

BOARD OF
BUILDING AND SAFETY
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CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

July 01, 2015

Council District # 4
Case #: 669308

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

JOB ADDRESS: 4924 N VENTURA CANYON AVE

CONTRACT NO.: 280095454-5 B120245-2 C123679 F122791-1 T123628-1 T123658

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings, cleaning of the lot and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,652.09. The cost of cleaning the subject lot was \$8,699.04. The cost of fencing the subject lot was \$15,651.78. The cost of investigating the violation(s) was \$1,300.27. The cost of title search(es) on the subject lot was \$49.00.

It is proposed that a lien for the total amount of **\$28,352.18** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

J.T. Christian Senior Inspector
Lien Review

RC:JC: fmr

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On December 19, 2014 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, and fence the lot on the parcel located at **4924 N VENTURA CANYON AVE** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows:

See Attached Title Report for Legal Description

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B3971	February 10, 2015	\$2,652.09
CLEAN	C4227	January 16, 2015	\$8,699.04
FENCE	F3747	February 02, 2015	\$15,651.78

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	638672-4	\$356.16	\$944.11	\$1,300.27

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T10915	\$42.00
SUPPLEMENTAL	T11320	\$7.00

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$19,692.95 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the fee for investigating the violation(s) of \$1,300.27, plus the Cost of Title Search(es) on the subject lot was \$49.00. for a total of **\$28,352.18**, be recorded against said property.

It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of **\$27,002.91**, and to deposit to Fund 48R the amount of \$1,300.27 and to deposit to Fund 100 the amount of \$49.00.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: July 01, 2015

RAYMOND S CHAN C.E., S.E.
Superintendent of Building
General Manager



Report and lien confirmed by
City Council on:

J.T. Christian Senior Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

May 13, 2015

CASE #: 669308

ASSIGNED INSPECTOR: RICHARD SIMONS
JOB ADDRESS: 4924 N VENTURA CANYON AVE
ASSESSORS PARCEL NO.: 2359-015-013

Last Full Title: 12/29/2014

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 ALICIA LEE LEWIS
4924 VENTURA CANYON AVE.
SHERMAN OAKS, CA 91423

Capacity: OWNER



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T11320
Dated as of: 06/10/2015

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 2359-015-013

Property Address: 4924 N VENTURA CANYON AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Alicia Lee Lewis, a married woman as her sole and separate property

**Grantor : Benjamin M. Susman, Successor Trustee of the Ethel Susman and Israel B. Susman
declaration of Trust dated June 7, 1990**

Deed Date : 10/4/1996

Recorded : 7/5/2000

Instr No. : 00-1022322

**MAILING ADDRESS: Alicia Lee Lewis,
4924 Ventura Canyon Ave. Sherman Oaks, CA 91423**

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the County of Los Angeles, State of California: Lot 13, of Tract 14726, as per Map recorded in Book 344, Pages 40 and 41 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 2359-015-013

MORTGAGES/LIENS

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

Type of Document: An abstract of judgment for the amount shown below and other amounts due:

Debtor : Alicia Lee Lewis

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T11320

SCHEDULE B (Continued)

Creditor : Department of Building and Safety Code Enforcement Bureau
Date Entered : 12/19/2014
County : Los Angeles
Returned To Recorded : 12/19/2014 **Instr No. :** 20141383140

Type of Document: A claim of lien for the amount shown and any other amounts due.
Claimant : Department of Building and Safety Code Enforcement Bureau
Recorded : 1/16/2015 **Instr No. :** 20150061181

MAILING ADDRESS: Alicia Lee Lewis, 4924 Ventura Canyon Ave Sherman Oaks, CA 91423.

MAILING ADDRESS: Department of Building and Safety Code Enforcement Bureau,
3550 Wilshire Blvd., Suite 1800 Los Angeles, CA 90010.



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10915
Dated as of: 12/19/2014

Prepared for: City of Los Angeles

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

APN #: 2359-015-013

Property Address: 4924 N VENTURA CANYON AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: BENJAMIN M. SUSMAN, SUCCESSOR TRUSTEE OF THE ETHEL SUSMAN AND ISRAEL B. SUSMAN DECLARATION OF TRUST DATED JUNE 7, 1990

Grantee: ALICIA LEE LEWIS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Instrument: 2000/1022322

Book/Page: N/A

Dated: 10/04/1996

Recorded: 07/05/2000

***MAILING ADDRESS: ALICIA LEE LEWIS,
4924 VENTURA CANYON AVE SHERMAN OAKS, CA 91423***

SCHEDULE B

LEGAL DESCRIPTION

LOT 13, OF TRACT 14726, AS PER MAP RECORDED IN BOOK 344, PAGES 40 AND 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

NO OPEN DOT/MORTGAGE ON SUBJECT PROPERTY

Property Detail Report

For Property Located At :
4924 VENTURA CANYON AVE, SHERMAN OAKS, CA 91423-1408



Owner Information

Owner Name: **LEWIS ALICIA LEE**
 Mailing Address: **4924 VENTURA CANYON AVE, SHERMAN OAKS CA 91423-1408 C034**
 Vesting Codes: **MW // SE**

Location Information

Legal Description:	TRACT # 14726 LOT 13	APN:	2359-015-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1246.00 / 3	Subdivision:	14726
Township-Range-Sect:		Map Reference:	22-F2 /
Legal Book/Page:	344-40	Tract #:	14726
Legal Lot:	13	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SO	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	07/05/2000 / 10/04/1996	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1022322	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	SUSMAN ETHEL & ISRAEL B		

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:	PARKING AVAIL	Construction:	
Living Area:	1,905	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1949 / 1949	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,776	Lot Width/Depth:	70 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$108,756	Assessed Year:	2014	Property Tax:	\$1,506.66
Land Value:	\$42,780	Improved %:	61%	Tax Area:	13
Improvement Value:	\$65,976	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$108,756				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

4924 VENTURA CANYON AVE, SHERMAN OAKS, CA 91423-1408

19 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 19

	Subject Property	Low	High	Average
Sale Price	\$0	\$560,000	\$1,275,000	\$838,789
Bldg/Living Area	1,905	1,623	2,094	1,800
Price/Sqft	\$0.00	\$317.82	\$743.87	\$467.63
Year Built	1949	1936	1962	1948
Lot Area	6,776	5,276	11,152	7,265
Bedrooms	3	2	4	3
Bathrooms/Restrooms	3	2	3	2
Stories	1.00	1.00	2.00	1.05
Total Value	\$108,756	\$98,155	\$889,775	\$536,024
Distance From Subject	0.00	0.16	0.50	0.36

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		4924 VENTURA CANYON AVE		1949	3	3	07/05/2000	1,905	6,776	0.0
Comparables										
<input checked="" type="checkbox"/>	1	5018 BUFFALO AVE	\$799,000	1962	3	3	10/03/2014	1,914	5,276	0.16
<input checked="" type="checkbox"/>	2	4912 MAMMOTH AVE	\$629,000	1947	2	2	10/15/2014	1,626	7,811	0.19
<input checked="" type="checkbox"/>	3	4954 MAMMOTH AVE	\$1,000,000	1946	4	3	12/10/2014	1,985	7,798	0.2
<input checked="" type="checkbox"/>	4	4739 GREENBUSH AVE	\$833,000	1947	4	3	10/07/2014	1,705	7,561	0.26
<input checked="" type="checkbox"/>	5	5002 VARNA AVE	\$906,000	1942	3	3	12/12/2014	1,714	7,022	0.27
<input checked="" type="checkbox"/>	6	4952 NAGLE AVE	\$885,000	1939	3	2	08/20/2014	1,896	6,943	0.31
<input checked="" type="checkbox"/>	7	4905 FULTON AVE	\$835,000	1950	3	3	03/17/2015	2,094	6,051	0.35
<input checked="" type="checkbox"/>	8	4922 FULTON AVE	\$690,000	1957	3	2	12/09/2014	1,674	11,152	0.37
<input checked="" type="checkbox"/>	9	13503 MAGNOLIA BLVD	\$800,000	1950	3	3	10/23/2014	1,969	6,898	0.38
<input checked="" type="checkbox"/>	10	4646 GREENBUSH AVE	\$1,275,000	1948	3	2	03/26/2015	1,714	8,099	0.4
<input checked="" type="checkbox"/>	11	13545 SARAH ST	\$935,000	1949	3	2	02/27/2015	1,787	7,786	0.4
<input checked="" type="checkbox"/>	12	5245 VENTURA CANYON AVE	\$560,000	1950	3	2	12/23/2014	1,762	6,497	0.42
<input checked="" type="checkbox"/>	13	5248 VENTURA CANYON AVE	\$825,000	1950	3	3	03/18/2015	2,008	6,500	0.42
<input checked="" type="checkbox"/>	14	13360 MAGNOLIA BLVD	\$1,000,000	1936	4	3	01/30/2015	1,898	8,010	0.43
<input checked="" type="checkbox"/>	15	5238 WOODMAN AVE	\$701,000	1950	3	2	03/09/2015	1,623	7,141	0.44
<input checked="" type="checkbox"/>	16	4856 LONGRIDGE AVE	\$929,000	1951	3	2	01/02/2015	1,646	7,384	0.44
<input checked="" type="checkbox"/>	17	4828 LONGRIDGE AVE	\$845,000	1951	3	2	12/17/2014	1,647	6,875	0.45
<input checked="" type="checkbox"/>	18	13939 OTSEGO ST	\$775,000	1948	3	2	10/02/2014	1,794	6,076	0.49
<input checked="" type="checkbox"/>	19	5300 WOODMAN AVE	\$715,000	1950	3	2	12/04/2014	1,737	7,150	0.5