

BOARD OF
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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

December 17, 2018

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.: C128935-1 T123628 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 cleaning of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$1,244.88. The cost of title search(es) on the subject lot was \$118.00.

It is proposed that a lien for the total amount of **\$1,362.88** 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:BH: 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 remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions 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>
CLEAN	C4531	August 08, 2018	\$1,244.88

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T10588	\$42.00
FULL	T14770	\$38.00
FULL	T15682	\$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 \$1,007.20 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 \$118.00. for a total of **\$1,362.88**, 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 **\$1,244.88**, and to deposit to Fund 100 the amount of **\$11800**.

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: December 17, 2018

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

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

CASE #: 637010

Last Full Title: 12/14/2018

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 WARREN J ERLANDSON II
7340 GENESTA AVE
VAN NUYS, CA 91406

Capacity: OWNER

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

Capacity: OWNER



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

Property Title Report

Work Order No. T15682
Dated as of: 12/13/2018

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 TR#:14905 TRACT # 14905 LOT 26

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

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!



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

Property Title Report

Work Order No. T14702
Dated as of: 09/14/2017

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 : 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

Property Title Report

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

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 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

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

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: / 1st Mtg Amount/Type: /
Sale Price: 1st Mtg Int. Rate/Type: /
Sale Type: 1st Mtg Document #: /
Document #: 2nd Mtg Amount/Type: /
Deed Type: 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt:
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:	1,181	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1951 / 1951	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	
Other Improvements:	FENCE;FENCED YARD Building Permit				

Site Information

Zoning: LAR1 Acres: 0.15 County Use: SINGLE FAMILY RESID (0100)
Lot Area: 6,462 Lot Width/Depth: 55 x 117 State Use:
Land Use: SFR Res/Comm Units: 1 / Water Type:
Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information

Total Value:	\$61,143	Assessed Year:	2018	Property Tax:	\$783.93
Land Value:	\$25,402	Improved %:	58%	Tax Area:	16
Improvement Value:	\$35,741	Tax Year:	2017	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$54,143				

Comparable Summary

For Property Located At



7340 GENESTA AVE, VAN NUYS, CA 91406-2604

20 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: 20

	Subject Property	Low	High	Average
Sale Price	\$0	\$202,000	\$2,475,000	\$646,150
Bldg/Living Area	1,181	1,017	1,356	1,186
Price/Sqft	\$0.00	\$189.85	\$2,250.00	\$551.06
Year Built	1951	1949	1955	1950
Lot Area	6,462	5,997	9,419	6,771
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$61,143	\$55,532	\$512,000	\$329,336
Distance From Subject	0.00	0.05	0.46	0.27

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			7340 GENESTA AVE		1951	3	2		1,181	6,462	0.0
Comparables											
<input checked="" type="checkbox"/>	1		7338 LEESCOTT AVE	\$670,000	1952	2	2	03/28/2018	1,236	6,000	0.05
<input checked="" type="checkbox"/>	2		7340 OAK PARK AVE	\$599,000	1950	4	2	10/25/2018	1,078	6,015	0.10
<input checked="" type="checkbox"/>	3		16943 CANTLAY ST	\$625,000	1951	3	2	05/21/2018	1,181	6,417	0.12
<input checked="" type="checkbox"/>	4		7432 OAK PARK AVE	\$510,000	1951	3	1	09/24/2018	1,134	6,318	0.15
<input checked="" type="checkbox"/>	5		17000 CANTLAY ST	\$635,000	1952	3	2	08/24/2018	1,291	7,795	0.16
<input checked="" type="checkbox"/>	6		17064 WYANDOTTE ST	\$585,000	1950	3	3	06/19/2018	1,290	6,120	0.18
<input checked="" type="checkbox"/>	7		7401 AMESTOY AVE	\$569,000	1950	3	1	06/26/2018	1,100	6,240	0.19
<input checked="" type="checkbox"/>	8		17112 CANTLAY ST	\$629,000	1950	3	2	03/20/2018	1,248	8,275	0.23
<input checked="" type="checkbox"/>	9		16901 COVELLO ST	\$505,000	1950	3	1	06/18/2018	1,093	6,025	0.25
<input checked="" type="checkbox"/>	10		17024 SHERMAN WAY	\$550,000	1952	3	2	10/16/2018	1,236	9,419	0.25
<input checked="" type="checkbox"/>	11		17030 SATICOY ST	\$570,000	1950	3	2	08/30/2018	1,181	6,845	0.28
<input checked="" type="checkbox"/>	12		7512 OSTROM AVE	\$595,000	1950	3	2	04/25/2018	1,220	6,250	0.32
<input checked="" type="checkbox"/>	13		17129 COVELLO ST	\$550,000	1950	3	1	06/05/2018	1,331	6,269	0.32
<input checked="" type="checkbox"/>	14		17135 COVELLO ST	\$2,475,000	1950	3	1	06/12/2018	1,100	6,270	0.33
<input checked="" type="checkbox"/>	15		7608 AMESTOY AVE	\$542,000	1950	2	1	08/21/2018	1,162	7,904	0.34
<input checked="" type="checkbox"/>	16		7521 RUFFNER AVE	\$539,000	1955	3	2	08/15/2018	1,356	6,541	0.40
<input checked="" type="checkbox"/>	17		7359 RUBIO AVE	\$572,000	1951	2	1	08/31/2018	1,262	6,592	0.40
<input checked="" type="checkbox"/>	18		7662 OAK PARK AVE	\$202,000	1949	3	1	05/25/2018	1,064	8,096	0.42
<input checked="" type="checkbox"/>	19		7306 LASAINE AVE	\$465,000	1949	2	1	05/18/2018	1,017	5,997	0.44
<input checked="" type="checkbox"/>	20		16607 VALERIO ST	\$536,000	1951	2	1	09/28/2018	1,133	6,036	0.46