

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

June 11, 2015

Council District: # 05

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

JOB ADDRESS: **521 SOUTH BENTLEY AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4366-033-024**

On April 27, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **521 South Bentley Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,084.13
Title Report fee	42.00
Grand Total	\$ 1,676.13

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,676.13** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,676.13** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T11348
Dated as of: 05/02/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4366-033-024

Property Address: 521 S BENTLEY AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: Quitclaim Deed

Grantee : The Dubinsky Family Living Trust UTD April 21st 2008, Brian and Stephanie Dubinsky, trustees

Grantor : Brian Isidor Dubinsky, who acquired title as a single man

Deed Date : 4/21/2008

Recorded : 5/30/2008

Instr No. : 20080949590

Mailing Address: The Dubinsky Family Living Trust UTD Brian and Stephanie Dubinsky, trustees
505 N DIANTHUS ST. MANHATTAN BEACH CA 90266

Mailing Address: The Dubinsky Family Living Trust UTD Brian and Stephanie Dubinsky, trustees
521 S Bentley Avenue Los California 90049

SCHEDULE B

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$500,000.00

Dated : 9/2/2004

Trustor : Brian Isidor Dubinsky and Stephanie Dubinsky

Trustee : PRLAP, Inc

Beneficiary : Bank of America, N.A.

Recorded : 10/13/2004

Instr No. : 04 2623828

Mailing Address: Bank of America, N.A., Consumer Collateral Tracking,
9000 Southside Blvd., Bldg. 700 Jacksonville FL 32256

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T11348

SCHEDULE B (Continued)

Mailing Address: PRLAP, Inc - None Shown

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$1,500,000.00

Dated : 3/24/2009

Trustor : Brian and Stephanie Dubinsky, trustees of the Dubinsky Family Living Trust UTD April 21, 2008

Trustee : A.D.G Investment Company, a California Corporation

Beneficiary : Kam Ming Siu

Recorded : 4/30/2009

Instr No. : 20090629728

Mailing Address: Mr. Kam Ming Siu, 2014 The Strand Hermosa Beach, CA 90254

Mailing Address: A.D.G. Investment Company, a California Corporation – None Shown

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 1/10/2014

Instr No. : 20140033067

MAILING ADDRESS: Dubinsky Brian I Co Trust, 505 N Dianthus St, Manhattan Beach CA. 90266

MAILING ADDRESS: Department of Building and Safety Financial Services Division

WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO

05/30/08



20080949590

Brian Dubinsky

521 S Bentley Avenue

Los Angeles California 90049

APN: 4366-033-024

Documentary Transfer Tax \$0, not subject to tax

QUITCLAIM DEED

FOR NO CONSIDERATION, receipt of which is hereby acknowledged, **Brian Isidor Dubinsky, who acquired title as a Single Man,**

Hereby remises, releases and forever quitclaims to: **The Dubinsky Family Living Trust UTD April 21st 2008, Brian and Stephanie Dubinsky, Trustees, the following described real property in the County of Los Angeles, State of California, described as:**

Lot 29 of Tract No.13745, as Per Map recorded in Book 308, Pages 9-11 of Maps in the office of the County recorder of Los Angeles, California

**Commonly Known as: 521 S. Bentley Avenue
Los Angeles, California 90049**

"This conveyance transfers an interest into or out of a Living Trust, R & T 11930"

Dated

4/21/08

Brian Isidor Dubinsky

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

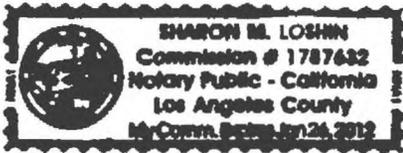
State of California

County of Los Angeles }

On 4-21-08 before me, Sharon M. Loshin Notary Public

personally appeared Brian Dubinsky and Stephanie Dubinsky

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sharon M Loshin
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: Quit Claim Deed.

Document Date 4-21-08 Number of Pages 1

Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Property Detail Report

For Property Located At :
521 S BENTLEY AVE, LOS ANGELES, CA 90049-3501



Owner Information

Owner Name: **DUBINSKY BRIAN I (TE)**
 Mailing Address: **505 N DIANTHUS ST, MANHATTAN BEACH CA 90266-6720 C054**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT NO 13745 LOT 29	APN:	4366-033-024
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2654.20 / 2	Subdivision:	13745
Township-Range-Sect:		Map Reference:	41-D1 /
Legal Book/Page:	308-9	Tract #:	13745
Legal Lot:	29	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C05	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	05/30/2008 / 04/21/2008	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	949590		

Last Market Sale Information

Recording/Sale Date:	01/24/1997 /	1st Mtg Amount/Type:	\$214,600 / CONV
Sale Price:	\$369,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	124716	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$102.81
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	WINDTREE MTG		
Seller Name:	GURWIN 1982 TRUST		

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:	3,589	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1950 / 1973	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	7,752	Lot Width/Depth:	70 x 111	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$577,115	Assessed Year:	2014	Property Tax:	\$7,304.61
Land Value:	\$392,204	Improved %:	32%	Tax Area:	67
Improvement Value:	\$184,911	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$570,115				

Comparable Summary

For Property Located At



521 S BENTLEY AVE, LOS ANGELES, CA 90049-3501

3 Comparable(s) found. (Click on the address to view more property information)

[View Report](#)

[Configure Display Fields](#)

[Modify Comparable Search Criteria](#)

Summary Statistics For Selected Properties: 3

	Subject Property	Low	High	Average
Sale Price	\$369,000	\$2,100,000	\$2,800,000	\$2,531,333
Bldg/Living Area	3,589	3,452	3,897	3,633
Price/Sqft	\$102.81	\$608.34	\$788.73	\$696.12
Year Built	1950	1933	2006	1959
Lot Area	7,752	7,219	12,169	9,580
Bedrooms	3	4	6	5
Bathrooms/Restrooms	3	4	5	4
Stories	1.00	1.00	2.00	1.50
Total Value	\$577,115	\$316,806	\$2,406,000	\$1,376,203
Distance From Subject	0.00	0.24	0.31	0.27

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		521 S BENTLEY AVE	\$369,000	1950	3	3	01/24/1997	3,589	7,752	0.0
Comparables										
<input checked="" type="checkbox"/>	1	11370 ELDERWOOD ST	\$2,694,000	2006	6	5	05/19/2015	3,897	7,219	0.24
<input checked="" type="checkbox"/>	2	11155 MONTANA AVE	\$2,800,000	1933	4	4	03/10/2015	3,550	9,351	0.26
<input checked="" type="checkbox"/>	3	439 VETERAN AVE	\$2,100,000	1938	4	4	09/15/2014	3,452	12,169	0.31

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

521 S BENTLEY AVE, LOS ANGELES, CA 90049-3501**3 Comparable(s) Selected.**

Report Date: 06/11/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$369,000	\$2,100,000	\$2,800,000	\$2,531,333
Bldg/Living Area	3,589	3,452	3,897	3,633
Price/Sqft	\$102.81	\$608.34	\$788.73	\$696.12
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Bedrooms	3	4	6	5
Bathrooms/Restrooms	3	4	5	4
Stories	1.00	1.00	2.00	1.50
Total Value	\$577,115	\$316,806	\$2,406,000	\$1,376,203
Distance From Subject	0.00	0.24	0.31	0.27

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.24 (miles)
Address:	11370 ELDERWOOD ST, LOS ANGELES, CA 90049-3031		
Owner Name:	ROSENFELD ANDREW/ROSENFELIL ELYSE		
Seller Name:	HOWARD A & J TRUST		
APN:	4365-024-001	Map Reference:	41-C1 /
County:	LOS ANGELES, CA	Census Tract:	2654.10
Subdivision:	9715	Zoning:	LAR1
Rec Date:	05/19/2015	Prior Rec Date:	04/12/2006
Sale Date:	04/18/2015	Prior Sale Date:	03/24/2006
Sale Price:	\$2,694,000	Prior Sale Price:	\$2,470,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	580220	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,219
Total Value:	\$2,406,000	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,897
		Total Rooms:	
		Bedrooms:	6
		Bath(F/H):	5 /
		Yr Built/Eff:	2006 / 2006
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	2	Distance From Subject:	0.26 (miles)
Address:	11155 MONTANA AVE, LOS ANGELES, CA 90049-3518		
Owner Name:	GU JONATHAN L/LIU WANYUN		
Seller Name:	JEBEJIAN CATHERINE TRUST		
APN:	4366-025-036	Map Reference:	41-D1 /
County:	LOS ANGELES, CA	Census Tract:	2654.20
Subdivision:	4871	Zoning:	LAR1
Rec Date:	03/10/2015	Prior Rec Date:	
Sale Date:	02/25/2015	Prior Sale Date:	
Sale Price:	\$2,800,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	258137	Acres:	0.21
1st Mtg Amt:		Lot Area:	9,351
Total Value:	\$1,405,802	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	3,550
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	4 /
		Yr Built/Eff:	1933 / 1940
		Air Cond:	
		Style:	TUDOR
		Fireplace:	Y / 2
		Pool:	POOL
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.31 (miles)
Address:	439 VETERAN AVE, LOS ANGELES, CA 90024-1956		
Owner Name:	OKRENT JOCELYNE		
Seller Name:	OKRENT FAMILY TRUST		
APN:	4366-026-001	Map Reference:	41-D1 /
County:	LOS ANGELES, CA	Census Tract:	2654.20
Subdivision:	9924	Zoning:	LAR1
Rec Date:	09/15/2014	Prior Rec Date:	08/16/1971
Sale Date:	07/31/2014	Prior Sale Date:	
Sale Price:	\$2,100,000	Prior Sale Price:	\$83,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	972374	Acres:	0.28
1st Mtg Amt:	\$1,680,000	Lot Area:	12,169
Total Value:	\$316,806	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	3,452
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	4 /
		Yr Built/Eff:	1938 / 1938
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 2
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: JOHN MATTILLO
JOB ADDRESS: 521 SOUTH BENTLEY AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4366-033-024

Date: June 11, 2015

CASE#: 492140
ORDER NO: A-3224997

EFFECTIVE DATE OF ORDER TO COMPLY: March 28, 2013
COMPLIANCE EXPECTED DATE: April 27, 2013
DATE COMPLIANCE OBTAINED: November 14, 2013

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3224997

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

4. Plumbing work was performed in the unapproved bathroom without the required permits and approvals.

You are therefore ordered to: 1) Obtain the required plumbing permit and inspections or demolish and remove all unapproved plumbing work.

Code Section(s) in Violation: 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

5. Electrical work was performed in the unapproved bathroom without the required permits and approvals.

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 93.0201, 93.0104, 12.21A.1.(a) of the L.A.M.C.

6. Missing or defective required guardrail and handrail in loft area.

You are therefore ordered to: Provide and/or maintain the required guardrail(s) and handrail in loft area.

Code Section(s) in Violation: 91.1013.1, 91.103.1, 12.21A.1(a) of the L.A.M.C.

7. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain the water proofing of the roofing system.

Code Section(s) in Violation: 91.8104.3, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 II L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3035. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: March 21, 2013

JOHN MATTILLO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3035
John.Mattillo@lacity.org


REVIEWED BY