

BOARD OF
BUILDING AND SAFETY
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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

February 07, 2025

Council District # 1

Case #: 975901

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

JOB ADDRESS: 1018 W BARTLETT ST

CONTRACT NO.: B138088-2 C135857-2 T137838 D139992-3 280144153-8 B138088-3 C135857-3 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 demolition of the building(s) at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$7,227.36. The cost of cleaning the subject lot was \$7,654.50. The cost of demolishing the subject building(s) was \$25,564.00.

It is proposed that a lien for the total amount of **\$41,752.42** 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 January 04, 2023 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 remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, and demolish and remove or repair the building(s) on the parcel on the parcel located at **1018 W BARTLETT 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	B4750	March 01, 2023	\$3,346.00
BARRICADE	B4774	March 07, 2023	\$535.36
BARRICADE	B4829	July 24, 2023	\$3,346.00
CLEAN	C4824	February 16, 2023	\$4,536.00
CLEAN	C4849	July 24, 2023	\$3,118.50
DEMOLITION	D1503	October 24, 2024	\$23,184.00
DEMOLITION/ASBESTOS REPORT	D1509	October 24, 2024	\$2,380.00
			<u>\$40,445.86</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	882177-5	\$356.16	\$890.40	\$1,246.56
				<u>\$1,246.56</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17364	\$30.00
FULL	T18322	\$30.00
		<u>\$60.00</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 \$29,306.06 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$41,752.42**, 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: February 07, 2025

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

ASSIGNED INSPECTOR: LUCIANO GAUNA

JOB ADDRESS: 1018 W BARTLETT ST

ASSESSORS PARCEL NO.: 5406-030-019

Last Full Title: 02/05/2025

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|---|-----------------|
| 1 | GIRARD D. SAENZ/ CYNTHIA D. BECK
728 N. BUNKER HILL AVE
LOS ANGELES, CA 90012 | Capacity: OWNER |
| 2 | CYNTHIA BECK
28012 SEA LANE DR
MALIBU, CA 90265 | Capacity: OWNER |
| 3 | CYNTHIA BECK
464 MESA RD
SANTA MONICA, CA 90402 | Capacity: OWNER |
| 4 | Cynthia D. Beck
721 N Grand Ave
Los Angeles, CA 90012-2262 | Capacity: OWNER |
| 5 | Cynthia D. Beck
1031 Alpine St.
Los Angeles, CA 90012 | Capacity: OWNER |
| 6 | Cynthia D. Beck
1728 Clinton St
Los Angeles, CA 90026-4135 | Capacity: OWNER |
| 7 | Law Offices of Kevin Gres
Girard D. Saenz / Cynthia D. Beck
2049 Century park East Suite 750
Los Angeles, CA 90067 | Capacity: OWNER |
| 8 | Cynthia D. Beck
920 Ute Ct
Aspen, CO 81611 | Capacity: OWNER |



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

Property Title Report

Work Order No. T17364
Dated as of: 01/19/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5406-030-019

Property Address: 1018 W BARTLETT ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : GIRARD DAMIEN SAENZ AND CYNTHIA DIANNE BECK

Grantor : MARCOS H. GARCIA EXECUTOR OF THE ESTATE OF MARIA VIRGINIA GARCIA

Deed Date : 08/25/2004

Recorded : 09/10/2004

Instr No. : 04-2327783

MAILING ADDRESS: GIRARD DAMIEN SAENZ AND CYNTHIA DIANNE BECK
728 N BUNKER HILL AVE, LOS ANGELES, CA 90012

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 5 Block: 11 Tract No: 2 Brief Description: BAXTER TODDS SUB OF BLK 11 BEAUDRY TRACT # 2 LOT 5

MORTGAGES/LIENS

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



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

Property Title Report

Work Order No. T18322
Dated as of: 02/04/2025

Prepared for: City of Los Angeles

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

APN #: 5406-030-019

Property Address: 1018 W BARTLETT ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: GIRARD DAMIEN SAENZ AND CYNTHIA DIANNE BECK

Grantor: MARCOS H. GARCIA EXECUTOR OF THE ESTATE OF MARIA VIRGINIA GARCIA

Deed Date : 08/25/2004

Recorded : 09/10/2004

Instr No. : 04-2327783

MAILING ADDRESS: GIRARD DAMIEN SAENZ AND CYNTHIA DIANNE BECK
728 N BUNKER HILL AVE, LOS ANGELES, CA 90012-1604

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 5 Block: 11 Tract No: 2 Brief Description: BAXTER TODDS SUB OF BLK 11 BEAUDRY TRACT # 2 LOT 5

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

1018 BARTLETT ST, LOS ANGELES, CA 90012-1204



RealQuest

Owner Information

Owner Name: SAENZ GIRARD D/BECK CYNTHIA D
Mailing Address: 728 N BUNKER HILL AVE, LOS ANGELES CA 90012-1604 C053
Vesting Codes: UM / / JT

Location Information

Legal Description: BAXTER TODDS SUB OF BLK 11 BEAUDRY TRACT # 2 LOT 5
County: LOS ANGELES, CA APN: 5406-030-019
Census Tract / Block: 1977.00 / 2 Alternate APN:
Township-Range-Sect: Subdivision: BAXTER TODDS SUB
Legal Book/Page: 13-18 Map Reference: 44-D1 /
Legal Lot: 5 Tract #: 2
Legal Block: 11 School District: LOS ANGELES
Market Area: C21 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: 09/10/2004 / 08/25/2004 1st Mtg Amount/Type: /
Sale Price: \$272,500 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: /
Document #: 2327783 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$243.30
New Construction: Multi/Split Sale:
Title Company: SOUTHLAND TITLE CO.
Lender:
Seller Name: GARCIA MARIA V

Prior Sale Information

Prior Rec/Sale Date: 12/26/1996 / Prior Lender: COLONIAL BANCORP
Prior Sale Price: \$120,000 Prior 1st Mtg Amt/Type: \$119,426 / FHA
Prior Doc Number: 2081434 Prior 1st Mtg Rate/Type: / FIXED RATE LOAN
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area:		Parking Type:	NONE	Construction:	
Living Area:	1,120	Garage Area:		Heat Type:	WALL FURNACE
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1914 / 1914	Roof Type:		Style:	BUNGALOW
Fireplace:	/	Foundation:	CRAWL SPACE	Quality:	
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:					

Site Information

Zoning:	LAR4P	Acres:	0.10	County Use:	DUPLEX (0200)
Lot Area:	4,471	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	PUBLIC SERVICE

Tax Information

Total Value:	\$372,373	Assessed Year:	2024	Property Tax:	\$4,726.41
Land Value:	\$314,302	Improved %:	16%	Tax Area:	13
Improvement Value:	\$58,071	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$372,373				

Foreclosure Activity Report

For Property Located At

1018 BARTLETT ST, LOS ANGELES, CA 90012-1204



RealQuest

Foreclosure Activity Report is not available

1018 BARTLETT ST LOS ANGELES CA 90012

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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