

BOARD OF  
BUILDING AND SAFETY  
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ERIC GARCETTI  
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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> |
|---------------------|-----------------------|---------------|
|---------------------|-----------------------|---------------|

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:

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**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



Bldg Card: 000 of 003

**Owner Information**

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

**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**

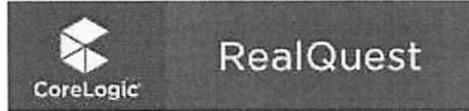
Zoning: **LAR3** Acres: **0.15** County Use: **APARTMENT (0500)**  
 Lot Area: **6,498** Lot Width/Depth: **x** State Use:  
 Land Use: **APARTMENT** Res/Comm Units: **8 /** Water Type:  
 Site Influence: Sewer Type:

**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.