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

FRANK BUSH INTERIM GENERAL MANAGER

Council District: # 14

June 30, 2016

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

JOB ADDRESS: 172 SOUTH CLARENCE STREET, LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 5172-006-003

On September 13, 2006, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **172 South Clarence Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

Description	Amount
Non-Compliance Code Enforcement fee	100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	366.51
Title Report fee	42.00
Grand Total	\$ <u>758.51</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of \$758.51 recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$758.51 on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve ongele
Chief/Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by City Council on:

BY: ______



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

Property Title Report

Work Order No. T13221 Dated as of: 05/12/2016 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: 09/12/1996

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 IMP1=SFR,1 UNIT,711SF,YB:1909,01BD/01BA.City/Muni/Twp: REGION/CLUSTER: 23/23880

MORTGAGES/LIENS

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

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

96 1634051

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE

ASSESSOR'S PARCEL NO. 5172-006-003 The undersigned Grantor(s) declare(s) that the DOCUMENT TRANSFE TAX IS: TOTAL GORDEN NO: 9525090-13 ESCROW NO: 22338-R GRANT DEED TOTAL VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, computed on the full value of the interest of property conveyed, or computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale OR transfer is EXEMPT from tax for the following reason: FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TODBY NOVIKOFF, AN UNMARRIED MAN hereby GRANT(S) to FRANK JOSEPH DURBIN, A SINGLE MAN hereby GRANT(S) to FRANK JOSEPH DURBIN, A SINGLE MAN BIT TOR TOR TOR TOR THE WESTERLY 74.36 FEET OF THE LOT 54, AND THE NORTHERLY 22 THE SOUTHERLY 1.5 FEET OF THE WESTERLY 74.36 FEET OF THE LOT 54, AND THE NORTHERLY 22 THE SOUTHERLY 1.5 FEET OF THE WESTERLY 74.36 FEET OF THE WESTERLY 74.36 FEET OF THE WESTERLY 74.36 FEET OF THE SECONDER OF SAID COUNTY. Dated September 10, 1996 STATE OF CALIFORNIA, COUNTY OF LOS ANCELES ON SEPTEMBER 12, 1996 before me ROSEANN PADILLA Notary Public, personally appeared TOMMY NOVIKOFF PERSONAL AND THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. COUNTY OF LOS ANCELES ON SEPTEMBER 12, 1996 before me ROSEANN PADILLA Notary Public, personally appeared TOMMY NOVIKOFF PERSONAL AND THE PROPERTY OF THE COUNTY RECORDER OF SAID COUNTY. COUNTY OF LOS ANCELES ON SEPTEMBER 12, 1996 before me no the basis of salisfactory evidence) to be the person(s) whose name(s) stoke and that by his/her/their salpature(s) on the instrument the person(s) actor and that by his/her/their salpature(s) on the instrument the person(s) actor according to the entity upon behalf of which the person(s) actor according to the entity upon behalf of which the person(s) actor according to the entity upon behalf of which the person(s) actor according to the entity upon behalf of which the person(s) actor according to the entity upon behalf of which the person(s) actor according to th	ASSESSOR'S PARCEL NO.: 5172-006-003 The undersigned Grantor(s) declare(s) that the POCLUMENT TRANSFITAX IS: 524.75 County \$ 101.25 City XX computed on the full value of the interest of property conveyed, o computed on the full value less the value of liens or encumbrance remaining thereon at the time of sale OR transfer is EXEMPT from tax for the following reason: FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TORDY NOVIKOFF, AN UNMARRIED MAN Hereby GRANT(S) to PRANK JOSEPH DURBIN, A SINGLE MAN all that real property situated in the City of LOS ANGELES COUNTY OF LOS ANGELES THE SOUTHEAUTY 1.5 FEET OF THE WESTERLY 74.36 FEET OF THE COUNTY RECORDER OF SAID COUNTY. PRANK JOSEPH DURBIN, A SINGLE MAN AND THE MESTERLY 74.36 FEETOF LOT 53 OF SALT LAKE DEPOT TRACT, AS FER MAP RECORDED I SOOK 3, PAGE 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Dated September 10, 1996 STATE OF CALIFORNIA, COUNTY OF LOS ANGELES On SEPTEMBER 12, 1996 before me ROSEANN PADILLA Novikoff Notary Public, personally appeared TOMMY NOVIKOFF STATE OF CALIFORNIA, COUNTY OF LOS ANGELES On SEPTEMBER 12, 1996 before me acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(les), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITHERS BY PROPER DURBIN-172 SOUTH CLARENCE STREET, LOS ANGELES, CA 90033	P.O. BOX 17334		LOS ANGE	LES COUN	14	2	
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5172. 006-003

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EXHIBIT B

ASSIGNED INSPECTOR: ROGER BRUCE Date: June 30, 2016

JOB ADDRESS: 172 SOUTH CLARENCE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5172-006-003

Last Full Title: 05/12/2016 Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). FRANK JOSEPH DURBIN 172 S. CLARENCE ST. LOS ANGELES, CA. 90033

CAPACITY: OWNER

Property Detail Report

For Property Located At:

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



Owner Information						
Owner Name: Malling Address; Vesting Codes:	DURBIN FRANK J 172 S CLARENCE ST, LO SM //	172 S CLARENCE ST, LOS ANGELES CA 90033-3304 C001				
Location Information						
Legal Description: County: Census Tract / Block: Township-Range-Sect: Legal Book/Page:	SALT LAKE DEPOT TRAC LOS ANGELES, CA 2060.32 / 1	CT N 22 FT OF W 74.36 FT OI APN: Alternate APN: Subdivision: Map Reference:	F LOT 53 AND S 1	.5 FT OF W 74.36 FT OF LOT 54 5172-006-003 SALT LAKE DEPOT TR		
Legal Lot:	54	Map Reference:		44-F3 /		
Legal Block: Market Area: Neighbor Code:	воун	School District: School District Na Munic/Township:	me:	LOS ÁNGELES		
Owner Transfer Informa	tion					
Recording/Sale Date: Sale Price: Document#:	1	Deed Type: 1st Mtg Desument	#;			
Last Market Sale Inform	ation					
Recording/Bale Data: Sale Price: Sale Type: Document #: Deed Type: Transfer Document #: New Construction:	10/04/1996 / \$22,500 FULL 1634051 GRANT DEED	1st Mtg Amount/Ty 1st Mtg Int. Rate/Ty 1st Mtg Document 2nd Mtg Amount/T 2nd Mtg Int. Rate/T Price Per SqFt: Multi/Split Sale:	/pe: #: ype:	/ / / \$31.65		
Title Company:	AMERICAN TITLE CO.	monaropiit gate.				
Lender: Seller Name:	NOVIKOFF TOMMY					
Prior Sale Information						
Prior Rec/Sale Date: Prior Sale Price: Prior Doc Number: Prior Deed Type:	,	Prior Lender: Prior 1st Mtg Amt/T Prior 1st Mtg Rate/		<i>!</i>		
Property Characteristics						
Gross Area: Living Area: 711 Tot Adj Area: Above Grade: Total Rooms: Bedrooms: 1 Bath(F/H): Year Built / Eff: # of Stories; Other Improvements:	Parking Type: Garage Area: Garage Capacity Parking Spaces: Basement Area: Finish Bsmnt Are Basement Type: Roof Type: Foundation; Roof Material:		Construction: Heat Type: Exterior wall: Porch Type: Patio Type: Pool: Air Cond: Style: Quality: Condition:	HEATED		
Site Information	2			SINGLE FAMILY RESID		
Zoning: LARD3		0.04	County Use:	(0100)		
Lot Area: 1,706 Land Use: SFR Site Influence:	Lot Width/Depth: Res/Comm Units:		State Use: Water Type: Sewer Type:			
Tax Information Total Value: \$56,899 Land Value: \$27,094 Improvement Value: \$29,809 Total Taxable Value: \$49,899	Improved %: Tax Year:	2015 52% 2015	Property Tax: Tax Area: Tax Exemption:	\$689.62 4 HOMEOWNER		

Comparable Summary

For Property Located At



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

0 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: 0

Subject Property	Low	High	Average
	No comparable selected	A the section of the	and a sentiment and a similar formation of the "service of the formation", a '(4) in laborary in consideration of the sentiment of the sentime
Application of the property of	فها للمعلقة فالجهورات بمزر بطميكي راجه وبالبريق وتولعه ريقاره بعيميات بتركبأت بمجهد يرفيني بالمرابب المعاريين	جوارتها والأيساخ ومخطوطهم والمختبطة المكا مخرص الحف الأناك فللجموع يكراأها أومعك بمناز المجترة	The second state of the contract of the contra

^{*=} user supplied for search only

#F Address	Sale Price	Yr Bit	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property	and the second s	-		на марион изволяет фоновання выдых с от приностирно у Вромен, не надажения, что надажения от отдення выполнения до от не-	an inter-desirates in the comment and the sub-transfer and transfer and the comment and transfer and tra	in Alleganian in the control		W ====
172 S CLARENCE ST	\$22,500	1909	1	1	10/04/1996	711	1,706	0.0

No Comps were found. Please modify search criteria.

EXHIBIT D

ASSIGNED INSPECTOR: ROGER BRUCE Date: June 30, 2016

JOB ADDRESS: 172 SOUTH CLARENCE STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5172-006-003

CASE#: 179083

ORDER NO: A-1269826

EFFECTIVE DATE OF ORDER TO COMPLY: August 30, 2006

COMPLIANCE EXPECTED DATE: September 13, 2006
DATE COMPLIANCE OBTAINED: August 1, 2007

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1269826

BOARD OF **BUILDING AND SAFETY** COMMISSIONERS

> JAVIER NUNEZ PRESIDENT

MARSHA L. BROWN VICE-PRESIDENT

VAN AMBATIFI OS PEDRO BIRBA ELENORE A. WILLIAMS CITY OF LOS ANGELES



ANTONIO R. VILLARAIGOSA

MAYOR

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

ANDREW A. ADELMAN, P.E. GENERAL MANAGER

> RAYMOND CHAN **EXECUTIVE OFFICER**

ORDER TO COMPLY

DURBIN, FRANK J 0 POBOX 17334 LOS ANGELES, CA 90017

CASE #: 179083

ORDER #: A-1269826

EFFECTIVE DATE: August 30, 2006 **COMPLIANCE DATE: September 13, 2006**

OWNER OF

**SITE ADDRESS: 172 S CLARENCE ST ASSESSORS PARCEL NO.: 5172-006-003

ZONE: RD3; Min. Per Unit 3,000

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

(3)

17

(%)

(0

15

VIOLATION(S):

1. Recycling yard is not allowed in the RD3 zone.

You are therefore ordered to: Discontinue using the single amily dwelling as a recycling and storage yard and remove

all items stored in the yard.

12.2 A.1.(a) of the L.A.M.C. Code Section(s) in Violation:

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to 1) Remove the rubbish, garbage, trash and debris from the premises.

2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

PENALTY WARNING:

Any person who violates or causes or person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

NON-COMPLIANCE FEE WARNING:

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, unless an appeal or request for slight modification is filed within 15 days of the compliance date. If an appeal or request for slight modification is not filed within 15 days of the compliance date, the determination of the department to impose and collect a Non-Compliance Fee shall be final. Section 98.0411 L.A.M.C. NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE NOTICE. MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.



APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err and abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3058. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector:

May

Date: August 30, 2006

MARK VAN SLOOTEN 3550 WILSHIRE BLVD. SUITE 1800 LOS ANGELES, CA 90010 (213)252-3058

REVIEWED BY

On Hugust 21, 200 th Date undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment poll.

Signature