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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:** April 18, 2016

**CASE #:** 695349

Regarding the property known as:  
**3937 N VERDUGO VIEW DR**

Under the Authority of the Provisions of  
Chapter IX, Article 1, 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 **\$8,016.40**. 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, June 7, 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.

**3937 N VERDUGO VIEW DR - 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

**3937 N VERDUGO VIEW DR - NOTICE OF HEARING**

**Interested Parties List:**

LEWIS AND JOAN C CASS  
3937 VERDUGO VIEW DR  
LOS ANGELES CA 90065

LEWIS AND JOAN CAROL CASS  
715 MAIN STREET  
BURBANK CA 91506

JANE M LEFLER  
717 SOUTH MAIN STREET  
BURBANK CA 91506

## REPORT OF ABATE OF A PUBLIC NUISANCE

On September 23, 2015 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 3937 N VERDUGO VIEW DR , 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	B4042	November 16, 2015	\$948.64
CLEAN	C4305	November 16, 2015	\$1,933.12
CLEAN	C4313	November 24, 2015	\$2,899.68
FENCE	F3830	January 29, 2016	\$904.40

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	664442-0	\$356.16	\$890.40	\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T12526	\$42.00
FULL	T13057	\$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 \$5,215.76 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 \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$84.00. for a total of \$8,016.40, 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 \$6,685.84, and to deposit to Fund 48R the amount of \$1,246.56, 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: March 23, 2016

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

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## **Property Title Report**

**Work Order No. T13170**  
**Dated as of: 04/07/2016**

**Prepared for: City of Los Angeles**

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### **SCHEDULE A**

*(Reported Property Information)*

**APN #: 5472-006-039**

**Property Address: 3937 N VERDUGO VIEW DR      City: Los Angeles      County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : LEWIS & JOAN C CASS**

**Grantor : JACK HUDSON AND VIRGINIA C. HUDSON**

**Deed Date : 05/17/1962**

**Recorded : 06/25/1962**

**Instr No. : 62-423**

**MAILING ADDRESS: LEWIS & JOAN C CASS  
3937 VERDUGO VIEW DR LOS ANGELES CA 90065**

### **SCHEDULE B**

### **LEGAL DESCRIPTION**

**Lot: 128 Tract No: 7454 Abbreviated Description: LOT:128 CITY:REGION/CLUSTER:  
04/04194 TR#:7454 TRACT NO 7454 LOT 128 IMP1=SFR,1  
UNIT,1447SF,YB:1955,02BD/02BA.City/Muni/Twp: REGION/CLUSTER: 04/04194**

### **MORTGAGES/LIENS**

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