

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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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

October 17, 2019

Council District # 5

Case #: 797392

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

JOB ADDRESS: 1001 N BEVERLY GLEN BLVD

CONTRACT NO.: 280123893-6 B125341-2 F127623-1 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 and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$3,557.40. The cost of fencing the subject lot was \$8,875.44.

It is proposed that a lien for the total amount of **\$14,252.69** 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**

*Armond Gregory* 10-17-19

Armond Gregoryona, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On January 31, 2018 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 fence the lot, on the parcel located at **1001 N BEVERLY GLEN 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	B4286	March 02, 2018	\$3,557.40
FENCE	F4014	March 02, 2018	\$8,875.44
			\$12,432.84

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>
NONCOMPLIANCE FEE	723242-2	\$0.00	\$1,743.85	\$1,743.85
				\$1,743.85

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16200	\$38.00
FULL	T15172	\$38.00
		\$76.00

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 \$8,956.60 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,743.85, plus the Noncompliance fee of \$1,743.85, plus the Cost of Title Search(es) on the subject lot was \$76.00 for a total of **\$14,252.69**, be recorded against said property.

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: October 17, 2019

FRANK M. BUSH  
GENERAL MANAGER

Report and lien confirmed by  
City Council on:

Armond Gregoryona, Principal Inspector  
Lien Review



ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY  
DEPUTY

ASSIGNED INSPECTOR: DONALD GALLAGHER  
JOB ADDRESS: 1001 N BEVERLY GLEN BLVD  
ASSESSORS PARCEL NO.: 4371-019-040

Last Full Title: 10/04/2019

Last Update Title:

**LIST OF OWNERS AND INTERESTED PARTIES**

- |   |   |                 |
|---|---|-----------------|
| 1 | 01 BH PARTNERSHIP<br>C/O CHRISTIAN SPANNHOFF<br>10929 VANOWEN ST STE 183<br>NORTH HOLLYWOOD, CA 91605 | Capacity: OWNER |
| 2 | 01 BH PARTNERSHIP<br>C/O CHRISTIAN SPANNHOFF<br>10919 VANOWEN #183<br>NORTH HOLLYWOOD, CA 91605       | Capacity: OWNER |
| 3 | 01 BH PARTNERSHIP<br>C/O CHRISTIAN SPANNHOFF<br>859 STANDFORD ST<br>SANTA MONICA, CA 90403            | Capacity: OWNER |
| 4 | 01 BH PARTNERSHIP<br>C/O CHRISTIAN SPANNHOFF<br>1001 N BEVERLY GLEN BLVD<br>LOS ANGELES, CA 90077     | Capacity: OWNER |
| 5 | 01 BH PARTNERSHIP<br>C/O CHRISTIAN SPANNHOFF<br>20446 WELLS DR<br>WOODLAND HILLS, CA 91364            | Capacity: OWNER |



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T15172***  
***Dated as of: 01/25/2018***

***Prepared for: City of Los Angeles***

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

***APN #: 4371-019-040***

***Property Address: 1001 N. BEVERLY GLEN BLVD    City: Los Angeles    County: Los Angeles***

### ***VESTING INFORMATION***

***Type of Document: GRANT DEED***

***Grantee : CHRISTIAN SPANNHOFF***

***Grantor : RONALD ROY MATTSON AND EUGENIE MATTSON***

***Deed Date : 08/24/2016***

***Recorded : 01/12/2017***

***Instr No. : 17-0050357***

***MAILING ADDRESS: CHRISTIAN SPANNHOFF***  
***10929 VANOWEN ST STE 183 NORTH HOLLYWOOD CA 91605***

### ***SCHEDULE B***

### ***LEGAL DESCRIPTION***

***Lot: 34,35 Block: 168 Tract No: 1788 Abbreviated Description: LOT:34,35 BLK:168 TR#:1788***  
***TR=1788 LOTS 34 AND 35 BLK 168***

### ***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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T16200**  
**Dated as of: 10/04/2019**

**Prepared for: City of Los Angeles**

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

**APN #: 4371-019-040**

**Property Address: 1001 N BEVERLY GLEN BLVD      City: Los Angeles      County: Los Angeles**

#### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : 01 BH PARTNERSHIP**

**Grantor : CHRISTIAN SPANNHOFF; 10 NB PARTNERSHIP**

**Deed Date : 07/26/2019**

**Recorded : 07/29/2019**

**Instr No. : 19-0745532**

**MAILING ADDRESS: 01 BH PARTNERSHIP**  
**10919 VANOWEN ST # 183 NORTH HOLLYWOOD CA 91605**

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

**Lot: 34,35 Block: 168 Tract No: 1788 Abbreviated Description: LOT:34,35 BLK:168 TR#:1788**  
**TR=1788 LOTS 34 AND 35 BLK 168**

#### **MORTGAGES/LIENS**

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

# Property Detail Report

For Property Located At :

1001 N BEVERLY GLEN BLVD, LOS ANGELES, CA 90077-3119



## Owner Information

Owner Name: 01 BH PTSHP  
 Mailing Address: 10919 VANOWEN ST #183, LOS ANGELES CA 91605-6408 C005  
 Vesting Codes: // PS

## Location Information

Legal Description: TR=1788 LOTS 34 AND 35 BLK 168  
 County: LOS ANGELES, CA APN: 4371-019-040  
 Census Tract / Block: 2621.00 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: 1788  
 Legal Book/Page: 22-186 Map Reference: 592-B6 /  
 Legal Lot: 34 Tract #: 1788  
 Legal Block: 168 School District: LOS ANGELES  
 Market Area: C04 School District Name: LOS ANGELES  
 Neighbor Code: Munic/Township:

## Owner Transfer Information

Recording/Sale Date: 07/29/2019 / 07/26/2019 Deed Type: GRANT DEED  
 Sale Price: Document #: 745532 1st Mtg Document #:

## Last Market Sale Information

Recording/Sale Date: 09/08/2004 / 08/30/2004 1st Mtg Amount/Type: \$155,000 / CONV  
 Sale Price: \$1,550,000 1st Mtg Int. Rate/Type: / ADJ  
 Sale Type: UNKNOWN 1st Mtg Document #: 2304414  
 Document #: 2304412 2nd Mtg Amount/Type: \$1,085,000 / CONV  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: 1.25 / ADJ  
 Transfer Document #: Price Per SqFt: \$1,425.94  
 New Construction: Multi/Split Sale: MULTI  
 Title Company: UNITED TITLE  
 Lender: AMERICAS WHOLESALE LENDER  
 Seller Name: STIEBINGER JAMES

## 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: 1,087 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: 2 Finish Bsmnt Area: Pool:  
 Bath(F/H): 1 / Basement Type: Air Cond:  
 Year Built / Eff: 1937 / 1940 Roof Type: Style:  
 Fireplace: / Foundation: Quality:  
 # of Stories: Roof Material: Condition:  
 Other Improvements: Building Permit

## Site Information

Zoning: LARE40 Acres: 0.20 County Use: SINGLE FAMILY RESID (0100)  
 Lot Area: 8,549 Lot Width/Depth: x State Use:  
 Land Use: SFR Res/Comm Units: 1 / Water Type:  
 Site Influence: Sewer Type:

## Tax Information

Total Value: \$969,228 Assessed Year: 2018 Property Tax: \$14,558.10  
 Land Value: \$890,445 Improved %: 8% Tax Area: 67  
 Improvement Value: \$78,783 Tax Year: 2018 Tax Exemption:  
 Total Taxable Value: \$969,228

# Comparable Sales Report

For Property Located At



**1001 N BEVERLY GLEN BLVD, LOS ANGELES, CA 90077-3119**

3 Comparable(s) Selected.

Report Date: 10/16/2019

### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,550,000	\$897,000	\$5,925,000	\$2,597,333
Bldg/Living Area	1,087	988	1,040	1,016
Price/Sqft	\$1,425.94	\$907.89	\$5,803.13	\$2,547.90
Year Built	1937	1939	1965	1955
Lot Area	8,549	2,598	9,783	5,104
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	2	2	2
Stories	0.00	2.00	2.00	2.00
Total Value	\$969,228	\$489,982	\$1,976,760	\$1,066,244
Distance From Subject	0.00	0.11	0.49	0.35

\*= user supplied for search only

Comp #:1 Distance From Subject:0.11 (miles)

Address: 1118 N BEVERLY GLEN BLVD, LOS ANGELES, CA 90077-3122

Owner Name: HOWARD 2015 FAMILY TRUST

Seller Name: BERKOWITZ MATTHEW & DANIELLA

APN: 4371-029-016 Map Reference: 32-E4 / Living Area: 1,040

County: LOS ANGELES, CA Census Tract: 2612.00 Total Rooms: 4

Subdivision: 1033 Zoning: LARE15 Bedrooms: 2

Rec Date: 01/17/2019 Prior Rec Date: 03/26/2015 Bath(F/H): 2 /

Sale Date: 01/10/2019 Prior Sale Date: 03/13/2015 Yr Built/Eff: 1961 / 1965

Sale Price: \$970,000 Prior Sale Price: \$693,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 48879 Acres: 0.07 Fireplace: /

1st Mtg Amt: \$776,000 Lot Area: 2,931 Pool:

Total Value: \$731,989 # of Stories: 2 Roof Mat: WOOD SHAKE

Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:2 Distance From Subject:0.46 (miles)

Address: 10471 SANDALL LN, LOS ANGELES, CA 90077-3111

Owner Name: TULLOCH A W JR & PLESSMAN A TRUST

Seller Name: SANDAL LANE INC

APN: 4371-010-022 Map Reference: / Living Area: 1,021

County: LOS ANGELES, CA Census Tract: 2612.00 Total Rooms: 4

Subdivision: Zoning: LARE15 Bedrooms: 2

Rec Date: 04/08/2019 Prior Rec Date: 08/21/2015 Bath(F/H): 2 /

Sale Date: 03/13/2019 Prior Sale Date: 08/17/2015 Yr Built/Eff: 1939 / 1939

Sale Price: \$5,925,000 Prior Sale Price: \$1,900,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 303824 Acres: 0.22 Fireplace: /

1st Mtg Amt: \$5,000,000 Lot Area: 9,783 Pool:

Total Value: \$1,976,760 # of Stories: Roof Mat:

Land Use: SFR Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.49 (miles)

Address: 1606 CRATER LN, LOS ANGELES, CA 90077-3134

Owner Name: RAHR HENRY/RAHR HANNAH

Seller Name: MERRITT LISA M

APN: 4371-037-018 Map Reference: 32-E3 / Living Area: 988

County: LOS ANGELES, CA Census Tract: 2612.00 Total Rooms: 4

Subdivision: 1033 Zoning: LARE15 Bedrooms: 2

Rec Date: 03/12/2019 Prior Rec Date: 05/11/2001 Bath(F/H): 2 /

Sale Date: 02/06/2019 Prior Sale Date: 04/30/2001 Yr Built/Eff: 1965 / 1965

Sale Price:	\$897,000	Prior Sale Price:	\$370,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	219116	Acres:	0.06	Fireplace:	Y / 1
1st Mtg Amt:	\$717,400	Lot Area:	2,598	Pool:	SPA
Total Value:	\$489,982	# of Stories:	2	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	BUILT-IN