

BOARD OF
BUILDING AND SAFETY
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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

May 7, 2025

Council District: # 8

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

JOB ADDRESS: **9117 SOUTH DENKER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6037-007-023**
Re: Invoice #833927-0, #841581-7

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: **9117 South Denker Avenue, Los Angeles, CA** ("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.

In addition, pursuant to Section 98.0421, the property owner was issued an order on March 10, 2021 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	300.73
Title Report fee	30.00
Grand Total	\$ 3,887.29

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 **\$3,887.29** 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 **\$3,887.29** 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 Mac Yutan
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T18207
Dated as of: 09/24/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6037-007-023

Property Address: 9117 S DENKER AVE City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: NEILY B. BRADFORD

Grantor: LLOYD E. KUEFFER & CLELLA KUEFFER

Deed Date : 12/17/1963 Recorded : 01/03/1964

Instr No. : 1964-3079

MAILING ADDRESS: NEILY B. BRADFORD

9117 S DENKER AVE, LOS ANGELES, CA 90047-3637

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 21 Block: 16 Tract No: 6220 Brief Description: TRACT NO 6220 LOT 21 BLK 16

MORTGAGES/LIENS

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

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name Nelly B. Bradford
Street Address 9117 Denker Avenue
City & State Los Angeles, California

3079

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR AMERICAN TITLE CO.

JAN 3 1964 AT 8:02 A.M.

RAY E. LEE, County Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE



TITLE CO

AFFIX I.R.S. \$ 24.75 IN THIS SPACE

FEE
\$2
6

Grant Deed

TO 405 C 19.1

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
LLOYD E. KUEFFER & CLELLA KUEFFER, husband & wife,

hereby GRANT(S) to

NEILY B. BRADFORD, an unmarried woman

the following described real property in the
County of Los Angeles

City of Los Angeles
, State of California:

Lot 21 in Block 16 of Tract 6220, in the City of Los Angeles, county
of Los Angeles, state of California, as per map recorded in book 69
Page 69 of Maps, in the office of the county recorder of said county.

Dated: December 17th, 1963

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS.
On December 24th, 1963

before me, the under-
signed, a Notary Public in and for said State, personally appeared
Lloyd E. Kueffer &
Clella Kueffer

known to me
to be the person(s) whose name(s) are subscribed to the within
instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

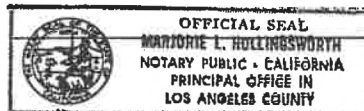
(Seal)
Signature

MARJORIE L. HOLLINGSWORTH - MY COMMISSION EXPIRES OCT. 30, 1966

Name (Typed or Printed)
Notary Public in and for said State

If executed by a Corporation the Corporation Form of
Acknowledgment must be used.

Lloyd E. Kueffer
Clella Kueffer



Title Order No. 102867-8

Escrow No. 6070-H

EXHIBIT B

ASSIGNED INSPECTOR: **MICHAEL SERETTI**
JOB ADDRESS: **9117 SOUTH DENKER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6037-007-023**

Date: May 7, 2025

Last Full Title: 09/24/2024

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

1) NEILY B. BRADFORD
9117 S. DENKER AVENUE
LOS ANGELES, CA 90047-3637

CAPACITY: OWNER

EXHIBIT C**Property Detail Report**

For Property Located At :

9117 S DENKER AVE, LOS ANGELES, CA 90047-3637**Owner Information**

Owner Name: **BRADFORD NEILY B**
 Mailing Address: **9117 S DENKER AVE, LOS ANGELES CA 90047-3637 C064**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 6220 LOT 21	APN:	6037-007-023
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2384.00 / 2	Subdivision:	622
Township-Range-Sect:		Map Reference:	57-E2 /
Legal Book/Page:	17-48	Tract #:	622
Legal Lot:	21	School District:	LOS ANGELES
Legal Block:	16	School District Name:	LOS ANGELES
Market Area:	C36	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	01/03/1964 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:			

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:		Construction:	
Living Area:	1,889	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1925 / 1925	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

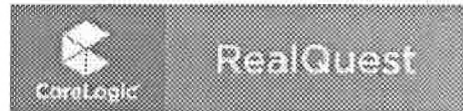
Zoning:	LAR1	Acres:	0.15	County Use:	DUPLEX (0200)
Lot Area:	6,751	Lot Width/Depth:	50 x 135	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$41,036	Assessed Year:	2024	Property Tax:	\$803.63
Land Value:	\$22,799	Improved %:	44%	Tax Area:	307
Improvement Value:	\$18,237	Tax Year:	2024	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$34,036				

Comparable Sales Report

For Property Located At

**9117 S DENKER AVE, LOS ANGELES, CA 90047-3637****2 Comparable(s) Selected.**

Report Date: 02/18/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$39,500	\$700,000	\$369,750
Bldg/Living Area	1,889	1,612	1,779	1,696
Price/Sqft	\$0.00	\$22.20	\$434.24	\$228.22
Year Built	1925	1944	1949	1946
Lot Area	6,751	5,557	6,981	6,269
Bedrooms	3	4	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$41,036	\$247,070	\$652,642	\$449,856
Distance From Subject	0.00	0.33	0.47	0.40

* = user supplied for search only

Comp #:	1	Distance From Subject:0.33 (miles)					
Address:	1811 W 94TH ST, LOS ANGELES, CA 90047-3758						
Owner Name:	WILLIAMS-HOLMES TROY						
Seller Name:	WILLIAMS ALICE L						
APN:	6057-006-001	Map Reference:	57-E2 /	Living Area:	1,612		
County:	LOS ANGELES, CA	Census Tract:	2380.00	Total Rooms:			
Subdivision:	12	Zoning:	LARD2	Bedrooms:	4		
Rec Date:	11/18/2024	Prior Rec Date:	09/26/1984	Bath(F/H):	2 /		
Sale Date:	10/29/2024	Prior Sale Date:		Yr Built/Eff:	1944 / 1944		
Sale Price:	\$700,000	Prior Sale Price:	\$90,000	Air Cond:	YES		
Sale Type:	FULL	Prior Sale Type:	FULL	Style:			
Document #:	798597	Acres:	0.13	Fireplace:	/		
1st Mtg Amt:	\$687,321	Lot Area:	5,557	Pool:			
Total Value:	\$247,070	# of Stories:		Roof Mat:			
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:			

Comp #:

2

Distance From Subject:

0.47 (miles)

Address:

1538 W 85TH ST, LOS ANGELES, CA 90047-5414

Owner Name:

MEDINA ELEAZAR M

Seller Name:

SMITH LARRY L SR

APN:

6034-029-005

Map Reference:

57-E1 /

Living Area:

1,779

County:

LOS ANGELES, CA

Census Tract:

2382.00

Total Rooms:

Subdivision:

4511

Zoning:

LARD2

Bedrooms:

4

Rec Date:	12/09/2024	Prior Rec Date:	04/14/2021	Bath(F/H):	2 /
Sale Date:	12/04/2024	Prior Sale Date:	12/18/2020	Yr Built/Eff:	1949 /
Sale Price:	\$39,500	Prior Sale Price:	\$615,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	866485	Acres:	0.16	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,981	Pool:	
Total Value:	\$652,642	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **MICHAEL SERETTI**
JOB ADDRESS: **9117 SOUTH DENKER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6037-007-023**

Date: May 7, 2025

CASE NO.: 901048
ORDER NO.: A-5456473

EFFECTIVE DATE OF ORDER TO COMPLY: **March 10, 2021**
COMPLIANCE EXPECTED DATE: **April 9, 2021**
DATE COMPLIANCE OBTAINED: **No compliance to date**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5456473

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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

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

JOHN WEIGHT
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

BRADFORD, NEILY B
9117 S DENKER AVE
LOS ANGELES, CA 90047

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

MAR 03 2021

To the address as shown on the
last equalized assessment roll
Initiated by SG

CASE #: 901048

ORDER #: A-5456473

EFFECTIVE DATE: March 10, 2021

COMPLIANCE DATE: April 09, 2021

OWNER OF

SITE ADDRESS: 9117 S DENKER AVE

ASSESSORS PARCEL NO.: 6037-007-023

ZONE: R1; One-Family Zone

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.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

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.

Location: REAR OF PROPERTY

Comments: REAR WALL OF GARAGE HAS COLLAPSED INTO NEIGHBORING YARD, ROOF

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

OF GARAGE IS COLLAPSED AND ONLY 3 WALLS REMAIN.

2. The building or premises is Substandard caused by general dilapidation or improper maintenance.

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate maintenance and maintain the building or premises in good repair.

Code Section(s) in Violation: 91.8902.13 #1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: GARAGE AT REAR OF PROPERTY

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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 days 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 \$660.00 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 98.0411 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 **\$2,310.00**.

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.

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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4508.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:  Date: February 23, 2021

KIM DOEPPING
8475 S Vermont
LOS ANGELES, CA 90044
(213)978-4508
Kim.Doepping@lacity.org


REVIEWED BY

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