

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES

CALIFORNIA



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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

March 29, 2024

Council District: #11

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

JOB ADDRESS: 1 WEST YAWL STREET, UNIT A, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4294-008-060
Re: Invoice #842334-6

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **1 West Yawl Street, Unit A, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on April 1, 2021, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	30.00
Grand Total	\$ 1,276.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** 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

Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T17870
Dated as of: 03/19/2021

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4294-008-060

Property Address: 1 W YAWL ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: CORPORATION GRANT DEED

Grantee : BRAUSE INVESTMENTS, INC.

Grantor : NYGARD

Deed Date : 09/09/1992

Recorded : 09/21/1992

Instr No. : 92-1752829

MAILING ADDRESS: BRAUSE INVESTMENTS, INC.

14401 S SAN PEDRO ST, GARDENA, CA 90248-2026

SCHEDULE B

LEGAL DESCRIPTION

Brief Description: *TR=PM 146-63-64 CONDOMINIUM*UNIT 2

MORTGAGES/LIENS

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

92 1752829

RECORDING REQUESTED BY
Recording Requested by
Pacific Title Guaranty Co.AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHER
WISE SHOWN BELOW, MAIL TAX STATEMENTS TONAME BRAUSE INVESTMENTS
ADDRESS 14401 SO. SAN PEDRO
CITY & STATE LOS ANGELES, CA 90048
ZIPRECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

SEP 21 1992 AT 8 A.M.

Recorder's Office

FEE \$31 G
A.F.N.E. 94 3

Title Order No.

Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

This Form Furnished by PACIFIC TITLE GUARANTY COMPANY

The undersigned declares that the documentary transfer tax is \$ none* and is
☐ computed on the full value of the interest or property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land,
 tenements or realty is located in
☐ unincorporated area ☐ city of _____ and
 *The Grantor and the Grantee are the same party and continue to hold the same
 proportionate interest R&T 11923(d)
 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

NYGARD INC.

a corporation organized under the laws of the State of DELAWARE
 hereby GRANT(S) to

BRAUSE INVESTMENTS, INC., A DELAWARE CORPORATION

the following described real property in the CITY OF LOS ANGELES
 County of LOS ANGELES state of California:

AS PER EXHIBIT "A" ATTACHED HERETO

Dated SEPTEMBER 9, 1992

STATE OF CALIFORNIA
 COUNTY OF Los Angeles SS.
 On this the 9th day of September 19 92
 before me, the undersigned, a Notary Public in and for said County and
 State, personally appeared Susan A. Pettyjohn

personally known to me or proved to me on the basis of satisfactory
 evidence to be the President, and

James B. Dick personally known to me or

proved to me on the basis of satisfactory evidence to be

Secretary of the corporation that executed the within instrument, per-

sonally known to me or proved to me on the basis of satisfactory

evidence to be the persons who executed the within instrument on

behalf of the corporation therein named, and acknowledged to me that

such corporation executed the within instrument pursuant to its by-laws

or a resolution of its board of directors.

Stephen A. Mihaly
 Signature of Notary

NYGARD INC., A DELAWARE CORPORATION

BY: Susan A. PettyjohnBY: J. B. Dick

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

ORDER NO. 923061-01

'EXHIBIT A'

PARCEL 1:

LOT 9 IN BLOCK 4 OF DEL REY BEACH TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 6 PAGES 186 AND 187 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND.

PARCEL 2:

LOT 15 IN BLOCK 5 IN DEL REY BEACH, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 6 PAGES 186 AND 187 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LAND, ALL OF THE MINERALS, ORES, GAS, OIL AND HYDROCARBON SUBSTANCES LYING UNDER OR CONTAINED IN SAID LAND, AS CONVEYED TO M. H. SHERMAN COMPANY, A CORPORATION, ET AL., BY INSTRUMENT RECORDED JANUARY 19, 1939 IN BOOK 16278 PAGE 385, OFFICIAL RECORDS.

PARCEL 3:

A CONDOMINIUM COMPRISED OF:

A: AN UNDIVIDED 1/2 INTEREST IN AND TO ALL THAT PORTION OF PARCEL A OF PARCEL MAP L.A. NO. 5063, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 146, PAGES 63 AND 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS 'COMMON AREA' ON THE CONDOMINIUM PLAN RECORDED NOVEMBER 6, 1981, AS INSTRUMENT NO. 81-1101531, OFFICIAL RECORDS OF SAID COUNTY.

B: ALL THAT PORTION OF PARCEL A OF SAID PARCEL MAP L.A. NO. 5063 SHOWN AND DEFINED AS UNIT NO. 1 ON SAID CONDOMINIUM PLAN.

C: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 1 AND 2 ABOVE, AS SUCH EASEMENTS ARE SET FORTH IN THE SECTIONS ENTITLED 'CERTAIN EASEMENTS FOR OWNERS' AND 'SUPPORT, SETTLEMENT AND ENCROACHMENT' OF THE ARTICLE OF THE 'DECLARATION' (DEFINED BELOW) ENTITLED 'EASEMENTS.'

ORDER NO. 923061-01
('EXHIBIT A' - CONTINUED)

PARCEL 4:

A CONDOMINIUM COMPRISED OF:

A: AN UNDIVIDED 1/2 INTEREST IN AND TO ALL THAT PORTION OF PARCEL A OF PARCEL MAP L.A. NO. 5063, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 148 PAGES 63 AND 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS 'COMMON AREA' ON THE CONDOMINIUM PLAN RECORDED NOVEMBER 6, 1981 AS INSTRUMENT NO. 81-1101531, OFFICIAL RECORDS OF SAID COUNTY.

B: ALL THAT PORTION OF PARCEL A OF SAID PARCEL MAP L.A. NO. 5063, SHOWN AND DEFINED AS UNIT NO. 2 ON SAID CONDOMINIUM PLAN.

C: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 1 AND 2, ABOVE, AS SUCH EASEMENTS ARE SET FORTH IN THE SECTIONS ENTITLED 'CERTAIN EASEMENTS FOR OWNERS' AND 'SUPPORT, SETTLEMENT, AND ENCROACHMENT' OF THE ARTICLE OF THE 'DECLARATION' (DEFINED BELOW) ENTITLED 'EASEMENTS.'

EXHIBIT B

ASSIGNED INSPECTOR: JOHN MATTILLO
JOB ADDRESS: 1 WEST YAWL STREET, UNIT A, LOS ANGELES, CA
ASSESSOR PARCEL NO. (APN): 4294-008-060

Date: March 29, 2024

Last Full Title: 03/19/2021

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) BRAUSE INVESTMENTS, INC.
C/O ANGELA C. DYBORN
14401 S. SAN PEDRO ST.
GARDENA, CA 90248-2026
- CAPACITY: OWNER

Property Detail Report

For Property Located At :
1 YAWL ST A, VENICE, CA 90292-7159



RealQuest

Owner Information

Owner Name: **BRAUSE INVESTMENTS INC**
 Mailing Address: **14401 S SAN PEDRO ST, GARDENA CA 90248-2026 C009 C/O ANGELA C DYBORN**
 Vesting Codes: **// CO**

Location Information

Legal Description:	TR=PM 146-63-64 CONDOMINIUM UNIT 2		
County:	LOS ANGELES, CA	APN:	4294-008-060
Census Tract / Block:	2742.02 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	
Legal Book/Page:		Map Reference:	55-D1 /
Legal Lot:		Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C12	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	09/21/1992 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:	1752829		

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:		Construction:	
Living Area:	2,150	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:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1977 / 1981	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.09	County Use:	CONDOMINIUM (010C)
Lot Area:	3,806	Lot Width/Depth:	x	State Use:	
Land Use:	CONDOMINIUM	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$1,991,518	Assessed Year:	2023	Property Tax:	\$24,126.62
Land Value:	\$1,465,799	Improved %:	26%	Tax Area:	67
Improvement Value:	\$525,719	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$1,991,518				

Comparable Sales Report

For Property Located At

**1 YAWL ST A, VENICE, CA 90292-7159****1 Comparable(s) Selected.**

Report Date: 03/29/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$3,590,000	\$3,590,000	\$3,590,000
Bldg/Living Area	2,150	2,104	2,104	2,104
Price/Sqft	\$0.00	\$1,706.27	\$1,706.27	\$1,706.27
Year Built	1977	1974	1974	1974
Lot Area	3,806	18,540	18,540	18,540
Bedrooms	3	2	2	2
Bathrooms/Restrooms	2	3	3	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,991,518	\$3,649,560	\$3,649,560	\$3,649,560
Distance From Subject	0.00	0.23	0.23	0.23

*= user supplied for search only

Comp #:

1

Address:

1 SPINNAKER ST 12, VENICE, CA 90292-7157

Owner Name:

SADIN E B & 2016 LIVING TRUST

Seller Name:

12AT1SPINNAKER LLC

APN:

4294-005-037

County:

LOS ANGELES, CA

Subdivision:

31969

Rec Date:

11/14/2023

Sale Date:

11/08/2023

Sale Price:

\$3,590,000

Sale Type:

FULL

Document #:

784142

1st Mtg Amt:

Total Value:

\$3,649,560

Land Use:

CONDOMINIUM

Map Reference:

49-D6 /

Census Tract:

2742.02

Zoning:

LAR3

Prior Rec Date:

08/30/2021

Prior Sale Date:

08/12/2021

Prior Sale Price:

\$3,578,000

Prior Sale Type:

FULL

Acres:

0.43

Lot Area:

18,540

of Stories:

1

Park Area/Cap#:

/

Living Area:

2,104

Total Rooms:

4

Bedrooms:

2

Bath(F/H):

3 /

Yr Built/Eff:

1974 / 1974

Air Cond:

Style:

CONTEMPORARY

Fireplace:

Y / 1

Pool:

Roof Mat:

GRAVEL & ROCK

Parking:

BASEMENT

Distance From Subject:

0.23 (miles)

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN MATTILLO**

Date: **March 29, 2024**

JOB ADDRESS: **1 WEST YAWL STREET, UNIT A, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **4294-008-060**

CASE NO.: **900686**

ORDER NO.: **A-5467080**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 1, 2021**

COMPLIANCE EXPECTED DATE: **May 1, 2021**

DATE COMPLIANCE OBTAINED: **July 15, 2021**

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5467080

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT
JAVIER NUNEZ
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W MOON

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

ORDER TO COMPLY AND NOTICE OF FEE

BRAUN INVESTMENTS INC, C/O ANGELA C DYBORN
14401 S. SAN PEDRO ST.
GARDENA, CA 90248

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

CASE #: 900686
ORDER #: A-5467080
EFFECTIVE DATE: April 01, 2021
COMPLIANCE DATE: May 01, 2021

OWNER OF

SITE ADDRESS: 1 W YAWL ST UNIT A APN 4294-008-060

ASSESSORS PARCEL NO.: 4294-008-***

ZONE: R3; Multiple Dwelling Zone

MAR 19 2021

To the address as shown on the
last equalized assessment roll
Initiated by

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.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. The installation of an exterior door on the south side of the building was constructed without the required permits and approvals.

You are therefore ordered to: 1) Submit plans, obtain the required permits, and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Southern exterior wall

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org



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 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, 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.

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.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4500.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: March 11, 2021

MARIAN PODPORA
7166 W MANCHESTER AVENUE, #10A
LOS ANGELES, CA 90045
(213)978-4500
marian.podpora@lacity.org


REVIEWED BY

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