

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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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

December 20, 2019

Council District # 9

Case #: 849312

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

JOB ADDRESS: 1701 E SLAUSON AVE

CONTRACT NO.: B131051-2 G127648-2 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 and graffiti abatement at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$1,342.32. The cost of exterior graffiti abatement of the subject building(s) was \$247.00.

It is proposed that a lien for the total amount of **\$1,665.32** 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 Gregory 12-18-19

Armond Gregory, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On March 15, 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,abate the graffiti, on the parcel located at **1701 E SLAUSON 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>
BARRICADE	B4369	June 04, 2019	\$984.37
BARRICADE	B4379	October 10, 2019	\$357.95
GRAFFITI ABATEMENT	G2244	June 04, 2019	\$247.00
			<u>\$1,589.32</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15838	\$38.00
FULL	T16384	\$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 \$1,181.80 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$76.00 for a total of **\$1,665.32**, 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: December 20, 2019

FRANK M. BUSH
GENERAL MANAGER



Report and lien confirmed by
City Council on:

Armond Gregory, Principal Inspector
Lien Review

12-18-19

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

December 16, 2019

CASE #: 849312

ASSIGNED INSPECTOR: NEVILLE REID
JOB ADDRESS: 1701 E SLAUSON AVE
ASSESSORS PARCEL NO.: 5105-021-027

Last Full Title: 12/06/2019

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|---|-----------------|
| 1 | ROGER Z. TOBON
2140 MENTONE BLVD SPC 93
MENTONE, CA 92359 | Capacity: OWNER |
| 2 | ROGER Z. TOBON
16297 MOLINO DR.
VICTORVILLE, CA 92359 | Capacity: OWNER |



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15838
Dated as of: 03/07/2019

Prepared for: City of Los Angeles

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

APN #: 5105-021-027

Property Address: 1701 E SLAUSON AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ROGER ZAPATA TOBON

Grantor : JUAN P TOBON ZENTENO

Deed Date : 08/29/2016

Recorded : 08/29/2016

Instr No. : 16-1031268

MAILING ADDRESS: ROGER ZAPATA TOBON
2140 MENTONE BLVD SPC 93 MENTONE CA 92359

SCHEDULE B

LEGAL DESCRIPTION

***Lot: A Abbreviated Description: LOT:A SUBD:BOWENS SLAUSON JUNCTION TRACT BOWEN'S
SLAUSON JUNCTION TRACT EX OF ST LOT A***

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

Property Title Report

Work Order No. T16384
Dated as of: 12/06/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5105-021-027

Property Address: 1701 E SLAUSON AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ROGER ZAPATA TOBON

Grantor : JUAN P TOBON ZENTENO

Deed Date : 08/29/2016

Recorded : 08/29/2016

Instr No. : 16-1031268

MAILING ADDRESS: ROGER ZAPATA TOBON
2140 MENTONE BLVD SPC 93 MENTONE CA 92359

SCHEDULE B

LEGAL DESCRIPTION

Lot: A Abbreviated Description: LOT:A SUBD:BOWENS SLAUSON JUNCTION TRACT BOWEN'S
SLAUSON JUNCTION TRACT EX OF ST LOT A

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

1701 E SLAUSON AVE, VERNON, CA 90058-3826



Owner Information

Owner Name: TOBON ROGER Z
 Mailing Address: 2140 MENTONE BLVD #93, MENTONE CA 92359-9502 R002
 Vesting Codes: //

Location Information

Legal Description: BOWEN'S SLAUSON JUNCTION TRACT EX OF ST LOT A
 County: LOS ANGELES, CA APN: 5105-021-027
 Census Tract / Block: 5327.00 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: SLAUSON BOWENS JUNCTION TR
 Legal Book/Page: Map Reference: 52-D4 /
 Legal Lot: A Tract #:
 Legal Block: School District: LOS ANGELES
 Market Area: C42 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: 08/29/2016 / 08/29/2016 1st Mtg Amount/Type: /
 Sale Price: \$17,500 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 1031268 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$52.40
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: ZENTENO JUAN P T

Prior Sale Information

Prior Rec/Sale Date: 05/06/1996 / Prior Lender:
 Prior Sale Price: \$5,000 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 707201 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: GRANT DEED

Property Characteristics

Year Built / Eff: 1946 / 1946 Total Rooms/Offices
 Gross Area: 334 Total Restrooms:
 Building Area: 334 Roof Type:
 Tot Adj Area: Roof Material:
 Above Grade: Construction:
 # of Stories: Foundation:
 Other Improvements: Building Permit Exterior wall:
 Basement Area:
 Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond: NONE
 Pool:
 Quality:
 Condition:

Site Information

Zoning: LAM2 Acres: 0.01 County Use: SERVICE SHOPS (2400)
 Lot Area: 366 Lot Width/Depth: x State Use:
 Land Use: AUTO REPAIR Commercial Units:
 Site Influence: Sewer Type: Building Class:

Tax Information

Total Value: \$18,206 Assessed Year: 2019 Property Tax: \$266.51
 Land Value: \$16,646 Improved %: 9% Tax Area: 6659
 Improvement Value: \$1,560 Tax Year: 2018 Tax Exemption:
 Total Taxable Value: \$18,206

Comparable Sales Report

For Property Located At



1701 E SLAUSON AVE, VERNON, CA 90058-3826

2 Comparable(s) Selected.

Report Date: 12/16/2019

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$17,500	\$1,500,000	\$1,900,000	\$1,700,000
Bldg/Living Area	334	302	320	311
Price/Sqft	\$52.40	\$4,687.50	\$6,291.39	\$5,489.44
Year Built	1946	1930	1988	1959
Lot Area	366	8,013	12,051	10,032
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$18,206	\$505,989	\$1,009,188	\$757,588
Distance From Subject	0.00	7.46	8.18	7.82

*= user supplied for search only

Comp #: 1

Address: 4201 N FIGUEROA ST, LOS ANGELES, CA 90065-3011

Owner Name: FIG COURT LLC

Seller Name: TRELLIS WEST LLC

APN: 5467-001-043

Map Reference: 36-B4 /

Building Area: 320

County: LOS ANGELES, CA

Census Tract: 1994.00

Total Rooms/Offices:

Subdivision: 2216

Zoning: LAC2

Total Restrooms:

Rec Date: 04/10/2019

Prior Rec Date: 08/01/2016

Yr Built/Eff: 1930 / 1930

Sale Date: 04/03/2019

Prior Sale Date: 07/15/2016

Air Cond:

Sale Price: \$1,500,000

Prior Sale Price: \$970,000

Pool:

Sale Type: FULL

Prior Sale Type: FULL

Roof Mat:

Document #: 316301

Acres: 0.28

1st Mtg Amt: \$1,200,000

Lot Area: 12,051

Total Value: \$1,009,188

of Stories:

Land Use: AUTO REPAIR

Park Area/Cap#: /

Distance From Subject: 7.46 (miles)

Comp #:	2			Distance From Subject:	8.18 (miles)
Address:	5051 W SUNSET BLVD, LOS ANGELES, CA 90027-5839				
Owner Name:	PALMETTO MATEO HOLDINGS LLC				
Seller Name:	FUCHS RICHARD G TRUST				
APN:	5543-002-030	Map Reference:	34-E3 /	Building Area:	302
County:	LOS ANGELES, CA	Census Tract:	1912.01	Total Rooms/Offices:	
Subdivision:	KEYSTONE TR	Zoning:	LAC2	Total Restrooms:	
Rec Date:	12/04/2019	Prior Rec Date:	04/10/1998	Yr Built/Eff:	1988 / 1988
Sale Date:	11/18/2019	Prior Sale Date:	04/07/1998	Air Cond:	
Sale Price:	\$1,900,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1333261	Acres:	0.18		
1st Mtg Amt:	\$1,127,000	Lot Area:	8,013		
Total Value:	\$505,989	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		