

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

November 22, 2019

Council District # 5

Case #: 859465

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

JOB ADDRESS: 16366 W ROYAL HILLS DR

CONTRACT NO.: 280146334-7 B131051-2 C128935-2 F127623-2 T128934

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 \$6,566.18. The cost of cleaning the subject lot was \$2,380.34. The cost of fencing the subject lot was \$5,922.56.

It is proposed that a lien for the total amount of **\$15,301.24** 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.

FRANK M. BUSH  
GENERAL MANAGER

Armond Gregoryona, Principal Inspector  
Lien Review

*Armond Gregoryona* 11-21-19

## REPORT OF ABATE OF A PUBLIC NUISANCE

On May 14, 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, fence the lot, on the parcel located at **16366 W ROYAL HILLS DR** , 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	B4387	July 22, 2019	\$6,566.18
CLEAN	C4587	July 01, 2019	\$934.08
CLEAN	C4588	July 01, 2019	\$809.54
CLEAN	C4602	July 24, 2019	\$636.72
FENCE	F4077	July 30, 2019	\$5,922.56
			<u>\$14,869.08</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	789409-3	\$356.16	\$0.00	\$356.16
				<u>\$356.16</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15909	\$38.00
FULL	T16334	\$38.00
		<u>\$76.00</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 \$11,052.93 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$356.16, plus the Cost of Title Search(es) on the subject lot was \$76.00 for a total of **\$15,301.24**, 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: November 22, 2019

FRANK M. BUSH  
GENERAL MANAGER

Report and lien confirmed by  
City Council on:

Armond Gregoryona, Principal Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

  
11-21-19

BY

DEPUTY

November 20, 2019

ASSIGNED INSPECTOR: RICHARD SIMONS  
JOB ADDRESS: 16366 W ROYAL HILLS DR  
ASSESSORS PARCEL NO.: 2293-011-003

CASE #: 859465

Last Full Title: 11/20/2019

Last Update Title:

**LIST OF OWNERS AND INTERESTED PARTIES**

1 DEBORAH V DE VORE LOPO  
16366 ROYAL HILLS DR  
ENCINO, CA 91436

Capacity: OWNER

DEBORAH DE VORE  
112 W 5TH ST., APT. 1258  
LOS ANGELES, CA 90013

Capacity: OWNER



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T15909***  
***Dated as of: 06/11/2019***

***Prepared for: City of Los Angeles***

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

***APN #: 2293-011-003***

***Property Address: 16366 W ROYAL HILLS DR***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee : DEBORAH DE VORE LOPO***

***Grantor : DEBORAH D LOPO***

***Deed Date : 06/24/1998***

***Recorded : 07/17/1998***

***Instr No. : 98-1222825***

***MAILING ADDRESS: DEBORAH DE VORE LOPO***  
***16366 ROYAL HILLS DR ENCINO CA 91436***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot: 26 Tract No: 23521 Abbreviated Description: LOT:26 TR#:23521 TRACT # 23521 LOT 26***

### **MORTGAGES/LIENS**

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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T16334***  
***Dated as of: 11/19/2019***

***Prepared for: City of Los Angeles***

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

***APN #: 2293-011-003***

***Property Address: 16366 W ROYAL HILLS DR***      ***City: Los Angeles***      ***County: Los Angeles***

#### **VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee : DEBORAH DE VORE LOPO***

***Grantor : DEBORAH D LOPO***

***Deed Date : 06/24/1998***

***Recorded : 07/17/1998***

***Instr No. : 98-1222825***

***MAILING ADDRESS: DEBORAH DE VORE LOPO***  
***16366 ROYAL HILLS DR ENCINO CA 91436***

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

***Lot: 26 Tract No: 23521 Abbreviated Description: LOT:26 TR#:23521 TRACT # 23521 LOT 26***

#### **MORTGAGES/LIENS**

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

## Property Detail Report

For Property Located At :

16366 ROYAL HILLS DR, ENCINO, CA 91436-4239



**Owner Information**

Owner Name: LOPO DEBORAH V  
 Mailing Address: 16366 ROYAL HILLS DR, ENCINO CA 91436-4239 C001  
 Vesting Codes: //

**Location Information**

Legal Description:	TRACT # 23521 LOT 26	APN:	2293-011-003
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1397.02 / 3	Subdivision:	23521
Township-Range-Sect:		Map Reference:	22-A5 /
Legal Book/Page:	618-83	Tract #:	23521
Legal Lot:	26	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	ENC	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	07/17/1998 / 06/24/1998	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1222825		

**Last Market Sale Information**

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
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:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,965	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1958 / 1958	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;SHED				
	Building Permit				

**Site Information**

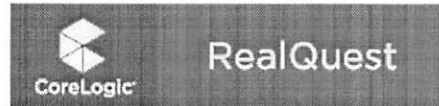
Zoning:	LARE15	Acres:	0.39	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	17,020	Lot Width/Depth:	164 x 105	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$462,598	Assessed Year:	2018	Property Tax:	\$5,916.10
Land Value:	\$185,035	Improved %:	60%	Tax Area:	16
Improvement Value:	\$277,563	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$455,598				

**Comparable Sales Report**

For Property Located At

**16366 ROYAL HILLS DR, ENCINO, CA 91436-4239**

1 Comparable(s) Selected.

Report Date: 11/19/2019

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$1,745,000	\$1,745,000	\$1,745,000
Bldg/Living Area	1,965	2,070	2,070	2,070
Price/Sqft	\$0.00	\$843.00	\$843.00	\$843.00
Year Built	1958	1955	1955	1955
Lot Area	17,020	12,793	12,793	12,793
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$462,598	\$1,450,000	\$1,450,000	\$1,450,000
Distance From Subject	0.00	0.50	0.50	0.50

\*= user supplied for search only

Comp #:1

Distance From Subject:0.50 (miles)

Address: 15967 MEADOWCREST RD, SHERMAN OAKS, CA 91403-4715

Owner Name: MAGGIN DANIELLE/MAGGIN BENJAMIN M

Seller Name: STEINBERGER JEFFREY W

APN: 2280-020-044

Map Reference: 22-B5 /

Living Area: 2,070

County: LOS ANGELES, CA

Census Tract: 1415.00

Total Rooms: 6

Subdivision: 19441

Zoning: LARE15

Bedrooms: 3

Rec Date: 06/13/2019

Prior Rec Date: 09/29/2017

Bath(F/H): 2 /

Sale Date: 05/13/2019

Prior Sale Date: 09/12/2017

Yr Built/Eff: 1955 / 1978

Sale Price: \$1,745,000

Prior Sale Price: \$1,450,000

Air Cond: CENTRAL

Sale Type: FULL

Prior Sale Type: FULL

Style: CONVENTIONAL

Document #: 558121

Acres: 0.29

Fireplace: Y / 1

1st Mtg Amt: \$1,308,750

Lot Area: 12,793

Pool: POOL

Total Value: \$1,450,000

# of Stories: 1

Roof Mat: WOOD SHAKE

Land Use: SFR

Park Area/Cap#: / 2

Parking: PARKING AVAIL