

BOARD OF
BUILDING AND SAFETY
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ERIC GARCETTI
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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

June 16, 2016

Council District # 9

Case #: 692942

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

JOB ADDRESS: 8114 S AVALON BLVD AKA 8112-8114 S. AVALON BL.

CONTRACT NO.: 280107067-9 B125341 C123679 F122791-2 T123628-1 T123628-2

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 \$2,505.61. The cost of cleaning the subject lot was \$5,561.32. The cost of fencing the subject lot was \$2,520.28. The cost of investigating the violation(s) was \$1,246.56. The cost of title search(es) on the subject lot was \$84.00.

It is proposed that a lien for the total amount of \$11,917.77 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

Gene Davis for:

J.T. Christian Senior Inspector
Lien Review

RC:JC: fmr

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On August 21, 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 **8114 S AVALON BLVD** , 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	B4025	September 18, 2015	\$1,194.27
BARRICADE	B4028	September 30, 2015	\$355.74
BARRICADE	B4039	October 29, 2015	\$355.60
BARRICADE	B4046	November 10, 2015	\$300.00
BARRICADE	B4100	March 01, 2016	\$300.00
CLEAN	C4290	September 25, 2015	\$2,899.68
CLEAN	C4294	October 22, 2015	\$728.00
CLEAN	C4303	October 29, 2015	\$300.00
CLEAN	C4309	October 29, 2015	\$1,333.64
CLEAN	C4307	November 18, 2015	\$300.00
FENCE	F3816	October 29, 2015	\$1,803.20
FENCE	F3861	April 12, 2016	\$717.08

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	661527-3	\$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	T12395	\$42.00
FULL	T13250	\$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 \$7,945.31 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 **\$11,917.77**, 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 **\$10,587.21**, 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: June 16, 2016

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

Gene Sirio for:

J.T. Christian Senior Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

June 10, 2016

CASE #: 692942

ASSIGNED INSPECTOR: JOHN STEPHENS

JOB ADDRESS: 8114 S AVALON BLVD AKA 8112-8114 S. AVALON BL.

ASSESSORS PARCEL NO.: 6029-009-032

Last Full Title: 06/08/2016

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 PATRICIA A. FRAZIER
4859 W SLAUSON AVE UNIT 169
LOS ANGELES, CA 90056

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. T13250
Dated as of: 06/07/2016

Prepared for: City of Los Angeles

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

APN #: 6029-009-032

Property Address: 8114 S AVALON BLVD

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : PATRICIA A FRAZIER

Grantor : OKSANA KOMOVA

Deed Date : 06/11/2014

Recorded : 07/31/2014

Instr No. : 14-0795184

MAILING ADDRESS: PATRICIA A FRAZIER
4859 W SLAUSON AVE STE 169 LOS ANGELES CA 90056

SCHEDULE B

LEGAL DESCRIPTION

***Lot: 1024 Tract No: 6097 Abbreviated Description: LOT:1024 CITY:REGION/CLUSTER:
26/26817 TR#:6097 TRACT NO 6097 LOT 1024 IMP1=IND,1
UNIT,3800SF,YB:1932,1STY.City/Muni/Twp: REGION/CLUSTER: 26/26817***

MORTGAGES/LIENS

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



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

Property Title Report

Work Order No. T12395
Dated as of: 08/18/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6029-009-032

Property Address: 8114 S AVALON BLVD

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : PATRICIA A FRAZIER,

Grantor : OKSANA KOMOVA,

Deed Date : 06/11/2014

Recorded : 07/31/2014

Instr No. : 14-0795184

***MAILING ADDRESS: PATRICIA A FRAZIER,
4859 W SLAUSON AVE STE 169 LOS ANGELES CA 90056***

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1024 Tract No: 6097 Abbreviated Description: LOT:1024 CITY:REGION/CLUSTER: 26/26817

TR#:6097 TRACT NO 6097 LOT 1024 City/Muni/Twp: REGION/CLUSTER: 26/26817

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

Property Detail Report

For Property Located At :
8114 AVALON BLVD, LOS ANGELES, CA 90003-3123



Owner Information

Owner Name: **FRAZIER PATRICIA A**
 Mailing Address: **4859 W SLAUSON AVE #169, LOS ANGELES CA 90056-3206 C008**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 6097 LOT 1024	APN:	6029-009-032
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2398.01 / 3	Subdivision:	6097
Township-Range-Sect:		Map Reference:	58-C1 /
Legal Book/Page:	68-26	Tract #:	6097
Legal Lot:	1024	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C37	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:	07/31/2014 / 06/11/2014	1st Mtg Amount/Type:	/
Sale Price:	\$375,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	795184	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$98.68
New Construction:		Multi/Split Sale:	MULTIPLE

Title Company: **FIDELITY NATIONAL TITLE**
 Lender:
 Seller Name: **KOMOVA OKSANA**

Prior Sale Information

Prior Rec/Sale Date:	11/20/2012 / 10/29/2012	Prior Lender:	
Prior Sale Price:	\$300,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1761356	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1932 / 1934	Total Rooms/Offices		Garage Area:	
Gross Area:	3,800	Total Restrooms:		Garage Capacity:	
Building Area:	3,800	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAR3	Acres:	0.09	County Use:	WHSE-UNDER 10000 SF (3300)
Lot Area:	4,001	Lot Width/Depth:	x	State Use:	
Land Use:	WAREHOUSE	Commercial Units:	1	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$225,000	Assessed Year:	2015	Property Tax:	\$3,030.52
Land Value:	\$75,000	Improved %:	67%	Tax Area:	6659
Improvement Value:	\$150,000	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$225,000				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

8114 AVALON BLVD, LOS ANGELES, CA 90003-3123

10 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: 10

	Subject Property	Low	High	Average
Sale Price	\$375,000	\$550,000	\$2,100,000	\$1,136,000
Bldg/Living Area	3,800	3,496	4,314	3,855
Price/Sqft	\$98.68	\$127.49	\$568.18	\$298.62
Year Built	1932	1924	1991	1965
Lot Area	4,001	4,401	19,644	8,418
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$225,000	\$57,924	\$1,278,705	\$511,615
Distance From Subject	0.00	3.82	20.73	11.26

*= 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										
		8114 AVALON BLVD	\$375,000	1932			07/31/2014	3,800	4,001	0.0
Comparables										
<input checked="" type="checkbox"/>	1	6705 11TH AVE	\$1,055,000	1924			09/22/2015	3,815	4,401	3.82
<input checked="" type="checkbox"/>	2	681 S SANTA FE AVE		1925			12/17/2015	3,880	5,601	5.24
<input checked="" type="checkbox"/>	3	3857 W 139TH ST	\$844,000	1962			10/21/2015	3,500	17,638	6
<input checked="" type="checkbox"/>	4	5608 E WASHINGTON BLVD	\$745,000	1948			02/25/2016	4,000	5,104	6.56
<input checked="" type="checkbox"/>	5	133 ARENA ST	\$1,345,000	1978			03/01/2016	3,496	5,725	9.09
<input checked="" type="checkbox"/>	6	2615 LOMA AVE	\$2,100,000	1989			11/18/2015	3,696	5,650	12.94
<input checked="" type="checkbox"/>	7	731 RUBERTA AVE	\$1,195,000	1968			04/14/2016	4,150	6,143	13.87
<input checked="" type="checkbox"/>	8	1806 FLOWER ST	\$1,464,500	1991			12/21/2015	4,052	7,525	14.09
<input checked="" type="checkbox"/>	9	5035 HEINTZ ST	\$550,000	1983			09/30/2015	4,314	19,644	20.25
<input checked="" type="checkbox"/>	10	16147 WYANDOTTE ST	\$925,500	1986			09/09/2015	3,645	6,750	20.73