

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

January 27, 2023

Council District # 13

Case #: 968310

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

JOB ADDRESS: **5164 W ROMAINE ST**

CONTRACT NO.: **280175709-9 B138088-2 C141028-1 T137838 C135857-2**

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 \$1,688.59. The cost of cleaning the subject lot was \$1,400.00. The cost of fencing the subject lot was \$14,367.58.

It is proposed that a lien for the total amount of **\$17,848.33** 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

REPORT OF ABATE OF A PUBLIC NUISANCE

On August 30, 2022 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 **5164 W ROMAINE ST** , 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	B4684	October 29, 2022	\$1,388.59
BARRICADE	B4711	November 24, 2022	\$300.00
CLEAN	C4797	November 28, 2022	\$1,400.00
FENCE	F4239	November 02, 2022	\$13,884.64
FENCE	F4265	November 30, 2022	\$482.94
			\$17,456.17

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	871790-0	\$356.16	\$0.00	\$356.16
				\$356.16

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17169	\$30.00
SUPPLEMENTAL	T17382	\$6.00
		\$36.00

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 \$12,846.57 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 \$36.00 for a total of **\$17,848.33**, 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: January 27, 2023

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



Armond Gregoryona, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

January 27, 2023

CASE #: 968310

ASSIGNED INSPECTOR: DUANE JOHNSON

JOB ADDRESS: 5164 W ROMAINE ST

ASSESSORS PARCEL NO.: 5537-023-020

Last Full Title: 08/29/2022

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 TCA DEVELOPMENT LLC
15568 BROOKHURST #241
WESTMINSTER, CA 92683

Capacity: OWNER



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17169
Dated as of: 08/26/2022

Prepared for: City of Los Angeles

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

APN #: 5537-023-020

Property Address: 5164 W ROMAINE ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TCA DEVELOPMENT LLC

Grantor : FERNANDO VARGAS

Deed Date : 04/28/2021

Recorded : 08/12/2021

Instr No. : 21-1236667

MAILING ADDRESS: TCA DEVELOPMENT LLC
15568 BROOKHURST ST # 241, WESTMINSTER, CA 92683

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 14,16 Subdivision Name: CAHUENGA PLACE Brief Description: (EX OF ST) LOT 16
CAHUENGA PLACE AND W 44.7 FT OF LOT 14 SWANSEA PLACE

MORTGAGES/LIENS

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



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17382
Dated as of: 01/19/2023

Prepared for: City of Los Angeles

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

APN #: 5537-023-020

Property Address: 5164 W ROMAINE ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : TCA DEVELOPMENT LLC
Grantor : FERNANDO VARGAS
Deed Date : 04/28/2021 Recorded : 08/12/2021
Instr No. : 21-1236667

MAILING ADDRESS: TCA DEVELOPMENT LLC
15568 BROOKHURST ST # 241, WESTMINSTER, CA 92683

SCHEDULE B

LEGAL DESCRIPTION

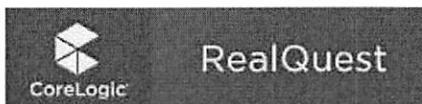
Lot Number: 14,16 Subdivision Name: CAHUENGA PLACE Brief Description: (EX OF ST) LOT 16
CAHUENGA PLACE AND W 44.7 FT OF LOT 14 SWANSEA PLACE

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
5164 ROMAINE ST, LOS ANGELES, CA 90029-1226



Owner Information

Owner Name: VARGAS FERNANDO
Mailing Address: 5164 ROMAINE ST, LOS ANGELES CA 90029-1226 C014
Vesting Codes: //

Location Information

Legal Description: (EX OF ST) LOT 16 CAHUENGA PLACE AND W 44.7 FT OF LOT 14 SWANSEA PLACE
County: LOS ANGELES, CA APN: 5537-023-020
Census Tract / Block: 1916.20 / 1 Alternate APN:
Township-Range-Sect: Subdivision: CAHUENGA PLACE
Legal Book/Page: Map Reference: 34-E4 /
Legal Lot: 16 Tract #:
Legal Block: School District: LOS ANGELES
Market Area: C20 School District Name: LOS ANGELES
Neighbor Code: Munic/Township: LOMITA

Owner Transfer Information

Recording/Sale Date: 08/12/2021 / 04/28/2021 Deed Type: GRANT DEED
Sale Price: 1st Mtg Document #:
Document #: 1236667

Last Market Sale Information

Recording/Sale Date: 03/09/2020 / 10/28/2019 1st Mtg Amount/Type: \$612,750 / CONV
Sale Price: \$645,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: 273677
Document #: 273676 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$737.99
New Construction: Multi/Split Sale:
Title Company: PROVIDENT TITLE
Lender: AMERICAN HM LNS
Seller Name: PASCO ROMMELA

Prior Sale Information

Prior Rec/Sale Date: 08/03/2018 / 07/26/2018 Prior Lender: PRIVATE INDIVIDUAL
Prior Sale Price: \$630,000 Prior 1st Mtg Amt/Type: \$441,000 / PRIVATE PARTY
Prior Doc Number: 782735 Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	874	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1910 / 1910	Roof Type:		Style:	BUNGALOW
Fireplace:	/	Foundation:		Quality:	FAIR
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	FAIR

Other Improvements: Building Permit

Site Information

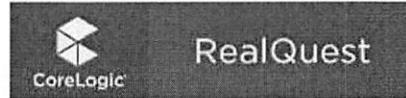
Zoning:	LAR3	Acres:	0.06	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	2,762	Lot Width/Depth:	45 x 59	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$664,713	Assessed Year:	2022	Property Tax:	\$8,479.00
Land Value:	\$531,771	Improved %:	20%	Tax Area:	13
Improvement Value:	\$132,942	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$664,713				

Comparable Sales Report

For Property Located At


5164 ROMAINE ST, LOS ANGELES, CA 90029-1226

2 Comparable(s) Selected.

Report Date: 01/18/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$645,000	\$649,000	\$849,000	\$749,000
Bldg/Living Area	874	832	988	910
Price/Sqft	\$737.99	\$780.05	\$859.31	\$819.68
Year Built	1910	1921	1921	1921
Lot Area	2,762	2,371	2,750	2,560
Bedrooms	3	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$664,713	\$167,706	\$658,918	\$413,312
Distance From Subject	0.00	0.30	0.48	0.39

* = user supplied for search only

Comp #:	1	Distance From Subject: 0.30 (miles)		
Address:	1126 N ARDMORE AVE, LOS ANGELES, CA 90029-1410			
Owner Name:	VELOCITY SERVICES INC			
Seller Name:	LAU FAMILY TRUST			
APN:	5537-017-017	Map Reference:	34-E4 /	Living Area: 832
County:	LOS ANGELES, CA	Census Tract:	1911.20	Total Rooms:
Subdivision:	HOLLYWOOD HOMESIDE TR	Zoning:	LARD1.5	Bedrooms: 2
Rec Date:	01/06/2023	Prior Rec Date:	10/29/1987	Bath(F/H): 1 /
Sale Date:	12/21/2022	Prior Sale Date:	10/1987	Yr Built/Eff: 1921 / 1921
Sale Price:	\$649,000	Prior Sale Price:	\$93,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	11208	Acres:	0.06	Fireplace: Y / 1
1st Mtg Amt:		Lot Area:	2,750	Pool:
Total Value:	\$167,706	# of Stories:	1	Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking: PARKING AVAIL

Comp #:	2	Distance From Subject: 0.48 (miles)		
Address:	5335 FOUNTAIN AVE, LOS ANGELES, CA 90029-1013			
Owner Name:	TATE JOSHUA/BRIONES ANGELICA			
Seller Name:	NARASAKI KARL TRUST			
APN:	5544-033-007	Map Reference:	34-E4 /	Living Area: 988
County:	LOS ANGELES, CA	Census Tract:	1911.10	Total Rooms:
Subdivision:	MORTIMERS GATEWAY TR	Zoning:	LAR3	Bedrooms: 2
Rec Date:	10/28/2022	Prior Rec Date:	03/28/2017	Bath(F/H): 1 /
Sale Date:	10/19/2022	Prior Sale Date:	02/28/2017	Yr Built/Eff: 1921 / 1921
Sale Price:	\$849,000	Prior Sale Price:	\$602,500	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	1025782	Acres:	0.05	Fireplace: /
1st Mtg Amt:	\$806,550	Lot Area:	2,371	Pool:
Total Value:	\$658,918	# of Stories:		Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking:

Foreclosure Activity Report

For Property Located At

5164 ROMAINE ST, LOS ANGELES, CA 90029-1226



Foreclosure Activity Report is not available

5164 ROMAINE ST LOS ANGELES CA 90029

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

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Property Detail Report

For Property Located At :
5164 ROMAINE ST, LOS ANGELES, CA 90029-1226



Owner Information

Owner Name: VARGAS FERNANDO
Mailing Address: 5164 ROMAINE ST, LOS ANGELES CA 90029-1226 C014
Vesting Codes: //

Location Information

Legal Description: (EX OF ST) LOT 16 CAHUENGA PLACE AND W 44.7 FT OF LOT 14 SWANSEA PLACE
County: LOS ANGELES, CA APN: 5537-023-020
Census Tract / Block: 1916.20 / 1 Alternate APN:
Township-Range-Sect: Subdivision: CAHUENGA PLACE
Legal Book/Page: Map Reference: 34-E4 /
Legal Lot: 16 Tract #:
Legal Block: School District: LOS ANGELES
Market Area: C20 School District Name: LOS ANGELES
Neighbor Code: Munic/Township: LOMITA

Owner Transfer Information

Recording/Sale Date: 08/12/2021 / 04/28/2021 Deed Type: GRANT DEED
Sale Price: 1st Mtg Document #:
Document #: 1236667

Last Market Sale Information

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Sale Price: \$645,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: 273677
Document #: 273676 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$737.99
New Construction: Multi/Split Sale:
Title Company: PROVIDENT TITLE
Lender: AMERICAN HM LNS
Seller Name: PASCO ROMMEL A

Prior Sale Information

Prior Rec/Sale Date: 08/03/2018 / 07/26/2018 Prior Lender: PRIVATE INDIVIDUAL
Prior Sale Price: \$630,000 Prior 1st Mtg Amt/Type: \$441,000 / PRIVATE PARTY
Prior Doc Number: 782735 Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	874	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1910 / 1910	Roof Type:		Style:	BUNGALOW
Fireplace:	/	Foundation:		Quality:	FAIR
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	FAIR

Other Improvements: Building Permit

Site Information

Zoning:	LAR3	Acres:	0.06	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	2,762	Lot Width/Depth:	45 x 59	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

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Land Value:	\$531,771	Improved %:	20%	Tax Area:	13
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Total Taxable Value:	\$664,713				

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5164 ROMAINE ST, LOS ANGELES, CA 90029-1226

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Price/Sqft	\$737.99	\$780.05	\$859.31	\$819.68
Year Built	1910	1921	1921	1921
Lot Area	2,762	2,371	2,750	2,560
Bedrooms	3	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$664,713	\$167,706	\$658,918	\$413,312
Distance From Subject	0.00	0.30	0.48	0.39

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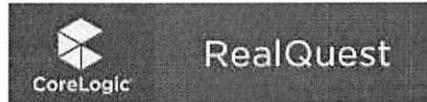
Comp #:1		Distance From Subject:0.30 (miles)			
Address:	1126 N ARDMORE AVE, LOS ANGELES, CA 90029-1410				
Owner Name:	VELOCITY SERVICES INC				
Seller Name:	LAU FAMILY TRUST				
APN:	5537-017-017	Map Reference:	34-E4 /	Living Area:	832
County:	LOS ANGELES, CA	Census Tract:	1911.20	Total Rooms:	
Subdivision:	HOLLYWOOD HOMESIDE TR	Zoning:	LARD1.5	Bedrooms:	2
Rec Date:	01/06/2023	Prior Rec Date:	10/29/1987	Bath(F/H):	1 /
Sale Date:	12/21/2022	Prior Sale Date:	10/1987	Yr Built/Eff:	1921 / 1921
Sale Price:	\$649,000	Prior Sale Price:	\$93,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	11208	Acres:	0.06	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	2,750	Pool:	
Total Value:	\$167,706	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.48 (miles)			
Address:	5335 FOUNTAIN AVE, LOS ANGELES, CA 90029-1013				
Owner Name:	TATE JOSHUA/BRIONES ANGELICA				
Seller Name:	NARASAKI KARL TRUST				
APN:	5544-033-007	Map Reference:	34-E4 /	Living Area:	988
County:	LOS ANGELES, CA	Census Tract:	1911.10	Total Rooms:	
Subdivision:	MORTIMERS GATEWAY TR	Zoning:	LAR3	Bedrooms:	2
Rec Date:	10/28/2022	Prior Rec Date:	03/28/2017	Bath(F/H):	1 /
Sale Date:	10/19/2022	Prior Sale Date:	02/28/2017	Yr Built/Eff:	1921 / 1921
Sale Price:	\$849,000	Prior Sale Price:	\$602,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1025782	Acres:	0.05	Fireplace:	/
1st Mtg Amt:	\$806,550	Lot Area:	2,371	Pool:	
Total Value:	\$658,918	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Foreclosure Activity Report

For Property Located At

5164 ROMAINE ST, LOS ANGELES, CA 90029-1226



Foreclosure Activity Report is not available

5164 ROMAINE ST LOS ANGELES CA 90029

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