

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS

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 M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

NOTICE OF HEARING

DATE: October 19, 2017

CASE #: 637010

Regarding the property known as:  
**7340 N GENESTA AVE**

Under the Authority of the Provisions of  
Chapter IX, Article 1, of the Los Angeles Municipal Code  
and  
Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has filed a Notice of Nuisance with the County Recorders Office on the property located at the above address, being more particularly described as follows:

*See Attached Title Report for Legal Description*

and the work performed to correct the nuisance is listed on the attached **REPORT OF ABATE OF A PUBLIC NUISANCE**.

The Department did inform the Council of the City of Los Angeles of the work performed and that the cost of the work, plus a forty percent (40%) administrative fee, amounted to **\$12,221.44**. The Department recommends that a lien in the above stated amount be recorded against said property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The owner and interested parties listed below are hereby given notice that the City Council of the City of Los Angeles will consider and pass up a report by the Department of the cost of the work performed at a hearing to be held on Wednesday, December 6, 2017 at 10:00 am in the Council Chamber of City Hall of the City of Los Angeles at 200 North Spring Street, Room 340, Los Angeles, California. The owner and interested parties shall have 45 days from the date of this notice to pay the above referenced fee before this lien is recorded.

*See attached list of Interested Parties*

The owner and interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this direct assessment on the Secured Tax Roll for the County of Los Angeles without further notice.

**7340 N GENESTA AVE - NOTICE OF HEARING**

**If you are planning to file a written protest**, please provide 15 copies to the Office of the City Clerk, 200 N. Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council and provide them a minimum of ten (10) days in advance of the hearing date.

For additional information, contact **Alexander Moffat** at telephone number **(213) 252-3976**.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, section 7.35.3 (f) of the Los Angeles Administrative Code.

FRANK M. BUSH  
GENERAL MANAGER



**Alexander Moffat**  
Principal Inspector

**7340 N GENESTA AVE - NOTICE OF HEARING**

**Interested Parties List:**

WARREN J ERLANDSON II  
7340 GENESTA AVE  
VAN NUYS CA 91403

WARREN ERLANDSON  
c/o STEVAN ERLANDSON  
1225 LATIGO CYN RD  
MALIBU CA 90265

## REPORT OF ABATE OF A PUBLIC NUISANCE

On July 22, 2014 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 7340 N GENESTA 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	B4187	April 07, 2017	\$1,922.69
BARRICADE	B4215	April 07, 2017	\$1,592.36
BARRICADE	B4246	July 14, 2017	\$300.00
CLEAN	C4445	May 13, 2017	\$933.24
FENCE	F3927	December 17, 2016	\$7,100.35
FENCE	F3993	July 17, 2017	\$334.80

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T14702	\$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 \$8,721.83 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 \$38.00. for a total of \$12,221.44, 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 \$12,183.44, and to deposit to Fund 100 the amount of \$38.00.

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: September 25, 2017

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

## REPORT OF ABATE OF A PUBLIC NUISANCE

On July 22, 2014 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 7340 N GENESTA 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	B4187	April 07, 2017	\$1,922.69
BARRICADE	B4215	April 07, 2017	\$1,592.36
BARRICADE	B4246	July 14, 2017	\$300.00
CLEAN	C4445	May 13, 2017	\$933.24
FENCE	F3927	December 17, 2016	\$7,100.35
FENCE	F3993	July 17, 2017	\$334.80

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T14702	\$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 \$8,721.83 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 \$38.00. for a total of **\$12,221.44**, 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 **\$12,183.44**, and to deposit to Fund 100 the amount of **\$38.00**.

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: September 25, 2017

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



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

---

## ***Property Title Report***

***Work Order No. T14770***  
***Dated as of: 10/10/2017***

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

---

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

***APN #: 2227-002-015***

***Property Address: 7340 N GENESTA AVE      City: Los Angeles      County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee : WARREN JAMES ERLANDSON II***

***Grantor : STEVAN ERLANDSON; THE PAULINE P ERLANDSON LIVING TRUST***

***Deed Date : 04/24/2013***

***Recorded : 07/31/2013***

***Instr No. : 13-1122551***

***MAILING ADDRESS: WARREN JAMES ERLANDSON II***  
***7340 GENESTA AVE VAN NUYS CA 91406***

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

***Lot: 26 Tract No: 14905 Abbreviated Description: LOT:26 CITY:REGION/CLUSTER: 02/02131***

***TR#:14905 TRACT # 14905 LOT 26 City/Muni/Twp: REGION/CLUSTER: 02/02131***

#### **MORTGAGES/LIENS**

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