

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

February 24, 2021

Council District # 13

Case #: 851386

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

JOB ADDRESS: 5944 W BARTON AVE AKA 5944-5944 1/2 W. BARTON

CONTRACT NO.: 110088576-6 B131051-3 C135857

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 and cleaning of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$369.14. The cost of cleaning the subject lot was \$4,256.00.

It is proposed that a lien for the total amount of \$5,871.70 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

Armond Gregoryona, Principal Inspector
Lien Review

Armond Gregoryona 2-23-2021

REPORT OF ABATE OF A PUBLIC NUISANCE

On April 02, 2019 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, on the parcel located at **5944 W BARTON AVE AKA 5944-5944 1/2 W. BARTON**, 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	B4538	October 30, 2020	\$369.14
CLEAN	C4660	November 24, 2020	\$4,256.00
			<u>\$4,625.14</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	779867-8	\$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>
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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 \$3,659.83 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, for a total of **\$5,871.70**, 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 24, 2021

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

Report and lien confirmed by
City Council on:

Armond Gregoryona, Principal Inspector
Lien Review

ATTEST: HOLLY WOLCOTT
CITY CLERK


2-23-2021

BY
DEPUTY

February 18, 2021

CASE #: 851386

ASSIGNED INSPECTOR: DUANE JOHNSON

JOB ADDRESS: 5944 W BARTON AVE AKA 5944-5944 1/2 W. BARTON

ASSESSORS PARCEL NO.: 5534-027-011

Last Full Title: 02/10/2021

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 JAMES M. KARUBIAN
PO BOX 2225
LOS ANGELES, CA 90078

Capacity: OWNER

Property Detail Report

For Property Located At :

5948 BARTON AVE, LOS ANGELES, CA 90038



Owner Information

Bldg Card: 000 of 003

Owner Name: **KARUBIAN JAMES M**
 Mailing Address: **PO BOX 2225, LOS ANGELES CA 90078-2225 B038**
 Vesting Codes: **//**

Location Information

Legal Description:	EL CENTRO TRACT LOT 19	APN:	5534-027-011
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1918.10 / 1	Subdivision:	EL CENTRO TR
Township-Range-Sect:		Map Reference:	34-C4 /
Legal Book/Page:	53-23	Tract #:	
Legal Lot:	19	School District:	LOS ANGELES
Legal Block:	7	School District Name:	LOS ANGELES
Market Area:	C20	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	10/14/1969 /	1st Mtg Amount/Type:	/
Sale Price:	\$7,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$1.71
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:	4,100	Parking Type:		Construction:	
Living Area:	4,100	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	8	Finish Bsmnt Area:		Pool:	
Bath(F/H):	8 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1927 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:	Building Permit				

Site Information

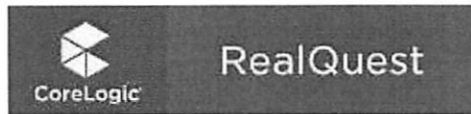
Zoning:	LAR3	Acres:	0.15	County Use:	APARTMENT (0500)
Lot Area:	6,498	Lot Width/Depth:	x	State Use:	
Land Use:	APARTMENT	Res/Comm Units:	8 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$103,293	Assessed Year:	2020	Property Tax:	\$1,821.61
Land Value:	\$48,168	Improved %:	53%	Tax Area:	67
Improvement Value:	\$55,125	Tax Year:	2019	Tax Exemption:	
Total Taxable Value:	\$103,293				

Foreclosure Activity Report

For Property Located At



5948 BARTON AVE, LOS ANGELES, CA 90038

The selected property does not contain active foreclosure information.