

BOARD OF
BUILDING AND SAFETY
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CALIFORNIA



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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

July 14, 2022

Council District: # 15

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

JOB ADDRESS: 1118 EAST ANAHEIM STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 7424-022-004
Re: Invoice # 807105-3

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **1118 East Anaheim Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on January 27, 2020, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	30.00
Grand Total	\$ 1,276.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** 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

Ana Mae Yutan
Chief, LADBS Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T17050
Dated as of: 06/17/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 7424-022-004

Property Address: 1118 E ANAHEIM ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: ADMINISTRATOR'S DEED

Grantee : SOL LEVITT

Grantor : WENDY HATCH ADMINISTRATOR OF THE ESTATE OF CHARLES E. LYON

Deed Date : 03/14/2018

Recorded : 03/29/2018

Instr No. : 18-0301287

MAILING ADDRESS: SOL LEVITT
2448 JUPITER DR, LOS ANGELES, CA 90046

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 5 Tract No: 469 Brief Description: TRACT # 469 LOT 5

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20180301287



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/29/18 AT 08:00AM

FEES: 24.00

TAXES: 2,716.00

OTHER: 0.00

PAID: 2,740.00



LEADSHEET



201803290110010

00015056626



008990448

SEQ:
04

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T50

RECORDING REQUESTED BY:

Ticor Title Company

AND WHEN RECORDED MAIL TO:

Sol Levitt
7851 Electra Drive
Los Angeles, CA 90046



THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 00465939

Escrow No.: 0000056597-06

AP#: 7424-022-004

ADMINISTRATOR'S DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$533.50 CITY TRANSFER TAX \$2,182.50

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ Unincorporated area ☒ City of Los Angeles **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Wendy Hatch, Administrator of The Estate of Charles E. Lyon, ~~RELEASED~~

hereby GRANT(s) to:

Sol Levitt, a Married Man, as his sole and separate property

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 5 of Block 469, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 14, Page 199 of Maps, in the Office of the County Recorder of said County.

Also Known as: 1118 East Anaheim Street, Los Angeles (Wilmington Area), CA 90744

This deed is made, executed and delivered pursuant to an Order of Court dated March 15, 2018 entered in Case No.30-2016-00880956-PR-LA-CJC Superior Court of the State of California, in and for the County of Orange.

DATED: March 14, 2018

**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN ABOVE:

4A

SIGNATURE PAGE

Title of Document: ADMINISTRATOR'S DEED

Date of Document: March 14, 2018

The Estate of Charles E. Lyon

BY: 

Wendy Hatch, Administrator

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On MARCH 16, 2018 before me, CHRIS P BROWN A Notary Public
personally appeared WENDY HATCH

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 

(Seal)

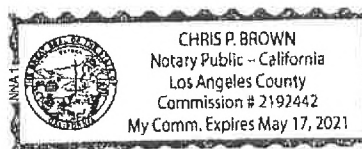


EXHIBIT B

ASSIGNED INSPECTOR: **ANDREW BEELI**

Date: July 14, 2022

JOB ADDRESS: **1118 EAST ANAHEIM STREET, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **7424-022-004**

Last Full Title: **06/17/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) SOL LEVITT
2448 JUPITER DR
LOS ANGELES, CA 90046

CAPACITY: OWNERS

Property Detail Report**For Property Located At :****1118 E ANAHEIM ST, WILMINGTON, CA 90744-3729****RealQuest****Owner Information**

Owner Name: **LEVITT SOL**
 Mailing Address: **2448 JUPITER DR, LOS ANGELES CA 90046-1724 C035**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 469 LOT 5	APN:	7424-022-004
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2947.01 / 1	Subdivision:	469
Township-Range-Sect:		Map Reference:	74-D4 /
Legal Book/Page:	14-199	Tract #:	469
Legal Lot:	5	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	196	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	03/29/2018 / 03/14/2018	1st Mtg Amount/Type:	/
Sale Price:	\$485,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	301287	2nd Mtg Amount/Type:	/
Deed Type:	ADMINISTRATOR'S DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$142.44
New Construction:		Multi/Split Sale:	
Title Company:	TICOR TITLE		
Lender:			
Seller Name:	LYON CHARLES E		

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

Year Built / Eff:	/ 1943	Total Rooms/Offices		Garage Area:	
Gross Area:	3,405	Total Restrooms:		Garage Capacity:	
Building Area:	3,405	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAM2	Acres:	0.11	County Use:	STORES (1100)
Lot Area:	4,801	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$509,821	Assessed Year:	2021	Property Tax:	\$6,547.55
Land Value:	\$289,074	Improved %:	43%	Tax Area:	400
Improvement Value:	\$220,747	Tax Year:	2021	Tax Exemption:	✓
Total Taxable Value:	\$509,821				

APN:	7138-030-015	Map Reference:	70-D5 /	Building Area:	2,984
County:	LOS ANGELES, CA	Census Tract:	5719.00	Total Rooms/Offices:	
Subdivision:	9984	Zoning:	LBCNP	Total Restrooms:	
Rec Date:	10/01/2021	Prior Rec Date:	08/23/2001	Yr Built/Eff:	1996 / 1996
Sale Date:	09/21/2021	Prior Sale Date:	08/20/2001	Air Cond:	YES
Sale Price:	\$1,600,000	Prior Sale Price:	\$1,060,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1499170	Acres:	0.44		
1st Mtg Amt:		Lot Area:	19,271		
Total Value:	\$1,756,857	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject:	5.38 (miles)
Address:	1305 SARTORI AVE 1, TORRANCE, CA 90501-2762		
Owner Name:	WALKER WEST HOLDINGS LLC		
Seller Name:	MILANO D & M 2013 L/TR		
APN:	7355-025-001	Map Reference:	68-D4 /
County:	LOS ANGELES, CA	Census Tract:	6509.01
Subdivision:	TORRANCE TR	Zoning:	TODC-CTR
Rec Date:	12/30/2021	Prior Rec Date:	12/21/1998
Sale Date:	12/03/2021	Prior Sale Date:	06/06/1998
Sale Price:	\$2,800,000	Prior Sale Price:	\$10,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1928955	Acres:	0.08
1st Mtg Amt:	\$1,000,000	Lot Area:	3,275
Total Value:	\$273,150	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	5.48 (miles)
Address:	1321 POST AVE, TORRANCE, CA 90501-2641		
Owner Name:	JOHN NIELSEN CORP		
Seller Name:	IBARCENA CARMEN V		
APN:	7355-026-040	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	6509.01
Subdivision:	54014	Zoning:	TODC-CTR
Rec Date:	06/15/2022	Prior Rec Date:	11/15/2005
Sale Date:	05/09/2022	Prior Sale Date:	07/11/2005
Sale Price:	\$1,550,000	Prior Sale Price:	\$970,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	632531	Acres:	0.05
1st Mtg Amt:	\$712,500	Lot Area:	2,054
Total Value:	\$1,398,657	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	6	Distance From Subject:	7.37 (miles)
Address:	844 W GARDENA BLVD, GARDENA, CA 90247-4963		
Owner Name:	844 GARDENA LLC		
Seller Name:	EKOH INVESTMENT INC		
APN:	6121-007-021	Map Reference:	63-F4 /
County:	LOS ANGELES, CA	Census Tract:	2912.20
Subdivision:	GARDENA	Zoning:	LAC2
Rec Date:	04/11/2022	Prior Rec Date:	11/21/2018
Sale Date:	04/05/2022	Prior Sale Date:	11/13/2018
Sale Price:	\$560,000	Prior Sale Price:	\$585,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	397259	Acres:	0.08
1st Mtg Amt:		Lot Area:	3,617
Total Value:	\$602,881	# of Stories:	2
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	7	Distance From Subject:	7.40 (miles)
Address:	831 W GARDENA BLVD, GARDENA, CA 90247-4964		
Owner Name:	WEST GARDENA PLAZA LLC		
Seller Name:	NOP RATHA & BUO NEARY TRUST		
APN:	6120-018-010	Map Reference:	63-F4 /
		Building Area:	3,368

County:	LOS ANGELES, CA	Census Tract:	6040.02	Total Rooms/Offices:	
Subdivision:	5568	Zoning:	LNC3YY	Total Restrooms:	
Rec Date:	12/29/2021	Prior Rec Date:	03/03/1997	Yr Built/Eff:	1955 / 1955
Sale Date:	12/23/2021	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,975,000	Prior Sale Price:	\$555,000	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1924423	Acres:	0.18		
1st Mtg Amt:	\$1,775,000	Lot Area:	7,838		
Total Value:	\$516,078	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	12	Distance From Subject:	9.30 (miles)
Address:	8329 ALONDRA BLVD, PARAMOUNT, CA 90723-4403		
Owner Name:	OH YOUNG J		
Seller Name:	KIM MYUNG K		
APN:	6270-021-015	Map Reference:	65-F3 /
County:	LOS ANGELES, CA	Census Tract:	5539.01
Subdivision:	CLEARWATER	Zoning:	PACM*
Rec Date:	05/09/2022	Prior Rec Date:	03/28/2018
Sale Date:	04/20/2022	Prior Sale Date:	01/03/2018
Sale Price:	\$850,000	Prior Sale Price:	\$730,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	500199	Acres:	0.10
1st Mtg Amt:	\$800,000	Lot Area:	4,459
Total Value:	\$767,359	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	13	Distance From Subject:	10.45 (miles)
Address:	14005 HAWTHORNE BLVD, HAWTHORNE, CA 90250-7003		
Owner Name:	SOCIAL VOCATIONAL SERVICES INC		
Seller Name:	AMONA PIROOZ		
APN:	4043-024-013	Map Reference:	63-A2 /
County:	LOS ANGELES, CA	Census Tract:	6024.02
Subdivision:	6095	Zoning:	HAC2YY
Rec Date:	12/17/2021	Prior Rec Date:	08/01/2008
Sale Date:	10/28/2021	Prior Sale Date:	07/28/2008
Sale Price:	\$1,975,000	Prior Sale Price:	\$775,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1879721	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,301
Total Value:	\$631,406	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	14	Distance From Subject:	11.58 (miles)
Address:	3419 TWEEDY BLVD, SOUTH GATE, CA 90280-6001		
Owner Name:	FAIRFAX INVESTMENTS GROUP LLC		
Seller Name:	NP TWEEDY LLC		
APN:	6209-015-017	Map Reference:	59-B3 /
County:	LOS ANGELES, CA	Census Tract:	5358.03
Subdivision:	5248	Zoning:	SGC3*
Rec Date:	02/08/2022	Prior Rec Date:	02/22/2011
Sale Date:	02/03/2022	Prior Sale Date:	02/01/2011
Sale Price:	\$480,000	Prior Sale Price:	\$215,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	157444	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,335
Total Value:	\$476,988	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/

Comp #:	15	Distance From Subject:	12.70 (miles)
Address:	8253 LONG BEACH BLVD, SOUTH GATE, CA 90280-2044		
Owner Name:	TERRA INVESTMENTS LLC		
Seller Name:	528 NGF PROPERTIES LLC		
APN:	6202-025-001	Map Reference:	58-F1 /
County:	LOS ANGELES, CA	Census Tract:	5355.01
Subdivision:	3992	Zoning:	SGC3*
		Building Area:	3,036
		Total Rooms/Offices:	
		Total Restrooms:	

Rec Date:	12/03/2021	Prior Rec Date:	12/31/1996	Yr Built/Eff:	1988 / 1988
Sale Date:	11/22/2021	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$1,330,000	Prior Sale Price:	\$305,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1794131	Acres:	0.19		
1st Mtg Amt:		Lot Area:	8,099		
Total Value:	\$458,900	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	20	Distance From Subject: 13.60 (miles)			
Address:	2324 SATURN AVE, HUNTINGTON PARK, CA 90255				
Owner Name:	SHIM DONG H/SHIM ESTHER H				
Seller Name:	ALVAREZ FRANCISCO M L/TR				
APN:	6321-031-029	Map Reference:	52-E5 /	Building Area:	3,705
County:	LOS ANGELES, CA	Census Tract:	5331.03	Total Rooms/Offices:	
Subdivision:	FOSTERS	Zoning:	HPCM*	Total Restrooms:	
	ADD/HUNTINGTON PARK				
Rec Date:	03/04/2022	Prior Rec Date:	05/23/1996	Yr Built/Eff:	1905 / 1948
Sale Date:	02/18/2022	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,215,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	254345	Acres:	0.13		
1st Mtg Amt:		Lot Area:	5,831		
Total Value:	\$452,879	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **ANDREW BEELI**

Date: **July 14, 2022**

JOB ADDRESS: **1118 EAST ANAHEIM STREET, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **7424-022-004**

CASE NO.: **890846**

ORDER NO.: **A-5232230**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 27, 2020**

COMPLIANCE EXPECTED DATE: **February 26, 2020**

DATE COMPLIANCE OBTAINED: **February 14, 2020**

.....

LIST OF IDENTIFIED CODE VIOLATIONS **(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-5232230

1060326202097451

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

VAN AMBATIELOS
PRESIDENT
JAVIER NUNEZ
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W MOON

**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
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY

LEVITT, SOL
2448 JUPITER DR
LOS ANGELES, CA 90046

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day,

JAN 15 2020

CASE #: 890846
ORDER #: A-5232230
EFFECTIVE DATE: January 27, 2020
COMPLIANCE DATE: February 26, 2020

OWNER OF
SITE ADDRESS: 1118 E ANAHEIM ST

ASSESSORS PARCEL NO.: 7424-022-004
ZONE: M2; Light Industrial Zone

To the address as shown on the
last equalized assessment roll.
Initialed by *[Signature]*

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Maintenance and repair of existing building.

You are therefore ordered to: **Maintain the existing building and/or premises in a safe and sanitary condition and good repair.**

Code Section(s) in Violation: **91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.**

2. The building or premises is Substandard due to Fire damage to vertical supports.

You are therefore ordered to: **Repair or replace deteriorated or defective walls or vertical supports.**

Code Section(s) in Violation: **91.8902.2 #4, 91.5R602, 91.5R602.1.1, 91.5R602.2, 91.5R602.3, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.**

Location: **Entire structure**

3. The building or premises is Substandard due to fire damage members of ceilings, roofs, ceiling and roof supports or other horizontal members.

You are therefore ordered to: **Repair or replace deteriorated or defective members of ceilings, roofs, ceiling and roof supports or other horizontal members.**

Code Section(s) in Violation: **91.8902.2 #6, 91.5R801.2, 91.5R802.1, 91.5R802.1.3.5, Table 91.5R802.4(1), 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.**

Location: **Entire structure**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org