



CITY OF LYNWOOD
COMMUNITY DEVELOPMENT
DEPARTMENT
BUILDING AND SAFETY DIVISION
11330 BULLIS ROAD
LYNWOOD, CA 90262
310-603-0220

REAL PROPERTY REPORT

August 31, 2026

Nancy L. Gaston
2938 Los Flores Blvd
Lynwood, CA 90262

RE: 2938 Los Flores Blvd., Lynwood, CA. 90262
APN# 6170-221-015

In response to the request for a "Real Property Report", Application No. **2026-084** the following is the report from the Community Development Department of the City of Lynwood.

PLANNING DIVISION

A review of the Planning Division records indicates that the zoning of the subject property is **R3 (Residential Multi Family) with a consistent underlying General Plan Land use designation of Residential.**

BUILDING AND SAFETY DIVISION

A review of the Building and Safety Division records indicates that the following permits have been issued on the subject property.

This address has permits that have been issued and finalized by the Building & Safety Division. To view these permits, please visit the Building & Safety Division OR to obtain copies complete a Public Records Request form at <http://lynwood.ca.us/city-clerk/>.

The Building Inspector visited the premises in order to prepare this report. He inspected the structures from an **external aspect** and found that the following improvements were made without permits.

BUILDING INSPECTOR: E. Ayala

***** Prior to commencing work, current property owner or contractor must obtain Planning Division approval, building permits and final inspection on each violation that requires permits.**

NO VIOLATIONS NOTED

PUBLIC SAFETY DIVISION 310-603-0220 EXT. 271

* Public Safety Division has **NO OPEN CASE** against this address as the date of this report.

WATER BILLING DIVISION

The Water Billing Division reports the following outstanding utility charges:

Re: Active Account 41-01000-01

BILLING PERIOD

Outstanding Water Bill

\$0

Estimate Closing Bill – July – August

Readiness to Serve

\$72.96

Residential Water

\$62.37

Utility User's Tax

\$5.61

Residential Sewer

\$61.40

Residential Street Sweeping

\$4.71

Livable Environment Fee

\$2.25

Total Estimate Closing Bill

\$209.30

Total Outstanding Bill \$0

Total Estimates Closing Bill \$209.30

Total \$209.30

**FOR QUESTIONS REGARDING THE ABOVE ACCOUNT(S) CONTACT WATER BILLING
FOR UPDATE AT CLOSE OF ESCROW AT 310- 603-0220 EXTENSION 290.**

The corrections identified in the Real Property Report will be considered completed once the permit is issued and your inspection card is signed and finalized by the city Building Inspector.

Seller must correct the violation(s) within thirty (30) calendar days from the date of this report. If not completed within the thirty (30) days, then the City of Lynwood will open a Code Enforcement case against the property.

WARNING:

The prospective buyer should compare the improvements shown as permitted with those structures observed from his own inspections of these premises, and question the legality of any structure for which a permit is not listed. The seller and buyer should not rely on the contents of this report or any omission. The buyer should form an independent opinion that the property is safe for occupancy or otherwise complies with the Zoning and Building Codes of the City of Lynwood.

We inspected the premises only to confirm the legality of the structures with land-use regulations. The detection of any Building Code violation is only one facet of the intent of the Real Property Report. The City of Lynwood may find that other unlisted violations must be corrected if and when they are detected and may initiate the appropriate legal action to collect any delinquent utility charges.

DISCLAIMER:

Los Angeles County Tax Assessor's Records are based on field observation and inspection. Not all structures included in County Property Records may be permitted. In order to determine a structure's legality you must verify permit record information.

While every effort has been made to ensure that all City information was reviewed for accuracy, it is highly recommended that you also personally review the City's records, including building permits, to ensure your records match that of the City of Lynwood.

If you have any questions, please call the Community Development Department-Building and Safety Division at (310) 603-0220 extension 289.

Sincerely,



Anna Limon, Permit Tech.
Building and Safety Division
Community Development Department