

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING
JOHN WEIGHT
EXECUTIVE OFFICER

August 07, 2023

Council District # 5

Case #: 817761

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

JOB ADDRESS: 800 N LA JOLLA AVE

CONTRACT NO.: C141028-1 B138088-2 B138088-3 C135857-2 280185954-8 C142032

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 \$2,826.23. The cost of cleaning the subject lot was \$1,680.00. The cost of fencing the subject lot was \$20,162.91.

It is proposed that a lien for the total amount of **\$25,060.30** 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.

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

Shawn Eshbach, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On June 14, 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, fence the lot, on the parcel located at **800 N LA JOLLA 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	B4764	March 14, 2023	\$1,673.00
BARRICADE	B4801	May 25, 2023	\$351.33
BARRICADE	B4811	June 10, 2023	\$300.00
BARRICADE	B4819	July 12, 2023	\$501.90
CLEAN	C4832	March 14, 2023	\$1,680.00
FENCE	F4304	March 14, 2023	\$18,834.82
FENCE	F4339	June 12, 2023	\$482.94
FENCE	F4349	July 14, 2023	\$845.15
			<u>\$24,669.14</u>

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	884364-3	\$356.16	\$0.00	\$356.16
				<u>\$356.16</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17405	\$30.00
SUPPLEMENTAL	T17654	\$5.00
		<u>\$35.00</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 \$17,997.69 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$356.16, plus the Cost of Title Search(es) on the subject lot was \$35.00 for a total of **\$25,060.30**, 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 07, 2023

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

Report and lien confirmed by
City Council on:

Shawn Eshbach, Principal Inspector
Lien Review



ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

August 04, 2023

CASE #: 817761

ASSIGNED INSPECTOR: JAIME RIOS
JOB ADDRESS: 800 N LA JOLLA AVE
ASSESSORS PARCEL NO.: 5529-016-012

Last Full Title: 02/28/2023

Last Update Title:

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LIST OF OWNERS AND INTERESTED PARTIES

1 BARBARA L. ANDERSON
8205 SANTA MONICA BLVD. #1322
WEST HOLLYWOOD, CA 90046

Capacity: OWNER

2 BARBARA L ANDERSON
316 MID VALLEY CENTER #276
CARMEL, CA 93923

Capacity: OWNER



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17405
Dated as of: 02/23/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5529-016-012

Property Address: 800 N LA JOLLA AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BARBARA L. ANDERSON

Grantor : MARY HOVSEPIAN AND BERJOOHI HOVSEPIAN AND BERJ HOVSEPIAN

Deed Date : 11/15/200

Recorded : 01/03/2001

Instr No. : 01-0012629

MAILING ADDRESS: BARBARA L. ANDERSON

8205 SANTA MONICA BLVD STE 1-322, WEST HOLLYWOOD, CA 90046

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 11 Block: C Tract No: 5763 Brief Description: TRACT NO 5763 LOT 11 BLK C

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 01/03/2001

Document #: 01-0012630

Loan Amount: \$446,000

Lender Name: DOWNEY SAVINGS AND LOAN

Borrowers Name: BARBARA L. ANDERSON

MAILING ADDRESS: DOWNEY SAVINGS AND LOAN

P.O. BOX 6060 351 JAMBOREE RD. NEWPORT BEACH, CA 92658



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17654
Dated as of: 07/26/2023

Prepared for: City of Los Angeles

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

APN #: 5529-016-012

Property Address: 800 N LA JOLLA AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : BARBARA L. ANDERSON

Grantor : MARY HOVSEPIAN

Deed Date : 11/15/2000

Recorded : 01/03/2001

Instr No. : 01-0012629

MAILING ADDRESS: BARBARA L. ANDERSON
8205 SANTA MONICA BLVD STE 1-322, WEST HOLLYWOOD, CA 90046

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 11 Block: C Tract No: 5763 Brief Description: TRACT NO 5763 LOT 11 BLK C

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 01/03/2001

Document #: 01-0012630

Loan Amount: \$446,000

Lender Name: DOWNEY SAVINGS AND LOAN

Borrowers Name: BARBARA L. ANDERSON

MAILING ADDRESS: DOWNEY SAVINGS AND LOAN
3501 JAMBOREE RD NEWPORT BEACH, CA 92658

Property Detail Report

For Property Located At :

800 N LA JOLLA AVE, LOS ANGELES, CA 90046-6810



RealQuest

Owner Information

Owner Name: ANDERSON BARBARA L
Mailing Address: 8205 SANTA MONICA BLVD #1-322, WEST HOLLYWOOD CA 90046-5977 C054
Vesting Codes: UW / /

Bldg Card: 000 of 003

Location Information

Legal Description: TRACT NO 5763 LOT 11
County: LOS ANGELES, CA APN: 5529-016-012
Census Tract / Block: 1944.02 / 3 Alternate APN:
Township-Range-Sect: Subdivision: 5763
Legal Book/Page: 62-17 Map Reference: 33-E5 /
Legal Lot: 11 Tract #: 5763
Legal Block: C School District: LOS ANGELES
Market Area: C10 School District Name: LOS ANGELES
Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: 01/03/2001 / 11/15/2000 1st Mtg Amount/Type: \$446,000 / CONV
Sale Price: \$638,000 1st Mtg Int. Rate/Type: / ADJ
Sale Type: FULL 1st Mtg Document #: 12630
Document #: 12629 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$239.67
New Construction: Multi/Split Sale:
Title Company: INVESTORS TITLE CO.
Lender: DOWNEY S&L ASSN FA
Seller Name: HOVSEPIAN MARY

Prior Sale Information

Prior Rec/Sale Date: 08/02/1990 / 07/1990 Prior Lender: FIRST FRANKLIN FIN'L
Prior Sale Price: \$615,000 Prior 1st Mtg Amt/Type: \$250,000 / CONV
Prior Doc Number: 1343478 Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: 2,662	Parking Type:	Construction:
Living Area: 2,662	Garage Area:	Heat Type: CENTRAL
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 5	Finish Bsmnt Area:	Pool:
Bath(F/H): 3 /	Basement Type:	Air Cond: CENTRAL
Year Built / Eff: 1924 /	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

Site Information

Zoning: LAR2 Acres: 0.17 County Use: MULTI-FAMILY 3-UNIT (0300)
Lot Area: 7,423 Lot Width/Depth: x State Use:
Land Use: TRIPLEX Res/Comm Units: 3 / Water Type:
Site Influence: Sewer Type:

Tax Information

Total Value: \$905,904	Assessed Year: 2022	Property Tax: \$11,054.53
Land Value: \$567,968	Improved %: 37%	Tax Area: 67
Improvement Value: \$337,936	Tax Year: 2022	Tax Exemption:
Total Taxable Value: \$905,904		

Comparable Sales Report

For Property Located At

**800 N LA JOLLA AVE, LOS ANGELES, CA 90046-6810**

1 Comparable(s) Selected.

Report Date: 07/25/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$638,000	\$1,591,000	\$1,591,000	\$1,591,000
Bldg/Living Area	2,662	2,285	2,285	2,285
Price/Sqft	\$239.67	\$696.28	\$696.28	\$696.28
Year Built	1924	1926	1926	1926
Lot Area	7,423	6,550	6,550	6,550
Bedrooms	5	4	4	4
Bathrooms/Restrooms	3	3	3	3
Stories	0.00	0.00	0.00	0.00
Total Value	\$905,904	\$788,772	\$788,772	\$788,772
Distance From Subject	0.00	0.29	0.29	0.29

*= user supplied for search only

Comp #:	1	Distance From Subject:0.29 (miles)			
Address:	1031 HAVENHURST DR, WEST HOLLYWOOD, CA 90046-6002				
Owner Name:	CRAMER ROBERT A/DREW DALTON INTERIORS LLC				
Seller Name:	DEBNER R A & STRATTON TRUST				
APN:	5529-018-021	Map Reference:	33-E4 /	Living Area:	2,285
County:	LOS ANGELES, CA	Census Tract:	7002.00	Total Rooms:	
Subdivision:	5614	Zoning:	WDR2*	Bedrooms:	4
Rec Date:	12/09/2022	Prior Rec Date:	08/01/2002	Bath(F/H):	3 /
Sale Date:	12/08/2022	Prior Sale Date:	07/29/2002	Yr Built/Eff:	1926 /
Sale Price:	\$1,591,000	Prior Sale Price:	\$575,000	Air Cond:	REFRIGERATION
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1152587	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$1,193,100	Lot Area:	6,550	Pool:	
Total Value:	\$788,772	# of Stories:		Roof Mat:	
Land Use:	TRIPLEX	Park Area/Cap#:	/	Parking:	

Foreclosure Activity Report

For Property Located At

800 N LA JOLLA AVE, LOS ANGELES, CA 90046-6810



RealQuest

Foreclosure Activity Report is not available

800 N LA JOLLA AVE LOS ANGELES CA 90046

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

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