

CITY OF LOS ANGELES

CALIFORNIA

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

January 3, 2025

Council District: #7

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

JOB ADDRESS: **7035 WEST FLORA MORGAN TRAIL, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2564-019-010**

Re: Invoice #764294-6, #807009-2

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: **7035 West Flora Morgan Trail, 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.

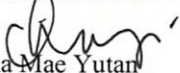
In addition, pursuant to Section 98.0421, the property owner was issued an order on September 21, 2018 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<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
Title Report fee	30.00
Grand Total	\$ 3,586.56

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 **\$3,586.56** 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 **\$3,586.56** 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

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. T17652
Dated as of: 07/26/2023

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2564-019-010

Property Address: 7035 W FLORAMORGAN TR City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : LINDA LIRONES
Grantor : LARRY W. LAUNDER AND MARSHA A. LAUNDER
Deed Date : 10/07/1990 Recorded : 11/14/1990
Instr No. : 90-1913485

MAILING ADDRESS: LINDA LIRONES
PO BOX 774, MONTROSE, CA 91021

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 178 Tract No: 6408 Brief Description: TRACT NO 6408 LOT 178

MORTGAGES/LIENS

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

RECORDING REQUESTED BY
WORLD TITLE COMPANY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS
TO:

90-1913485

NAME: Linda Lirones
STREET ADDRESS: 7035 Flora Morgan Terrace
CITY, STATE, ZIP: Tujunga, Ca 91042

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. PAST 3 P.M. NOV 14 1990

FEE
\$5
S

Title Order No. 1015568-44
Escrow No. 30237-R

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED 44

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 73.70

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Larry W. Launder and Marsha A. Launder, husband and wife, as joint
tenants

hereby GRANT(S) to
Linda Lirones a single woman

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

Lots 178 and 179 of Tract No. 6408, as per map recorded in Book 130,
Pages 31 through 37 of Maps, in the Office of the County Recorder of
Los Angeles county.

RECORDER'S MEMO:
POOR RECORD IS DUE TO
QUALITY OF ORIGINAL DOCUMENT

AND COMMONLY KNOWN AS: 7035 Flora Morgan Terrace, Tujunga, Ca 91042

TAX PARCELS 2564-19-10 and 2564-19-11

Dated August 30, 1990

STATE OF CALIFORNIA }
COUNTY OF San Bernardino } ss.

On October 7, 1990 before me, the
undersigned, a Notary Public in and for said State, personally appeared

Larry W. Launder
Larry W. Launder
Marsha A. Launder
Marsha A. Launder

Larry W. Launder and Marsha A. Launder

personally
known to me (or 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 that they executed the same
WITNESS my hand and official seal



Signature *Longino Pizarro*

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

010-019-010

EXHIBIT B

ASSIGNED INSPECTOR: MARK VAN SLOOTEN
JOB ADDRESS: 7035 WEST FLORA MORGAN TRAIL, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2564-019-010

Date: January 3, 2025

Last Full Title: 07/26/2023

Last Update to Title:

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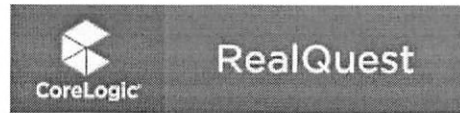
LIST OF OWNERS AND INTERESTED PARTIES

1) LINDA LIRONES
P.O. BOX 774
MONTROSE, CA 91021

CAPACITY: OWNER

Property Detail Report

For Property Located At :
 7035 FLORA MORGAN TRL, TUJUNGA, CA 91042-3109



Owner Information

Owner Name: **LIRONES LINDA**
 Mailing Address: **PO BOX 774, MONTROSE CA 91021-0774 B007**
 Vesting Codes: **SW //**

Location Information

Legal Description:	TRACT NO 6408 LOT 178	APN:	2564-019-010
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1014.00 / 3	Subdivision:	6408
Township-Range-Sect:		Map Reference:	11-A4 /
Legal Book/Page:	130-31	Tract #:	6408
Legal Lot:	178	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	659	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	11/14/1990 / 08/1990	1st Mtg Amount/Type:	\$65,000 / PRIVATE PARTY
Sale Price:	\$67,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1913485	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$80.24
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	WORLD TITLE CO.		
Lender:			
Seller Name:	LAUNDER LARRY W		

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:	835	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1935 / 1942	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	PIER	Quality:	
# of Stories:	2	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:					

Site Information

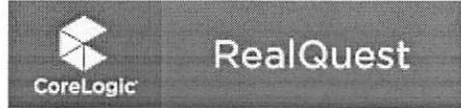
Zoning:	LAR1	Acres:	0.04	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	1,728	Lot Width/Depth:	35 x 50	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$60,763	Assessed Year:	2023	Property Tax:	\$758.70
Land Value:	\$60,661	Improved %:		Tax Area:	13
Improvement Value:	\$102	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$53,763				

Comparable Sales Report

For Property Located At



7035 FLORA MORGAN TRL, TUJUNGA, CA 91042-3109

2 Comparable(s) Selected.

Report Date: 02/16/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$67,000	\$575,000	\$725,000	\$650,000
Bldg/Living Area	835	757	794	776
Price/Sqft	\$80.24	\$759.58	\$913.10	\$836.34
Year Built	1935	1924	1936	1930
Lot Area	1,728	2,157	3,467	2,812
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	3	2
Stories	2.00	1.00	1.00	1.00
Total Value	\$60,763	\$493,276	\$592,356	\$542,816
Distance From Subject	0.00	0.12	0.34	0.23

*= user supplied for search only

Comp #:1 Distance From Subject:0.12 (miles)

Address: 9760 SAMOA AVE, TUJUNGA, CA 91042-3122

Owner Name: BARBOZA TROY A/SHWEIRI NICOLE L

Seller Name: BOGOSSIAN ALEC

APN: 2564-021-015 Map Reference: 11-A4 / Living Area: 794

County: LOS ANGELES, CA Census Tract: 1014.00 Total Rooms: 5

Subdivision: 6408 Zoning: LAR1 Bedrooms: 2

Rec Date: 12/21/2023 Prior Rec Date: 09/21/2016 Bath(F/H): 1 /

Sale Date: 11/15/2023 Prior Sale Date: 09/06/2016 Yr Built/Eff: 1936 / 1936

Sale Price: \$725,000 Prior Sale Price: \$442,500 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL

Document #: 898605 Acres: 0.08 Fireplace: Y / 1

1st Mtg Amt: \$543,750 Lot Area: 3,467 Pool:

Total Value: \$493,276 # of Stories: 1 Roof Mat: COMPOSITION SHINGLE

Land Use: SFR Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:0.34 (miles)

Address: 6838 HAYWOOD ST, TUJUNGA, CA 91042-2850

Owner Name: ASATOORIAN MATILDA B

Seller Name: DELL SUSAN P

APN: 2568-018-031 Map Reference: 11-A4 / Living Area: 757

County: LOS ANGELES, CA Census Tract: 1012.20 Total Rooms: 4

Subdivision:	LOS TERRENITOS TR	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/05/2023	Prior Rec Date:	03/11/2004	Bath(F/H):	3 /
Sale Date:	08/25/2023	Prior Sale Date:	02/06/2004	Yr Built/Eff:	1924 / 1977
Sale Price:	\$575,000	Prior Sale Price:	\$280,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	589460	Acres:	0.05	Fireplace:	/
1st Mtg Amt:	\$517,443	Lot Area:	2,157	Pool:	
Total Value:	\$592,356	# of Stories:	1	Roof Mat:	ROLL
Land Use:	SFR	Park Area/Cap#:	/	Parking:	COMPOSITION PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: MARK VAN SLOOTEN
JOB ADDRESS: 7035 WEST FLORA MORGAN TRAIL, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2564-019-010

Date: January 3, 2025

CASE NO.: 825717
ORDER NO.: A-4797640

EFFECTIVE DATE OF ORDER TO COMPLY: September 21, 2018
COMPLIANCE EXPECTED DATE: October 21, 2018
DATE COMPLIANCE OBTAINED: October 27, 2022

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4797640

1061025201865676

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATELOS
PRESIDENT**

**E. FELICIA BRANNON
VICE-PRESIDENT**

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

**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**

SUBSTANDARD ORDER AND NOTICE OF FEE

**LIRONES, LINDA
PO BOX 572
VERDUGO CITY, CA 91046**

**CASE #: 825717
ORDER #: A-4797640
EFFECTIVE DATE: September 21, 2018
COMPLIANCE DATE: October 21, 2018**

**OWNER OF
SITE ADDRESS: 7035 W FLORAMORGAN TR**

**ASSESSORS PARCEL NO.: 2564-019-010
ZONE: R1; One-Family Zone**

AUG 30 2018

to the address as shown on the last equalized assessment roll.
[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.

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. The building or premises is Substandard due to deteriorated or defective flooring or floor supports.**

You are therefore ordered to: **Repair or replace deteriorated or defective flooring or floor supports.**

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

Comments: **The wood deck flooring supports are in a dilapidated condition and unsafe for any load. Deck needs to be demolished and rebuilt with plans and permit.**

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

2. The building or premises is Substandard due to deteriorated or inadequate foundations.

You are therefore ordered to: Repair or replace deteriorated or inadequate foundations.

Code Section(s) in Violation: 91.8902.2# 1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Supports for wood deck must be engineered and a soils report will be needed for design of the supports.

3. The building or premises is Substandard due to inadequate maintenance of deck / porch.

You are therefore ordered to: The wood deck is in a dilapidated condition and is unsafe for any load.

Code Section(s) in Violation: 91.8902.11, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Front of house.

Comments: Plans and a permit will be required for the rebuilding of the deck.

4. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Property is not being maintained and trash and debris are being deposited at various locations on the property.

5. Electrical not complying with code.

You are therefore ordered to: No person shall install, operate or maintain electrical systems or equipment which do not comply with all of the applicable provisions of this Code.

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

Comments: Electrical lighting installed on the wood deck is not to code remove all electrical installations attached to the deck.

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.

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For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

1061025201865676

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 + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.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 (818)374-9861.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: August 24, 2018

TIM CROWDER
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9861
Tim.Crowder@lacity.org

MRBZ918
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.



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