

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

FRANK BUSH
INTERIM GENERAL MANAGER

June 30, 2016

Council District: # 14

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.

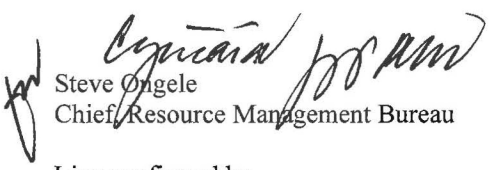
Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance 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:

<u>Description</u>	<u>Amount</u>
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	\$ 758.51

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

Lien confirmed by
City Council on:

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. 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
Instr No. : 96-1634051

Recorded : 10/04/1996

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:

FRANK JOSEPH DURBIN
P.O. BOX 17334
LOS ANGELES, CA 90017

96 1634051

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4:01 PM OCT 04 1996

FEE
\$7
D

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

ASSESSOR'S PARCEL NO.: 5172-006-003

The undersigned Grantor(s) declare(s) that the **DOCUMENT TRANSFER TAX IS:**

TITLE ORDER NO.: 9525090-13

\$ 24.75 County \$ 101.25 City

ESCROW NO.: 22338-R

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:

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
TOMMY NOVIKOFF, AN UNMARRIED MAN

hereby GRANT(S) to
FRANK JOSEPH DURBIN, A SINGLE MAN

all that real property situated in the City of LOS ANGELES
County of LOS ANGELES, State of California, described as:
THE SOUTHERLY 1.5 FEET OF THE WESTERLY 74.36 FEET OF THE LOT 54, AND THE NORTHERLY 22
FEET OF THE WESTERLY 74.36 FEET OF LOT 53 OF SALT LAKE DEPOT TRACT, AS PER MAP RECORDED IN
BOOK 3, PAGE 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated September 10, 1996

Tommy Novikoff
TOMMY NOVIKOFF

STATE OF CALIFORNIA,)
COUNTY OF LOS ANGELES) ss.
On SEPTEMBER 12, 1996, before me ROSEANN
PADILLA, Notary Public, personally appeared
TOMMY NOVIKOFF



personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their
authorized capacity(ies), 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.
WITNESS my hand and official seal.

Signature *Roseann Padilla*

(This area for official notary seal)

MAIL TAX STATEMENTS TO:

FRANK JOSEPH DURBIN-172 SOUTH CLARENCE STREET, LOS ANGELES, CA 90033

NAME

ADDRESS

CITY, STATE & ZIP

9525090-13

5172-006-003

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:

.....

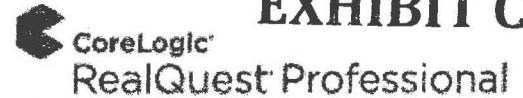
LIST OF OWNERS AND INTERESTED PARTIES

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

CAPACITY: OWNER

Property Detail Report**EXHIBIT C**

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:**
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:

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:** / **Water Type:**
Site Influence: **Sewer Type:**

Tax Information

Total Value: \$56,899 **Assessed Year:** 2015 **Property Tax:** \$689.62
Land Value: \$27,094 **Improved %:** 52% **Tax Area:** 4
Improvement Value: \$29,805 **Tax Year:** 2015 **Tax Exemption:** HOMEOWNER
Total Taxable Value: \$49,899

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

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			

* = user supplied for search only

<input type="checkbox"/> # F Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(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

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

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PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATTIELOS
PEDRO BIRBA
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



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 P O BOX 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:

VIOLATION(S):

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

You are therefore ordered to: Discontinue using the single family dwelling as a recycling and storage yard and remove all items stored in the yard.

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

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 permits another 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.



CODE ENFORCEMENT BUREAU
1-888-LA4-BUILD (1-888-524-2845)
www.ladbs.org

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 error 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: *Mark Van Slooten*

Date: August 30, 2006

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


REVIEWED BY

On August 31, 2006 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.
RC
Signature

