work. Under this process, a project that is not deemed compatible with the historic character of the neighborhood would not likely be allowed. While an owner attempting such a project would consider this a disadvantage, it has the effect of preserving the unique historic character and charm of the area which is beneficial in many ways.

HPOZ is an effective tool that preserves the historic significance and integrity of development. The purpose of a HPOZ is to:

- protect and enhance the historic neighborhoods which are unique and irreplaceable assets worthy of past architectural styles
- develop and maintain an appropriate environment to preserve sites
- stabilize communities
- foster public appreciation and promote education by preserving the City's history through phases of architecture
- ensure procedures comply with California Environmental Quality Act

For more information, contact: <http://cityplanning.lacity.org>

Department of City Planning
Certified Neighborhood Council Staff

Metro / East / South / Harbor (213) 978-1164

Valley / Westside (818) 374-5037

ATTENTION!

This building was built before 1979 and may contain **Lead-Based Paint**. Lead based paint can be dangerous to your health, especially dangerous to children and pregnant women.

1. If lead-based paint is deteriorated or disturbed it can create lead dust. **LEAD DUST IS DANGEROUS AND IS THE NUMBER ONE WAY THAT CHILDREN ARE POISONED BY LEAD.**
2. Lead dust is created by renovations or repairs where workers dry scrape or sand lead-based paint and is **PROHIBITED BY LAW.**
3. All workers disturbing lead-based paint **MUST** use Lead Safe Work Practices. **IT IS THE LAW**
4. If you see unsafe work practices such as dry scraping without plastic sheets protecting the floor or ground you should immediately call **1(866) 557-7368**

All reports are confidential and it is illegal to retaliate against tenants for reporting unsafe work practices!

¡ATENCIÓN!

Este edificio fué construido antes de 1979 y puede contener **Pintura a Base de Plomo**. La Pintura a base de plomo puede ser peligrosa para la salud, especialmente para los niños y mujeres embarazadas.

1. Si la pintura a base de plomo está en malas condiciones o se daña puede crear polvo con plomo. **EL POLVO CON PLOMO ES PELIGROSO Y ES LA CAUSA PRINCIPAL EN QUE LOS NIÑOS SE ENVENENAN.**
2. El polvo con plomo es el resultado de las renovaciones o reparaciones donde los trabajadores raspan o lijan la pintura a base de plomo y es **PROHIBIDO POR LA LEY.**
3. Todos los trabajadores que dañan la pintura a base de plomo están **OBLIGADOS** a usar Técnicas de Trabajo Seguras del Plomo. **ES LA LEY**
4. Si ven que los trabajadores están usando técnicas peligrosas como raspando la pintura sin poner plástico para proteger el piso o el suelo debe llamar inmediatamente al **1(866) 557-7368**

¡El inquilino puede reportar los trabajos que se hagan de manera insegura, todos los reportes son confidenciales y es ilegal tomar represalias contra ellos/ellas!

**It is a misdemeanor to remove, deface, cover or hide this notice.
Es contra la ley remover, dañar, o esconder este aviso.**

Los Angeles Housing Department Inspection Report

Inspection Date and Time: 7/28/2026 1:00:00 PM
 Address: 600 N EAST EDGEWARE RD
 Inspector Name: Oscar Flores

APN: 5405024001
 Case# 985507

For a more detailed explanation of the Violation Severity Level, please refer to the attached Severity Level Basis document.

Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level
600 1/2 N EAST EDGEWARE ROAD	HALL BATH	FIXT. SHUT-OFF VALVE		Bathub water control valves/knobs inoperable, preventing water shut-off.	LOW
	LIVING ROOM	Carbon Monoxide Detectors		Missing carbon monoxide detector.	Not Assigned
600 N EAST EDGEWARE RD	EXTERIOR	STAIR/WALK/DECK		Exterior (600 1/2) stairs railing unstable, wood decay/dry rot.	HIGH
	EXTERIOR	EXTERIOR WALLS		Exterior building siding deteriorated, peeling paint and failing finish throughout.	LOW
	EXTERIOR	PREMISES MAINTENANCE		Overgrown vegetation obstructing rear exterior area of property.	LOW
	MECHANICAL	WINDOW/DOOR MAINT		Exterior water heater closet doors damaged, wood rot and peeling paint.	LOW
Adjacent Areas associated with parcel number 5405024001		PREMISES MAINTENANCE		Overgrown vegetation obstructing front property access, stairs, and encroaching from fence line.	LOW

Los Angeles Housing Department Severity Level Basis

Each outstanding Code violation cited at the subject property is assigned a severity level. The basis for the assigned severity levels can be seen below.

Violation	Violation Description	Basis for Severity Level	Severity Level
STAIR/WALK/DECK	Stairway, walkway, or decking material requires maintenance	Defective stairways, walkways, decking material, and guardrails create a life-threatening hazard that, if uncorrected, creates a risk of harm, injury, or death to residents of the building (e.g. trip and fall).	HIGH
EXTERIOR WALLS	Exterior walls not weather tight, in good repair or in a clean condition.	Failure to maintain exterior walls causes possible exposure to unhealthful conditions such as infestation, damp living conditions, water damage, and mold growth. Although this violation affects the habitability of the unit and the health of the occupants, it is unlikely to be life-threatening.	LOW
FIXT. SHUT-OFF VALVE	Missing or broken faucet or shut-off valve handle(s)	Defective plumbing fixtures is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
PREMISES MAINTENANCE	Premises not maintained in a safe and sanitary condition	Unabated graffiti, trash, debris, rubbish, and overgrown vegetation is a possible health hazard and creates visual blight. Although this type of violation reduces habitability and may cause injury, it is unlikely to be life-threatening.	LOW
WINDOW/DOOR MAINT	Windows, doors, cabinets, and frames not operable, defective, missing, and/or unsanitary	Failure to maintain windows, doors, cabinets, and frames in operable, clean, and sanitary conditions is a possible health hazard and creates a minimally untenantable condition. Although this type of violation reduces habitability and may be unhealthful it is unlikely to be life-threatening.	LOW

