

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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
—

June 26, 2017

Council District # 7

Case #: 756260

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

JOB ADDRESS: 13602 N KISMET AVE

CONTRACT NO.: 280124804-1 B125341-2 C127623 C128935 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 \$2,896.74. The cost of cleaning the subject lot was \$2,488.64. The cost of fencing the subject lot was \$2,958.48. The cost of investigating the violation(s) was \$1,246.56. The cost of title search(es) on the subject lot was \$76.00.

It is proposed that a lien for the total amount of **\$9,666.42** 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 March 13, 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 **13602 N KISMET AVE**, 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	B4206	May 01, 2017	\$2,566.41
BARRICADE	B4217	May 25, 2017	\$330.33
CLEAN	C4441	May 11, 2017	\$2,488.64
FENCE	F3966	April 28, 2017	\$2,958.48

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	716578-2	\$256.16	\$890.40	\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T14022	\$38.00
FULL	T14380	\$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 \$6,292.06 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 \$76.00. for a total of **\$9,666.42**, 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 **\$8,343.86**, and to deposit to Fund 48R the amount of **\$1,246.56**, 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: June 26, 2017

FRANK M. BUSH
Superintendent of Building
GENERAL MANAGER

Michael Schulzinger for

Report and lien confirmed by
City Council on:

Alexander Moffat, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

June 23, 2017

CASE #: 756260

ASSIGNED INSPECTOR: DUANE JOHNSON

JOB ADDRESS: 13602 N KISMET AVE

ASSESSORS PARCEL NO.: 2510-007-022

Last Full Title: 04/10/2017

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

I EDWARD HILL
13602 N KISMET
SYLMAR, CA 91342

Capacity: OWNER



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

Property Title Report

Work Order No. T14380
Dated as of: 06/20/2017

Prepared for: City of Los Angeles

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

APN #: 2510-007-022

Property Address: 13602 N KISMET AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : EDWARD HILL

Grantor : JOHN HUBBARD AND LULA HUBBARD

Deed Date : 03/01/1968

Recorded : 05/20/1968

Instr No. : 1264

MAILING ADDRESS: EDWARD HILL
13602 KISMET AVE SYLMAR CA 91342

SCHEDULE B

LEGAL DESCRIPTION

***Lot: 59 Tract No: 8402 Abbreviated Description: LOT:59 CITY:REGION/CLUSTER:
03/03123 TR#:8402 TRACT # 8402 LOT 59 City/Muni/Twp: REGION/CLUSTER: 03/03123***

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. T14022
Dated as of: 03/07/2017

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2510-007-022

Property Address: 13602 N KISMET AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : EDWARD HILL

Grantor : JOHN HUBBARD AND LULA HUBBARD

Deed Date : 03/01/1968

Recorded : 05/20/1968

Instr No. : 1264

MAILING ADDRESS: EDWARD HILL
13602 KISMET AVE SYLMAR CA 91342

SCHEDULE B

LEGAL DESCRIPTION

Lot: 59 **Tract No:** 8402 **Abbreviated Description:** LOT:59 CITY:REGION/CLUSTER:
03/03123 TR#:8402 TRACT # 8402 LOT 59 City/Muni/Twp: REGION/CLUSTER: 03/03123

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
13602 KISMET AVE, SYLMAR, CA 91342-2322



Owner Information

Owner Name: HILL EDWARD
 Mailing Address: 13602 KISMET AVE, SYLMAR CA 91342-2322 C018
 Vesting Codes: //

Location Information

Legal Description:	TRACT # 8402 LOT 59	APN:	2510-007-022
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1060.20 / 1	Subdivision:	8402
Township-Range-Sect:		Map Reference:	2-F2 /
Legal Book/Page:	118-25	Tract #:	8402
Legal Lot:	59	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SYL	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:	05/20/1968 /	1st Mtg Amount/Type:	/
Sale Price:	\$14,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$21.77
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

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:	PARKING AVAIL	Construction:	
Living Area:	666	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	1	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1927 / 1928	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	
Other Improvements:	FENCE;ADDITION;FENCED YARD				

Site Information

Zoning:	LARA	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,589	Lot Width/Depth:	40 x 140	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$41,579	Assessed Year:	2016	Property Tax:	\$516.98
Land Value:	\$13,849	Improved %:	67%	Tax Area:	16
Improvement Value:	\$27,730	Tax Year:	2016	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$34,579				

Comparable Summary

For Property Located At



13602 KISMET AVE, SYLMAR, CA 91342-2322

6 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: 6

	Subject Property	Low	High	Average
Sale Price	\$14,500	\$355,000	\$415,455	\$394,909
Bldg/Living Area	666	702	732	716
Price/Sqft	\$21.77	\$493.74	\$590.97	\$552.16
Year Built	1927	1946	1954	1948
Lot Area	5,589	4,977	5,723	5,552
Bedrooms	1	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$41,579	\$138,227	\$324,879	\$222,523
Distance From Subject	0.00	0.19	0.49	0.38

*= 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										
		13602 KISMET AVE	\$14,500	1927	1	1	05/20/1968	666	5,589	0.0
Comparables										
<input checked="" type="checkbox"/>	1	13534 RAVEN ST	\$415,455	1947	2	1	11/18/2016	703	5,598	0.19
<input checked="" type="checkbox"/>	2	13438 HERRON ST	\$414,000	1947	2	1	02/16/2017	719	5,700	0.3
<input checked="" type="checkbox"/>	3	13450 ELDRIDGE AVE	\$355,000	1947	2	1	10/24/2016	719	4,977	0.4
<input checked="" type="checkbox"/>	4	13272 RAVEN ST	\$390,000	1947	2	1	10/19/2016	719	5,601	0.42
<input checked="" type="checkbox"/>	5	13234 BEAVER ST	\$385,000	1946	2	1	01/18/2017	732	5,713	0.46
<input checked="" type="checkbox"/>	6	13210 BEAVER ST	\$410,000	1954	2	1	05/24/2017	702	5,723	0.49