

BOARD OF
BUILDING AND SAFETY
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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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

June 16, 2016

Council District # 8

Case #: 218566

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

JOB ADDRESS: 8779 S HOBART BLVD

CONTRACT NO.: B125341 C118544-2 C123679 C123679-2 F122791-2 T123628-2

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 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 \$3,049.20. The cost of cleaning the subject lot was \$2,899.25. The cost of fencing the subject lot was \$3,606.40. The cost of title search(es) on the subject lot was \$42.00.

It is proposed that a lien for the total amount of **\$9,596.85** 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.

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

Gene Davis for:

J.T. Christian Senior Inspector
Lien Review

RC:JC: fmr

Attachments

REPORT OF ABATE OF A PUBLIC NUISANCE

On March 14, 2008 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, remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, and fence the lot on the parcel located at **8779 S HOBART BLVD**, 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	B4084	February 11, 2016	\$1,422.96
BARRICADE	B4095	March 07, 2016	\$1,626.24
CLEAN	C4150	November 30, 2013	\$724.50
CLEAN	C4335	February 10, 2016	\$386.62
CLEAN	C4338	February 11, 2016	\$821.57
CLEAN	C4345	March 29, 2016	\$966.56
FENCE	F3853	February 10, 2016	\$3,606.40

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T13245	\$42.00

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 \$6,866.90 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the Cost of Title Search(es) on the subject lot was \$42.00. for a total of **\$9,596.85**, be recorded against said property.

It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of **\$9,554.85**, and to deposit to Fund 100 the amount of **\$42.00**.

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: June 16, 2016

RAYMOND S CHAN C.E., S.E.
Superintendent of Building
General Manager

Gene Christian for:

Report and lien confirmed by
City Council on:

J.T. Christian Senior Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

June 10, 2016

ASSIGNED INSPECTOR: JOHN STEPHENS
JOB ADDRESS: 8779 S HOBART BLVD
ASSESSORS PARCEL NO.: 6037-024-049

CASE #: 218566

Last Full Title: 05/27/2016

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 GAYLES E TOUSSAINT
19327 FARIMAN DR
CARSON, CA 90746

Capacity: OWNER

2 GAYLES E TOUSSAINT
8779 HOBART BLVD
LOS ANGELES, CA 90047

Capacity: OWNER



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T13245
Dated as of: 05/26/2016

Prepared for: City of Los Angeles

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

APN #: 6037-024-049

Property Address: 8779 S HOBART BLVD ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : GAYLES E TOUSSAINT

Grantor : HAZEL TOUSSAINT ACQUIRED AS HAZEL DELL TOUSSAINT,

Deed Date : 04/18/2002

Recorded : 04/18/2002

Instr No. : 02-0910514

MAILING ADDRESS: GAYLES E TOUSSAINT
8779 S HOBART BLVD LOS ANGELES CA 90047

SCHEDULE B

LEGAL DESCRIPTION

Lot: 25 Block: 3 Tract No: 6220 Abbreviated Description: LOT:25 BLK:3

CITY:REGION/CLUSTER: 09/09135 TR#:6220 TRACT NO 6220 LOT 25 BLK 3 IMP1=SFR,1

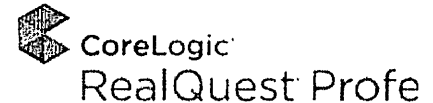
UNIT,1764SF,YB:1930,03BD/02BA.City/Muni/Twp: REGION/CLUSTER: 09/09135

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
8779 S HOBART BLVD, LOS ANGELES, CA 90047-3318



Owner Information

Owner Name: **TOUSSAINT GAYLES E**
Mailing Address: **8779 S HOBART BLVD, LOS ANGELES CA 90047-3318 C067**
Vesting Codes: **UW //**

Location Information

Legal Description: **TRACT NO 6220 LOT 25**
County: **LOS ANGELES, CA** APN: **6037-024-049**
Census Tract / Block: **2384.00 / 2** Alternate APN:
Township-Range-Sect: **17-48** Subdivision: **622**
Legal Book/Page: **25** Map Reference: **57-E2 /**
Legal Lot: **3** Tract #: **622**
Legal Block: **C36** School District: **LOS ANGELES**
Market Area: School District Name:
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **04/18/2002 / 04/18/2002** Deed Type: **GRANT DEED**
Sale Price:
Document #: **910514** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **12/30/1988 / 12/1988** 1st Mtg Amount/Type: **\$99,000 / CONV**
Sale Price: **\$110,000** 1st Mtg Int. Rate/Type: **/ ADJ**
Sale Type: **FULL** 1st Mtg Document #: **2094275**
Document #: **2094274** 2nd Mtg Amount/Type: **/**
Deed Type: **CORPORATION GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
Transfer Document #: Price Per SqFt: **\$62.36**
New Construction: Multi/Split Sale:

Title Company:
Lender: **HOME SVGS/AMERICA**
Seller Name: **HOME SAVINGS OF AMERICA**

Prior Sale Information

Prior Rec/Sale Date: **12/27/1985 / 12/1985** Prior Lender:
Prior Sale Price: **\$105,000** Prior 1st Mtg Amt/Type: **\$94,500 / PRIVATE P /**
Prior Doc Number: **1529065** Prior 1st Mtg Rate/Type: **ADJ**
Prior Deed Type: **CORPORATION GRANT DEED**

Property Characteristics

Gross Area: Parking Type: **DETACHED GARAGE** Construction: **FRAME**
Living Area: **1,764** Garage Area: Heat Type: **HEATED**
Tot Adj Area: Garage Capacity: **2** Exterior wall: **STUCCO**
Above Grade: Parking Spaces: **2** Porch Type:
Total Rooms: **7** Basement Area: Patio Type:
Bedrooms: **3** Finish Bsmnt Area: Pool:
Bath(F/H): **2 /** Basement Type: Air Cond:
Year Built / Eff: **1930 / 1931** Roof Type: Style: **SPANISH**
Fireplace: **Y / 1** Foundation: **RAISED** Quality: **AVERAGE**
of Stories: **1.00** Roof Material: **ROLL COMPOSITION** Condition: **AVERAGE**
Other Improvements: **FENCE;ADDITION**

Site Information

Zoning: **LAR1** Acres: **0.15** County Use: **SINGLE FAMIL (0100)**
Lot Area: **6,496** Lot Width/Depth: **55 x 130** State Use:
Land Use: **SFR** Res/Comm Units: **/** Water Type: **PUBLIC**
Site Influence: Sewer Type: **TYPE UNKNO**

Tax Information

Total Value: **\$270,411** Assessed Year: **2015** Property Tax: **\$3,437.64**
Land Value: **\$215,104** Improved %: **20%** Tax Area: **307**
Improvement Value: **\$55,307** Tax Year: **2015** Tax Exemption:
Total Taxable Value: **\$270,411**

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

8779 S HOBART BLVD, LOS ANGELES, CA 90047-3318

12 Comparable(s) found. (Click on the address to view more property information)

View Report

Configure Display Fields

Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 12

	Subject Property	Low	High	Average
Sale Price	\$110,000	\$362,000	\$1,333,636	\$482,345
Bldg/Living Area	1,764	1,540	1,836	1,635
Price/Sqft	\$62.36	\$219.13	\$726.38	\$290.55
Year Built	1930	1925	1947	1933
Lot Area	6,496	4,520	7,118	6,236
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$270,411	\$46,259	\$370,000	\$277,279
Distance From Subject	0.00	0.05	0.49	0.36

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		8779 S HOBART BLVD	\$110,000	1930	3	2	12/30/1988	1,764	6,496	0.0
Comparables										
<input checked="" type="checkbox"/>	1	8911 S HOBART BLVD	\$362,000	1925	3	2	03/18/2016	1,652	6,498	0.05
<input checked="" type="checkbox"/>	2	9141 S DENKER AVE	\$370,000	1930	4	2	01/15/2016	1,563	6,749	0.3
<input checked="" type="checkbox"/>	3	9156 S DENKER AVE	\$372,500	1947	3	1	12/28/2015	1,616	7,118	0.34
<input checked="" type="checkbox"/>	4	1456 W 90TH ST	\$370,000	1929	2	2	09/24/2015	1,569	4,520	0.35
<input checked="" type="checkbox"/>	5	8930 S WILTON PL	\$410,000	1940	4	2	11/17/2015	1,623	5,778	0.35
<input checked="" type="checkbox"/>	6	1925 W 85TH ST	\$440,000	1931	2	2	03/14/2016	1,624	5,656	0.38
<input checked="" type="checkbox"/>	7	9309 S DENKER AVE	\$476,000	1931	3	2	05/05/2016	1,548	6,001	0.4
<input checked="" type="checkbox"/>	8	9157 S GRAMERCY PL	\$410,000	1942	2	1	10/02/2015	1,632	6,860	0.41
<input checked="" type="checkbox"/>	9	1947 W 85TH ST	\$439,000	1930	3	2	03/03/2016	1,540	5,855	0.41
<input checked="" type="checkbox"/>	10	9423 S HOBART BLVD	\$420,000	1946	4	2	10/14/2015	1,775	6,500	0.43
<input checked="" type="checkbox"/>	11	9428 S HARVARD BLVD	\$1,333,636	1925	3	1	12/24/2015	1,836	6,625	0.45
<input checked="" type="checkbox"/>	12	1628 W 83RD ST	\$385,000	1926	4	2	01/28/2016	1,645	6,673	0.49