

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  
—

February 06, 2019

Council District # 14

Case #: 835698

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

JOB ADDRESS: 659 S SOTO ST

CONTRACT NO.: 280142615-3 B131051 C128935-1 F127623-2 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 \$3,915.10. The cost of cleaning the subject lot was \$4,668.30. The cost of fencing the subject lot was \$7,403.20. The cost of investigating the violation(s) was \$1,246.56. The cost of title search(es) on the subject lot was \$45.00.

It is proposed that a lien for the total amount of **\$17,278.16** 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 November 22, 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 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 **659 S SOTO ST**, 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	B4337	November 27, 2018	\$3,915.10
CLEAN	C4541	December 17, 2018	\$3,112.20
CLEAN	C4544	December 17, 2018	\$1,556.10
FENCE	F4058	December 17, 2018	\$7,403.20

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	771316-7	\$356.16	\$890.40	\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15669	\$38.00
SUPPLEMENTAL	T15783	\$7.00

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 \$11,820.16 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 \$45.00. for a total of **\$17,278.16**, be recorded against said property.

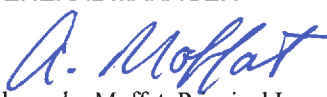
It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of **\$15,986.60**, and to deposit to Fund 48R the amount of **\$1,246.56**, and to deposit to Fund 100 the amount of **\$45.00**.

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: February 06, 2019

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

February 05, 2019

CASE #: 835698

ASSIGNED INSPECTOR: JEFFREY CORPUZ

JOB ADDRESS: 659 S SOTO ST

ASSESSORS PARCEL NO.: 5183-025-037

Last Full Title: 11/16/2018

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

1 ALMA R ARAGON AND MARLIN URANGA  
659 S SOTO ST  
LOS ANGELES, CA 90023

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. T15783***  
***Dated as of: 01/30/2019***

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

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

***APN #: 5183-025-037***

***Property Address: 659 S SOTO ST***

***City: Los Angeles***

***County: Los Angeles***

### ***VESTING INFORMATION***

***Type of Document: SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES***

***Grantee : ALMA R ARAGON AND MARLIN URANGA***

***Grantor : ESTATE OF AURORA BRIDGIT ARAGON***

***Deed Date : 09/06/1995***

***Recorded : 09/29/1995***

***Instr No. : 95-1588047***

***MAILING ADDRESS: ALMA R ARAGON AND MARLIN URANGA***  
***659 S SOTO ST LOS ANGELES CA 90023***

### ***SCHEDULE B***

### ***LEGAL DESCRIPTION***

***Lot: 37 Abbreviated Description: LOT:37 HOLLENBECK PARK HEIGHTS TRACT EX OF ST LOT 37***

### ***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. T15669***  
***Dated as of: 11/15/2018***

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

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### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5183-025-037***

***Property Address: 659 S SOTO ST***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES***

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***659 S SOTO ST LOS ANGELES CA 90023***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot: 37 Abbreviated Description: LOT:37 HOLLENBECK PARK HEIGHTS TRACT EX OF ST LOT 37***

### **MORTGAGES/LIENS**

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

# Property Detail Report

For Property Located At :

659 S SOTO ST, LOS ANGELES, CA 90023-1300



## Owner Information

Owner Name: ARAGON ALMA R/URANGA MARLIN  
Mailing Address: 659 S SOTO ST, LOS ANGELES CA 90023-1300 C001  
Vesting Codes: / A /

## Location Information

Legal Description: HOLLENBECK PARK HEIGHTS TRACT EX OF ST LOT 37  
County: LOS ANGELES, CA APN: 5183-025-037  
Census Tract / Block: 2046.00 / 1 Alternate APN:  
Township-Range-Sect: Subdivision: HOLLENBECK PARK HEIGHTS TR  
Legal Book/Page: Map Reference: 45-A4 /  
Legal Lot: 37 Tract #:  
Legal Block: School District: LOS ANGELES  
Market Area: BOYH School District Name: LOS ANGELES  
Neighbor Code: Munic/Township:

## Owner Transfer Information

Recording/Sale Date: / Deed Type:  
Sale Price: 1st Mtg Document #:  
Document #:

## Last Market Sale Information

Recording/Sale Date: 09/29/1995 / 1st Mtg Amount/Type: /  
Sale Price: 1st Mtg Int. Rate/Type: /  
Sale Type: 1st Mtg Document #: /  
Document #: 1588047 2nd Mtg Amount/Type: /  
Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /  
Transfer Document #: Price Per SqFt:  
New Construction: Multi/Split Sale:  
Title Company:  
Lender:  
Seller Name: OWNER RECORD

## 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: 1,238 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: YES  
Year Built / Eff: 1907 / 1912 Roof Type: Style:  
Fireplace: / Foundation: Quality:  
# of Stories: Roof Material: Condition:  
Other Improvements: Building Permit

## Site Information

Zoning: LAC1 Acres: 0.10 County Use: SINGLE FAMILY RESID (0100)  
Lot Area: 4,401 Lot Width/Depth: x State Use:  
Land Use: SFR Res/Comm Units: 1 / Water Type:  
Site Influence: Sewer Type:

## Tax Information

Total Value: \$138,897 Assessed Year: 2018 Property Tax: \$1,816.68  
Land Value: \$119,491 Improved %: 14% Tax Area: 4  
Improvement Value: \$19,406 Tax Year: 2018 Tax Exemption: HOMEOWNER  
Total Taxable Value: \$131,897

# Comparable Summary

For Property Located At



## 659 S SOTO ST, LOS ANGELES, CA 90023-1300

4 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: 4

	Subject Property	Low	High	Average
Sale Price	\$0	\$400,000	\$650,000	\$487,500
Bldg/Living Area	1,238	1,130	1,360	1,231
Price/Sqft	\$0.00	\$294.12	\$501.54	\$397.36
Year Built	1907	1903	1921	1910
Lot Area	4,401	4,399	6,253	5,089
Bedrooms	2	3	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$138,897	\$33,775	\$358,070	\$198,771
Distance From Subject	0.00	0.12	0.49	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
<b>Subject Property</b>											
			659 S SOTO ST		1907	2	1	09/29/1995	1,238	4,401	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		658 S CHICAGO ST	\$400,000	1905	3	1	10/16/2018	1,360	4,932	0.12
<input checked="" type="checkbox"/>	2		732 S ST LOUIS ST	\$650,000	1912	3	1	11/30/2018	1,296	4,399	0.19
<input checked="" type="checkbox"/>	3		2715 GUIRADO ST	\$490,000	1921	4	2	07/27/2018	1,137	4,772	0.28
<input checked="" type="checkbox"/>	4		2623 E 3RD ST	\$410,000	1903	3	1	08/17/2018	1,130	6,253	0.49