

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

October 18, 2024

Council District # 5

Case #: 817761

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

JOB ADDRESS: 800 N LA JOLLA AVE A.K.A. 8163, 8165 WARING AVE

CONTRACT NO.: C142032 D139992-2

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 demolition of the building(s) at the above address in the City of Los Angeles. The cost of demolishing the subject building(s) was \$116,435.20.

It is proposed that a lien for the total amount of **\$116,465.20** 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 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 **800 N LA JOLLA AVE A.K.A. 8163, 8165 WARING 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> |
|-------------------------|-----------------------|-----------------------|---------------------|
| DEMOLITION | D1489 | | \$116,435.20 |
| | | | <u>\$116,435.20</u> |

Title report costs were as follows:

| <u>Title Search</u> | <u>Work Order No.</u> | <u>Amount</u> |
|---------------------|-----------------------|----------------|
| FULL | T18249 | \$30.00 |
| | | <u>\$30.00</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 \$83,198.00 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of **\$116,465.20**, 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: October 18, 2024

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



Shawn Eshbach, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

October 17, 2024

CASE #: 817761

ASSIGNED INSPECTOR: JAIME RIOS

JOB ADDRESS: 800 N LA JOLLA AVE A.K.A. 8163, 8165 WARING AVE

ASSESSORS PARCEL NO.: 5529-016-012

Last Full Title: 10/14/2024

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 TG INVESTMENTS & CONSULTING INC.
C/O TAL GORODEZKY
16974 STRAWBERRY DR
ENCINO, CA 91436

Capacity: OWNER



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

Property Title Report

Work Order No. T18249
Dated as of: 10/10/2024

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: TG INVESTMENTS & CONSULTING INC.

Grantor: BARBARA L. ANDERSON

Deed Date : 06/13/2024 Recorded : 07/09/2024

Instr No. : 24-0445860

MAILING ADDRESS: TG INVESTMENTS & CONSULTING INC.
16974 STRAWBERRY DR, ENCINO, CA 91436-3857

SCHEDULE B

LEGAL DESCRIPTION

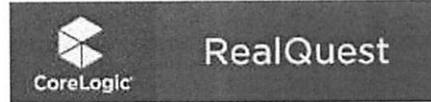
Lot Number: 11 Block: C Tract No: 5763 Brief Description: TRACT NO 5763 LOT 11 BLK C

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
 800 N LA JOLLA AVE, LOS ANGELES, CA 90046-6810



Bldg Card: 000 of 003

Owner Information

Owner Name: **TG INVS & CONSULTING INC**
 Mailing Address: **16974 STRAWBERRY DR, ENCINO CA 91436-3857 C044**
 Vesting Codes: **// CO**

Location Information

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

Owner Transfer Information

| | | | |
|----------------------|-------------------------|---------------------|------------|
| Recording/Sale Date: | 07/09/2024 / 06/13/2024 | Deed Type: | GRANT DEED |
| Sale Price: | \$1,750,000 | 1st Mtg Document #: | 445861 |
| Document #: | 445860 | | |

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: | 7,425 | Lot Width/Depth: | x | State Use: | |
| Land Use: | TRIPLEX | Res/Comm Units: | 3 / | Water Type: | |
| Site Influence: | | | | Sewer Type: | |

Tax Information

| | | | | | |
|----------------------|-----------|----------------|------|----------------|-------------|
| Total Value: | \$924,021 | Assessed Year: | 2023 | Property Tax: | \$11,580.87 |
| Land Value: | \$579,327 | Improved %: | 37% | Tax Area: | 67 |
| Improvement Value: | \$344,694 | Tax Year: | 2023 | Tax Exemption: | |
| Total Taxable Value: | \$924,021 | | | | |

Foreclosure Activity Report

For Property Located At



RealQuest

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

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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