

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

May 18, 2018

Council District: # 6

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

JOB ADDRESS: **13403 WEST BRYSON STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2637-013-058**
Re: Invoice #703934-2

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **13403 West Bryson Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Late Charge/Collection Fee (250%)	\$ 1,650.00
Accumulated Interest (1%/month)	330.99
Title Report Fee	42.00
Grand Total	\$ 2,022.99

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,022.99** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,022.99** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T15321
Dated as of: 05/09/2018

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2637-013-058

Property Address: 13403 W BRYSON ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MARTHA A FEY

Grantor : GERARDO ECKARDT

Deed Date : 09/27/2002

Recorded : 05/01/2003

Instr No. : 03-1250057

MAILING ADDRESS: MARTHA A FEY
13403 BRYSON ST PANORAMA CITY CA 91402

SCHEDULE B

LEGAL DESCRIPTION

Lot: 9 Tract No: 25208 Abbreviated Description: LOT:9 TR#:25208 TRACT NO 25208 LOT 9

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 11/15/2007

Document #:07-2551534

Loan Amount: \$335,000

Lender Name: INDYMAC BANK FSB

Borrowers Name: MARTHA A FEY

MAILING ADDRESS: INDYMAC BANK FSB
BLDG B 901 E. 104TH ST KANSAS CITY, MO 64131

This page is part of your document - DO NOT DISCARD

03 1250057

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
2:41 PM MAY 01 2003

TITLE(S) : DEED



FEE

D.T.T

FEE
\$7
J

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-\$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

2637 - 013 - 058

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
MARTHA A. FEY
13403 BRYSON STREET
PANORAMA CITY, A 91402

03 1250057 ²

A.P.N.: 2637-013-058

Space Above This Line for Recorder's Use Only

GRANT DEED

Gift

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY § & CITY §
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] unincorporated area; [] City of LOS ANGELES, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
GERARDO ECKARDT, A SINGLE MAN

hereby GRANT(S) to **MARTHA A. FEY, AN UNMARRIED WOMAN**

the following described property in the City of **LOS ANGELES**, County of **LOS ANGELES** State of California;

Lot 9 of Tract 25208, in the City of LOS ANGELES, County of LOS ANGELES, California as per map recorded in Book 799, Page(s) 12 and 13, of Maps in the Office of the County Recorder of said County.

Gerardo Eckardt
GERARDO ECKARDT

Document Date: 9-27-02

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On 9-27-02 before me, JUDITH H. STEIN
personally appeared GERARDO ECKARDT

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Judith H. Stein*

This area for official notarial seal.

arial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

EXHIBIT B

ASSIGNED INSPECTOR: DENTON LOMENZO

Date: May 18, 2018

JOB ADDRESS: 13403 WEST BRYSON STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2637-013-058

Last Full Title: 05/09/2018

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARTHA A FEY
13403 BRYSON ST
PANAORAMA CITY, CA. 91402 CAPACITY: OWNER

- 2). INDYMAC BANK FSB
BLDG B 901 E. 104TH ST
KANSAS CITY, MO. 64131 CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
13403 BRYSON ST, PANORAMA CITY, CA 91402-4001

**Owner Information**

Owner Name: **FEY MARTHA A**
 Mailing Address: **13403 BRYSON ST, PANORAMA CITY CA 91402-4001 C001**
 Vesting Codes: **DV / /**

Location Information

Legal Description:	TRACT NO 25208 LOT 9	APN:	2637-013-058
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1197.00 / 2	Subdivision:	25208
Township-Range-Sect:		Map Reference:	15-F1 /
Legal Book/Page:	799-12	Tract #:	25208
Legal Lot:	9	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	ARL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	05/01/2003 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:	1250057		

Last Market Sale Information

Recording/Sale Date:	05/24/2002 / 03/06/2002	1st Mtg Amount/Type:	\$40,000 / PRIVATE PARTY
Sale Price:	\$200,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	1203200
Document #:	1203198	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$80.84
New Construction:		Multi/Split Sale:	
Title Company:	AMERICAN TITLE CO.		
Lender:			
Seller Name:	FEY MARTHA A		

Prior Sale Information

Prior Rec/Sale Date:	12/01/1999 / 11/19/1999	Prior Lender:	LB MTG
Prior Sale Price:	\$185,000	Prior 1st Mtg Amt/Type:	\$115,000 / CONV
Prior Doc Number:	2217351	Prior 1st Mtg Rate/Type:	/ ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	2,474	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1970 / 1972	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	2.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;ADDITION;SHED				

Site Information

Zoning:	LAR1	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,996	Lot Width/Depth:	50 x 101	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$464,219	Assessed Year:	2017	Property Tax:	\$5,732.21
Land Value:	\$278,284	Improved %:	40%	Tax Area:	13
Improvement Value:	\$185,935	Tax Year:	2017	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$457,219				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

13403 BRYSON ST, PANORAMA CITY, CA 91402-4001**1 Comparable(s) Selected.**

Report Date: 05/16/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$200,000	\$590,000	\$590,000	\$590,000
Bldg/Living Area	2,474	2,379	2,379	2,379
Price/Sqft	\$80.84	\$248.00	\$248.00	\$248.00
Year Built	1970	1925	1925	1925
Lot Area	4,996	10,141	10,141	10,141
Bedrooms	4	4	4	4
Bathrooms/Restrooms	3	3	3	3
Stories	2.00	2.00	2.00	2.00
Total Value	\$464,219	\$511,000	\$511,000	\$511,000
Distance From Subject	0.00	0.22	0.22	0.22

* = user supplied for search only

Comp #: 1			Distance From Subject: 0.22 (miles)
Address:	8372 VENTURA CANYON AVE, PANORAMA CITY, CA 91402-3942		
Owner Name:	SANTIAGO OLGA L		
Seller Name:	DIAZ JONATHAN E R		
APN:	2637-013-020	Map Reference:	15-F1 /
County:	LOS ANGELES, CA	Census Tract:	1197.00
Subdivision:	8513	Zoning:	LAR1
Rec Date:	09/08/2017	Prior Rec Date:	05/04/2017
Sale Date:	08/22/2017	Prior Sale Date:	03/29/2017
Sale Price:	\$590,000	Prior Sale Price:	\$455,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1021227	Acres:	0.23
1st Mtg Amt:		Lot Area:	10,141
Total Value:	\$511,000	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	2,379
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1925 / 1929
		Air Cond:	
		Style:	TUDOR
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **DENTON LOMENZO**

Date: **May 18, 2018**

JOB ADDRESS: **13403 WEST BRYSON STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2637-013-058**

CASE#: **712791**

ORDER NO: **A-4037198**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 15, 2016**

COMPLIANCE EXPECTED DATE: **May 15, 2016**

DATE COMPLIANCE OBTAINED: **June 28, 2018**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4037198

1060906201617024
10609132017422521050915201742354

BOARD OF
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CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER
FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY

FEY, MARTHA A
13403 BRYSON ST
PANORAMA CITY, CA 91402

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day,

APR 08 2016

PASSWD 6/28/17
CASE #: 712791
ORDER #: A-4037198
EFFECTIVE DATE: April 15, 2016
COMPLIANCE DATE: May 15, 2016

OWNER OF
SITE ADDRESS: 13403 W BRYSON ST
PROPERTY KNOWN AS
ASSESSORS PARCEL NO.: 2637-013-058
PARCEL IDENTIFICATION NO.: 192B157 280
ZONE: R1; One-Family Zone

To the address as shown on the
last equalized assessment roll.
Initialed by *EB*

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the physical elements of the existing building by cleaning painting, staining, refinishing or other restorative means, in a condition as close as reasonably feasible to their originally required and approved state.

Code Section(s) in Violation: 91.8104.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Front of dwelling.

Comments: Exterior wood house-trim in areas where paint is peeling, chipping, and/or lacking need painting.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING :

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion or requests for slight modification of the requirements contained in this order when appropriate fees have been paid Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3988. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: April 08, 2016

ERNIE LEOS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3988

Ernie.Leos@lacity.org



REVIEWED BY