

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
—

August 02, 2019

Council District # 15

Case #: 727935

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

JOB ADDRESS: 1517 E ROBIDOUX ST

CONTRACT NO.: C-125341-1 C123679-2 C127623 C127648 T123628-2 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, fencing of the lot and graffiti abatement at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$300.00. The cost of cleaning the subject lot was \$362.10. The cost of fencing the subject lot was \$287.84. The cost of exterior graffiti abatement of the subject building(s) was \$377.30.

It is proposed that a lien for the total amount of **\$1,407.24** 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

M. Schulzinger (for)

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On July 25, 2016 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 fence the lot,abate the graffiti, on the parcel located at **1517 E ROBIDOUX 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	B4191	February 22, 2017	\$300.00
CLEAN	C4425	February 10, 2017	\$362.10
FENCE	F3931	March 21, 2017	\$287.84
GRAFFITI ABATEMENT	G2223	February 10, 2017	\$377.30
			<u>\$1,327.24</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16073	\$38.00
FULL	T13431	\$42.00
		<u>\$80.00</u>

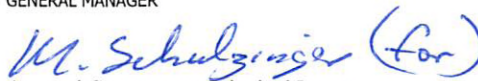
Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$996.24 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$80.00 for a total of **\$1,407.24**, be recorded against said property.

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: August 02, 2019

FRANK M. BUSH
GENERAL MANAGER



Armond Gregoryona, Principal Inspector

Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

August 01, 2019

CASE #: 727935

ASSIGNED INSPECTOR: NEVILLE REID
JOB ADDRESS: 1517 E ROBIDOUX ST
ASSESSORS PARCEL NO.: 7425-026-005

Last Full Title: 07/29/2019

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 CLEMENCIA ORTEGA
24815 NEPTUNE AVE.
CARSON, CA 90745-6423

Capacity: OWNER



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

Property Title Report

Work Order No. T16073
Dated as of: 07/29/2019

Prepared for: City of Los Angeles

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

APN #: 7425-026-005

Property Address: 1517 E ROBIDOUX ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : CLEMENCIA ORTEGA

Grantor : JOSE NATIVIDAD CERVANTES; CLEMENCIA ORTEGA

Deed Date : 09/18/2009

Recorded : 09/21/2009

Instr No. : 09-1434239

MAILING ADDRESS: CLEMENCIA ORTEGA
24815 NEPTUNE AVE CARSON CA 90745

SCHEDULE B

LEGAL DESCRIPTION

Lot: 40 Tract No: 960 Abbreviated Description: LOT:40 TR#:960 TRACT NO 960 LOT 40

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. T13431
Dated as of: 07/21/2016

Prepared for: City of Los Angeles

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

APN #: 7425-026-005

Property Address: 1517 E ROBIDOUX ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : CLEMENCIA ORTEGA

Grantor : JOSE NATIVIDAD CERVANTES AND CLEMENCIA ORTEGA

Deed Date : 09/18/2009

Recorded : 09/21/2009

Instr No. : 09-1434239

MAILING ADDRESS: CLEMENCIA ORTEGA
24815 NEPTUNE AVE CARSON CA 90745

SCHEDULE B

LEGAL DESCRIPTION

Lot: 40 Tract No: 960 Abbreviated Description: LOT:40 CITY:REGION/CLUSTER:

10/10130 TR#:960 TRACT NO 960 LOT 40 City/Muni/Twp: REGION/CLUSTER: 10/10130

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

1517 E ROBIDOUX ST, WILMINGTON, CA 90744-2807



Owner Information

Owner Name: ORTEGA CLEMENCIA
 Mailing Address: 24815 NEPTUNE AVE, CARSON CA 90745-6423 C016
 Vesting Codes: UW // SE

Location Information

Legal Description: TRACT NO 960 LOT 40
 County: LOS ANGELES, CA APN: 7425-026-005
 Census Tract / Block: 2946.20 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 960
 Legal Book/Page: 16-181 Map Reference: 74-D3 /
 Legal Lot: 40 Tract #: 960
 Legal Block: School District: LOS ANGELES
 Market Area: 196 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 09/21/2009 / 09/18/2009 Deed Type: GRANT DEED
 Sale Price: 1st Mtg Document #:
 Document #: 1434239

Last Market Sale Information

Recording/Sale Date: 11/30/2001 / 07/17/2001 1st Mtg Amount/Type: \$99,000 / CONV
 Sale Price: \$110,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 2285219
 Document #: 2285218 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$112.24
 New Construction: Multi/Split Sale:
 Title Company: COMMONWEALTH LAND TITLE CO.

Lender: NORTH AMERICAN MTG CO
 Seller Name: HERRERA MARIA G

Prior Sale Information

Prior Rec/Sale Date: 10/06/1978 / Prior Lender:
 Prior Sale Price: \$47,000 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type: DEED (REG)

Property Characteristics

Gross Area: Parking Type: DETACHED GARAGE Construction:
 Living Area: 980 Garage Area: Heat Type: CENTRAL
 Tot Adj Area: Garage Capacity: 1 Exterior wall:
 Above Grade: Parking Spaces: Porch Type:
 Total Rooms: 5 Basement Area: Patio Type:
 Bedrooms: 2 Finish Bsmnt Area: Pool:
 Bath(F/H): 1 / Basement Type: Air Cond: CENTRAL
 Year Built / Eff: 1919 / 1927 Roof Type: Style:
 Fireplace: / Foundation: Quality:
 # of Stories: Roof Material: Condition:
 Other Improvements: Building Permit

Site Information

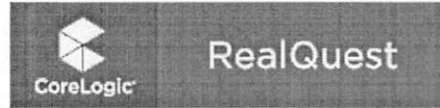
Zoning: LAR1 Acres: 0.12 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 5,412 Lot Width/Depth: x State Use:
 Land Use: SFR Res/Comm Units: 1 / Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: \$167,078 Assessed Year: 2018 Property Tax: \$2,187.80
 Land Value: \$158,823 Improved %: 5% Tax Area: 400
 Improvement Value: \$8,255 Tax Year: 2018 Tax Exemption:
 Total Taxable Value: \$167,078

Comparable Sales Report

For Property Located At



1517 E ROBIDOUX ST, WILMINGTON, CA 90744-2807

3 Comparable(s) Selected.

Report Date: 07/25/2019

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$110,000	\$228,000	\$383,000	\$313,667
Bldg/Living Area	980	900	1,056	977
Price/Sqft	\$112.24	\$233.61	\$366.67	\$320.99
Year Built	1919	1922	1962	1936
Lot Area	5,412	3,841	4,740	4,440
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$167,078	\$27,523	\$182,814	\$87,405
Distance From Subject	0.00	0.38	0.44	0.41

*= user supplied for search only

Comp #:1 Distance From Subject:0.38 (miles)

Address: **1035 E COLON ST, WILMINGTON, CA 90744-2102**

Owner Name: **JUAREZ ANGELINA/JUAREZ KIMBERLY**

Seller Name: **JUAREZ JOSE C & ANGELINA**

APN: **7426-014-029** Map Reference: **74-D3 /** Living Area: **976**

County: **LOS ANGELES, CA** Census Tract: **2941.20** Total Rooms: **5**

Subdivision: **WILGARY TR** Zoning: **LAR1** Bedrooms: **3**

Rec Date: **04/15/2019** Prior Rec Date: **02/01/1993** Bath(F/H): **2 /**

Sale Date: **03/16/2019** Prior Sale Date: Yr Built/Eff: **1962 / 1970**

Sale Price: **\$228,000** Prior Sale Price: **\$120,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **328515** Acres: **0.11** Fireplace: **/**

1st Mtg Amt: **\$79,215** Lot Area: **4,740** Pool:

Total Value: **\$182,814** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**

Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:0.40 (miles)

Address: **1019 E COLON ST, WILMINGTON, CA 90744-2102**

Owner Name: **MACIAS ADRIAN/GARCIA APRIL M**

Seller Name: **UTTER FAMILY TRUST**

APN: **7426-014-025** Map Reference: **74-D3 /** Living Area: **1,056**

County: **LOS ANGELES, CA** Census Tract: **2941.20** Total Rooms: **4**

Subdivision: **WILGARY TR** Zoning: **LAR1** Bedrooms: **2**

Rec Date: **06/18/2019** Prior Rec Date: Bath(F/H): **1 /**

Sale Date: **05/10/2019** Prior Sale Date: Yr Built/Eff: **1922 / 1932**

Sale Price: **\$383,000** Prior Sale Price: Air Cond:

Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**

Document #: **576605** Acres: **0.11** Fireplace: **/**

1st Mtg Amt: **\$370,217** Lot Area: **4,739** Pool:

Total Value: **\$27,523** # of Stories: **1** Roof Mat: **ROLL COMPOSITION**

Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.44 (miles)

Address: 1113 EMERY PL, WILMINGTON, CA 90744-3609

Owner Name: HINKLE FAMILY TRUST

Seller Name: MERINO WALTER

APN: 7425-006-015

Map Reference: 74-D3 /

Living Area: 900

County: LOS ANGELES, CA

Census Tract: 2946.20

Total Rooms: 4

Subdivision: 6816

Zoning: LAR1

Bedrooms: 2

Rec Date: 03/05/2019

Prior Rec Date:

Bath(F/H): 2 /

Sale Date: 02/01/2019

Prior Sale Date:

Yr Built/Eff: 1924 / 1942

Sale Price: \$330,000

Prior Sale Price:

Air Cond:

Sale Type: FULL

Prior Sale Type:

Style: CONVENTIONAL

Document #: 192627

Acres: 0.09

Fireplace: /

1st Mtg Amt: \$150,000

Lot Area: 3,841

Pool:

Total Value: \$51,878

of Stories: 1

Roof Mat: ROLL

Land Use: SFR

Park Area/Cap#: / 1

Parking: COMPOSITION PARKING AVAIL