

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

—
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JOSELYN GEAGA-ROSENTHAL
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JAVIER NUNEZ
—

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

—
FRANK M. BUSH
GENERAL MANAGER
OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

February 06, 2019

Council District # 14

Case #: 785229

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

JOB ADDRESS: 172 S CLARENCE ST

CONTRACT NO.: B131051 C128935-1 F127623-2 T128934

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 \$1,073.86. The cost of cleaning the subject lot was \$4,907.91. The cost of fencing the subject lot was \$1,924.83. The cost of title search(es) on the subject lot was \$76.00.

It is proposed that a lien for the total amount of **\$7,982.60** 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.

FRANK M. BUSH
GENERAL MANAGER

Alexander Moffat, Principal Inspector
Lien Review

FB:AM: fmr

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On September 19, 2017 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 **172 S CLARENCE ST**, 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	B4343	December 26, 2018	\$1,073.86
CLEAN	C4540	December 17, 2018	\$2,489.76
CLEAN	C4543	December 17, 2018	\$2,418.15
FENCE	F4056	December 17, 2018	\$1,924.83

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T14645	\$38.00
FULL	T15785	\$38.00

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 \$5,723.57 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 \$76.00. for a total of **\$7,982.60**, 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 **\$7,906.60**, and to deposit to Fund 48R the amount of , and to deposit to Fund 100 the amount of **\$76.00**.

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: February 06, 2019

FRANK M. BUSH
Superintendent of Building
GENERAL MANAGER



Alexander Moffat Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: JEFFREY CORPUZ

CASE #: 785229

JOB ADDRESS: 172 S CLARENCE ST

ASSESSORS PARCEL NO.: 5172-006-003

Last Full Title: 02/01/2019

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 FRANK J DURBIN
172 S CLARENCE ST
LOS ANGELES, CA 90033

Capacity: OWNER



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15785
Dated as of: 01/30/2019

Prepared for: City of Los Angeles

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

APN #: 5172-006-003

Property Address: 172 S CLARENCE ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : FRANK JOSEPH DURBIN

Grantor : TOMMY NOVIKOFF

Deed Date : 09/10/1996

Recorded : 10/04/1996

Instr No. : 96-1634051

MAILING ADDRESS: FRANK JOSEPH DURBIN
172 S CLARENCE ST LOS ANGELES CA 90033

SCHEDULE B

LEGAL DESCRIPTION

Lot: 53,54 Abbreviated Description: LOT:53,54 SALT LAKE DEPOT TRACT N 22 FT OF W 74.36 FT OF LOT 53 AND S 1.5 FT OF W 74.36 FT OF LOT 54

MORTGAGES/LIENS

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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14645
Dated as of: 09/12/2017

Prepared for: City of Los Angeles

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

APN #: 5172-006-003

Property Address: 172 S CLARENCE ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : FRANK JOSEPH DURBIN

Grantor : TOMMY NOVIKOFF

Deed Date : 09/10/1996

Recorded : 10/04/1996

Instr No. : 96-1634051

MAILING ADDRESS: FRANK JOSEPH DURBIN
172 S CLARENCE ST LOS ANGELES CA 90033

SCHEDULE B

LEGAL DESCRIPTION

***Lot: 53 Abbreviated Description: LOT:53 CITY:REGION/CLUSTER: 23/23880 SALT LAKE DEPOT
TRACT N 22 FT OF W 74.36 FT OF LOT 53 AND S 1.5 FT OF W 74.36 FT OF LOT 54 City/Muni/Twp:
REGION/CLUSTER: 23/23880***

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

172 S CLARENCE ST, LOS ANGELES, CA 90033-3304



Owner Information

Owner Name: DURBIN FRANK J
Mailing Address: 172 S CLARENCE ST, LOS ANGELES CA 90033-3304 C001
Vesting Codes: SM //

Location Information

Legal Description: SALT LAKE DEPOT TRACT N 22 FT OF W 74.36 FT OF LOT 53 AND S 1.5 FT OF W 74.36 FT OF LOT 54
County: LOS ANGELES, CA APN: 5172-006-003
Census Tract / Block: 2060.32 / 1 Alternate APN:
Township-Range-Sect: Subdivision: SALT LAKE DEPOT TR
Legal Book/Page: Map Reference: 44-F3 /
Legal Lot: 54 Tract #:
Legal Block: School District: LOS ANGELES
Market Area: BOYH School District Name: LOS ANGELES
Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: 10/04/1996 / 1st Mtg Amount/Type: /
Sale Price: \$22,500 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: /
Document #: 1634051 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$31.65
New Construction: Multi/Split Sale:
Title Company: AMERICAN TITLE CO
Lender:
Seller Name: NOVIKOFF TOMMY

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: Construction:
Living Area: 711 Garage Area: Heat Type: HEATED
Tot Adj Area: Garage Capacity: Exterior wall:
Above Grade: Parking Spaces: Porch Type:
Total Rooms: Basement Area: Patio Type:
Bedrooms: 1 Finish Bsmnt Area: Pool:
Bath(F/H): 1 / Basement Type: Air Cond:
Year Built / Eff: 1909 / 1909 Roof Type: Style:
Fireplace: / Foundation: Quality:
of Stories: Roof Material: Condition:
Other Improvements: Building Permit

Site Information

Zoning: LARD3 Acres: 0.04 County Use: SINGLE FAMILY RESID (0100)
Lot Area: 1,706 Lot Width/Depth: x State Use:
Land Use: SFR Res/Comm Units: 1 / Water Type:
Site Influence: Sewer Type:

Tax Information

Total Value: \$60,099 Assessed Year: 2018 Property Tax: \$744.25
Land Value: \$28,618 Improved %: 52% Tax Area: 4
Improvement Value: \$31,481 Tax Year: 2018 Tax Exemption: HOMEOWNER
Total Taxable Value: \$53,099

Comparable Summary

For Property Located At



172 S CLARENCE ST, LOS ANGELES, CA 90033-3304

1 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: 1

	Subject Property	Low	High	Average
Sale Price	\$22,500	\$1,000,000	\$1,000,000	\$1,000,000
Bldg/Living Area	711	806	806	806
Price/Sqft	\$31.65	\$1,240.69	\$1,240.69	\$1,240.69
Year Built	1909	0	0	0
Lot Area	1,706	2,905	2,905	2,905
Bedrooms	1	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$60,099	\$118,817	\$118,817	\$118,817
Distance From Subject	0.00	0.15	0.15	0.15

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			172 S CLARENCE ST	\$22,500	1909	1	1	10/04/1996	711	1,706	0.0
Comparables											
<input checked="" type="checkbox"/>	1		367 S CLARENCE ST	\$1,000,000		2	1	12/20/2018	806	2,905	0.15