

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  
—

September 25, 2017

Council District # 6

Case #: 637010

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

JOB ADDRESS: 7340 N GENESTA AVE

CONTRACT NO.: B125341-2 C-125341-1 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 \$3,815.05. The cost of cleaning the subject lot was \$933.24. The cost of fencing the subject lot was \$7,435.15. The cost of title search(es) on the subject lot was \$38.00.

It is proposed that a lien for the total amount of **\$12,221.44** 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 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

Report and lien confirmed by  
City Council on:

Alexander Moffat, Principal Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

September 25, 2017

ASSIGNED INSPECTOR: RICHARD SIMONS  
JOB ADDRESS: 7340 N GENESTA AVE  
ASSESSORS PARCEL NO.: 2227-002-015

CASE #: 637010

Last Full Title: 09/20/2017

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- |   |  |                 |
|---|--|-----------------|
| 1 | WARREN J ERLANDSON II<br>7340 GENESTA AVE<br>VAN NUYS, CA 91403                    | Capacity: OWNER |
| 2 | WARREN ERLANDSON<br>c/o STEVAN ERLANDSON<br>1225 LATIGO CYN RD<br>MALIBU, CA 90265 | 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. T14702**  
**Dated as of: 09/14/2017**

**Prepared for: City of Los Angeles**

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### **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 : STEVANE RLANDSON; 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.**



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

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## **Property Title Report**

**Work Order No. T10588**  
Dated as of: 07/16/2014

**Prepared for: City of Los Angeles**

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### **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 Instrument** QUITCLAIM DEED

**Grantor:** STEVAN ERLANDSON, TRUSTEE OF THE PAULINE P. ERLANDSON LIVING TRUST  
DATED FEBRUARY 28, 2004

**Grantee:** WARREN JAMES ERLANDSON, II, AN UNMARRIED MAN.

**Instrument:** 20131122551

**Book/Page:** N/A

**Dated:** 04/24/2013

**Recorded:** 07/31/2013

**MAILING ADDRESS:** WARREN J. ERLANDSON, II  
7340 GENESTA AVE, VAN NUYS, CA 91406

**MAIL TAX STATEMENTS TO:** WARREN J. ERLANDSON,  
7340 GENESTA AVE, VAN NUYS, CA 91406.

### **SCHEDULE B**

#### **LEGAL DESCRIPTION**

LOT 26 OF TRACT 14905, AS PER MAP RECORDED IN BOOK 407, PAGES 23 AND 24 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### **MORTGAGES/LIENS**

NO MORTGAGE OR DEED OF TRUST

**Type of Instrument** MISCELLANEOUS

AFFIDAVIT OF DEATH OF JOINT TENANT, DATED 02/28/2004 RECORDED 03/02/2004,  
AS INSTRUMENT NO. 04/0495289

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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*Work Order No. T10588*

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** PAULINE P. ERLANDSON,  
7340 GENESTA AVE, VAN NUYS, CA 91406.

**MAIL TAX STATEMENTS TO:** PAULINE P. ERLANDSON,  
7340 GENESTA AVE, VAN NUYS, CA 91406.

**AFFIDAVIT OF DEATH OF SETTLOR OF GRANTOR TRUST AND OF DEATH OF  
TRUSTEE OF THE PAULINE P. ERLANDSON LIVING TRUST DATED FEBRUARY 28,  
2004 DATED 04/24/2013 RECORDED 06/19/2013, AS INSTRUMENT NO. 20130909899**

**MAILING ADDRESS:** R. JOHN KOHLBRAND,  
3075 E. THOUSAND OAKS BLVD., #103 WESTLAKE VILLAGE, CA 91362.

# Property Detail Report

For Property Located At :  
**7340 GENESTA AVE, VAN NUYS, CA 91406-2604**



## Owner Information

Owner Name: **ERLANDSON WARREN J II**  
 Mailing Address: **7340 GENESTA AVE, VAN NUYS CA 91406-2604 C034**  
 Vesting Codes: **//**

## Location Information

Legal Description:	<b>TRACT # 14905 LOT 26</b>	APN:	<b>2227-002-015</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1319.00 / 1</b>	Subdivision:	<b>14905</b>
Township-Range-Sect:		Map Reference:	<b>14-F3 /</b>
Legal Book/Page:	<b>407-23</b>	Tract #:	<b>14905</b>
Legal Lot:	<b>26</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>LKBL</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>07/31/2013 / 04/24/2013</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1122551</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>/</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	<b>/</b>
Deed Type:		2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

## Prior Sale Information

Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,181</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1951 / 1951</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED COMPOSITION SHINGLE</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	
Other Improvements:	<b>FENCE;FENCED YARD</b>				

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.15</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,462</b>	Lot Width/Depth:	<b>55 x 117</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$59,945</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$751.60</b>
Land Value:	<b>\$24,904</b>	Improved %:	<b>58%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$35,041</b>	Tax Year:	<b>2016</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$52,945</b>				

# Comparable Summary

For Property Located At



**7340 GENESTA AVE, VAN NUYS, CA 91406-2604**

**12 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: 12

	Subject Property	Low	High	Average
Sale Price	\$0	\$450,000	\$595,000	\$523,583
Bldg/Living Area	1,181	1,064	1,354	1,178
Price/Sqft	\$0.00	\$348.84	\$479.72	\$445.95
Year Built	1951	1949	1955	1950
Lot Area	6,462	6,000	8,849	7,037
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$59,945	\$58,041	\$499,692	\$261,546
Distance From Subject	0.00	0.11	0.49	0.36

\*= 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
<b>Subject Property</b>											
			7340 GENESTA AVE		1951	3	2		1,181	6,462	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		7400 OAK PARK AVE	\$544,000	1951	3	2	04/21/2017	1,134	6,337	0.11
<input checked="" type="checkbox"/>	2		17144 CANTLAY ST	\$468,000	1950	3	1	04/11/2017	1,122	6,400	0.28
<input checked="" type="checkbox"/>	3		17024 SATICOY ST	\$460,000	1950	3	2	01/19/2017	1,156	6,846	0.28
<input checked="" type="checkbox"/>	4		17110 SHERMAN WAY	\$585,000	1950	3	2	05/22/2017	1,236	6,960	0.29
<input checked="" type="checkbox"/>	5		17043 ENADIA WAY	\$450,000	1949	3	2	01/24/2017	1,290	6,000	0.29
<input checked="" type="checkbox"/>	6		7626 OAK PARK AVE	\$550,000	1949	3	1	06/12/2017	1,160	8,849	0.36
<input checked="" type="checkbox"/>	7		16943 VOSE ST	\$533,000	1949	2	1	05/08/2017	1,172	6,363	0.37
<input checked="" type="checkbox"/>	8		17127 VOSE ST	\$595,000	1950	3	2	08/04/2017	1,247	7,861	0.43
<input checked="" type="checkbox"/>	9		16642 COVELLO ST	\$495,000	1951	2	1	07/24/2017	1,064	6,035	0.45
<input checked="" type="checkbox"/>	10		17138 VOSE ST	\$530,000	1950	3	1	01/27/2017	1,124	8,506	0.47
<input checked="" type="checkbox"/>	11		7044 WHITAKER AVE	\$560,000	1955	3	2	08/29/2017	1,354	6,323	0.48
<input checked="" type="checkbox"/>	12		7710 WISH AVE	\$513,000	1950	3	1	04/27/2017	1,073	7,964	0.49