

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS

PRESIDENT

E. FELICIA BRANNON

VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES  
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

**NOTICE OF HEARING**

**DATE: January 21, 2016**

**CASE #: 426823**

Regarding the property known as:

**8943 N TELFAIR AVE**

Under the Authority of the Provisions of  
Chapter IX, Article I, of the Los Angeles Municipal Code  
and

Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has filed a Notice of Nuisance with the County Recorders Office on the property located at the above address, being more particularly described as follows:

*See Attached Title Report for Legal Description*

and the work performed to correct the nuisance is listed on the attached **REPORT OF ABATE OF A PUBLIC NUISANCE**.

The Department did inform the Council of the City of Los Angeles of the work performed and that the cost of the work, plus a forty percent (40 %) administrative fee, amounted to **\$7,859.46**. The Department recommends that a lien in the above stated amount be recorded against said property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The owner and interested parties listed below are hereby given notice that the City Council of the City of Los Angeles will consider and pass upon a report by the Department of the cost of the work performed at a hearing to be held on Tuesday, March 15, 2016 at 10:00 am in the Council Chamber of City Hall of the City of Los Angeles at 200 North Spring Street, Room 340, Los Angeles, California. The owner and/or interested parties shall have 45 days from the date of this notice to pay the above referenced fee before this lien is recorded.

*See attached list of Interested Parties*

The owner and interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this direct assessment on the Secured Tax Roll for the County of Los Angeles without further notice.

**8943 N TELFAIR AVE - NOTICE OF HEARING**

**If you are planning to file a written protest**, please provide 15 copies to the Office of the City Clerk, 200 N. Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council and provide them a minimum of ten (10) days in advance of the hearing date.

For additional information, contact J.T. Christian at telephone number (213) 252-3305.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, section 7.35.3 (f) of the Los Angeles Administrative Code.

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



J.T. Christian  
Senior Inspector

**8943 N TELFAIR AVE - NOTICE OF HEARING**

**Interested Parties List:**

JAMES C ALEXANDER JR  
6700 SEPULVEDA BLVD # 219C STATION 2  
VAN NUYS CA 91411-1297

BAG FUND INC  
1999 CENTURY PARK EAST 1100  
LOS ANGELES CA 90067

**REPORT OF ABATE OF A PUBLIC NUISANCE  
UPDATED  
December 17, 2015**

On August 29, 2011 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 on the parcel located at 8943 N TELFAIR 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	B4026	October 01, 2015	\$3,887.73
BARRICADE	B4048	December 02, 2015	\$3,887.73

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

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T10904	\$42.00
FULL	T12879	\$42.00

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 \$5,637.90 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the Cost of Title Search(es) on the subject lot was \$84.00. for a total of \$7,859.46, 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 \$7,775.46, and to deposit to Fund 100 the amount of \$84.00.

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: December 07, 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



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

---

## ***Property Title Report***

**Work Order No. T12939**  
**Dated as of: 01/08/2016**

**Prepared for: City of Los Angeles**

---

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

**APN #: 2631-020-021**

**Property Address: 8943 N TELFAIR AVE      City: Los Angeles      County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: SUPERIOR COURT OF THE STATE OF CALIFORNIA**

**Grantee : ALEXANDER JAMES C JR**

**Grantor : HELEN L. ALEXANDER**

**Deed Date : 09/03/2010**

**Recorded : 08/22/2011**

**Instr No. : 2011-1131604**

**MAILING ADDRESS: ALEXANDER JAMES C JR**  
**6700 SEPULVEDA BLVD #219C VAN NUYS CA 91411**

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

**Lot: 41 Tract No: 1292 Abbreviated Description: LOT:41 CITY:REGION/CLUSTER:  
03/03133 TR#:1292 TRACT # 1292 NW 80 FT OF SE 476.5 FT OF NE 175 FT OF LOT 41  
IMP1=SFR,1 UNIT,1292SF,YB:1939,03BD/02BA.City/Muni/Twp: REGION/CLUSTER: 03/03133**

#### **MORTGAGES/LIENS**

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