

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

CITY OF LOS ANGELES
CALIFORNIA



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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

February 26, 2025

Council District: # 5

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

JOB ADDRESS: 1025 SOUTH MASSELIN AVENUE, LOS ANGELES, CA

AKA: 1027 SOUTH MASSELIN AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): **5085-004-014**

Re: Invoice # 769811-2

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: **1025 South Masselin Avenue, Los Angeles, CA (AKA: 1027 South Masselin 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 on August 17, 2018 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 fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	322.98
Title Report fee	<u>30.00</u>
Grand Total	\$ <u>2,662.98</u>

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 **\$2,662.98** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,662.98** 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

Cherry
Ana Mae Yutan
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

hwp ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T16859
Dated as of: 08/20/2021

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5085-004-014

Property Address: 1025 S MASSELIN AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST QUITCLAIM DEED

Grantee : BEVERLY D. ROTHMAS, TRUSTEE OF THE BEVERLY D. ROTHMAN LIVING TRUST

Grantor : BEVERLY D. ROTHMAN, TRUSTEE OF THE BEVERLY DAVIDINE ROTHMAN & HAROLD ROTHMAN REVOCABLE LIVING TRUST

Deed Date : 02/05/2014 Recorded : 02/21/2014

Instr No. : 14-0182392

MAILING ADDRESS: BEVERLY D. ROTHMAS, TRUSTEE OF THE BEVERLY D. ROTHMAN LIVING TRUST
17130 GOYA ST, GRANADA HILLS, CA 91344

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 159 Tract No: 5798 Brief Description: TRACT NO 5798 LOT 159

MORTGAGES/LIENS

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

▲ This page is part of your document - DO NOT DISCARD ▲



20140182392



Pages:
0003

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

02/21/14 AT 08:23AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201402213300017

00008885016



006047214

SEQ:
08

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Beverly D. Rothman
17130 Goya Street
Granada Hills, CA 91344

MAIL TAX STATEMENT TO:

Beverly D. Rothman
17130 Goya Street
Granada Hills, CA 91344

02/21/2014
20140182392

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TRUST QUITCLAIM DEED

The undersigned Grantor declares under penalty of perjury that the following is true and correct:

The documentary transfer tax is \$0.00*

*THIS CONVEYANCE TRANSFERS THE GRANTOR'S INTEREST INTO HER REVOCABLE TRUST, R&TC 11930. THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Signature of declarant or agent determining tax: VELASCO LAW GROUP, APC

By: 
Paul D. Velasco, Esq.

QUITCLAIM DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A § 1 et seq.)

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor has checked the applicable exclusion: Transfer to a revocable trust.

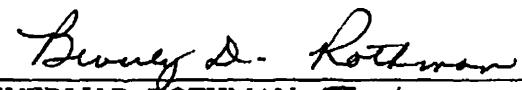
GRANTOR: BEVERLY D. ROTHMAN, who took title as BEVERLY DAVIDINE ROTHMAN, Trustee of the BEVERLY DAVIDINE ROTHMAN & HAROLD ROTHMAN REVOCABLE LIVING TRUST,

hereby Remises, Releases and Forever Quitclaims to: BEVERLY D. ROTHMAN, Trustee of the BEVERLY D. ROTHMAN LIVING TRUST, dated February 5, 2014, the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

Lot 159 of Tract 5798, as per map recorded in Book 68, Pages 23 and 24 of Maps, in the Office of the County Recorder of said County.

Property Address: 1025-1027 Masselin Avenue, Los Angeles, California
A.P.N.: 5085-004-014

Dated: February 5, 2014


BEVERLY D. ROTHMAN, Trustee

3

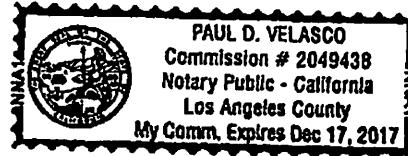
ACKNOWLEDGMENT

State of California
County of Los Angeles

On February 5, 2014 before me, Paul D. Velasco, Notary Public, personally appeared BEVERLY D. ROTHMAN, 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

A handwritten signature in black ink, appearing to read "PAUL D. VELASCO".

(Seal)

EXHIBIT B

ASSIGNED INSPECTOR: ED ARDESSI

Date: February 26, 2025

JOB ADDRESS: 1025 SOUTH MASSELIN AVENUE, LOS ANGELES, CA

AKA: 1027 SOUTH MASSELIN AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5085-004-014

Last Full Title: 08/20/2021

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) BEVERLY D. ROTHMAN, TRUSTEE OF
THE BEVERLY D. ROTHMAN LIVING TRUST
17130 GOYA STREET
GRANADA HILLS, CA 91344

CAPACITY: OWNER

EXHIBIT C

Property Detail Report

For Property Located At:
1025 MASSELIN AVE, LOS ANGELES, CA 90019-2511



RealQuest

Owner Information

Owner Name: ROTHMAN BEVERLY D
 Mailing Address: 17130 GOYA ST, GRANADA HILLS CA 91344-1205 C032
 Vesting Codes: // TR

Location Information

Legal Description: TRACT NO 5798 LOT 159
 County: LOS ANGELES, CA APN: 5085-004-014
 Census Tract / Block: 2163.00 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 5798
 Legal Book/Page: 68-23 Map Reference: 43-A2 /
 Legal Lot: 159 Tract #: 5798
 Legal Block: School District: LOS ANGELES
 Market Area: C19 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: 06037LO003

Owner Transfer Information

Recording/Sale Date: 02/21/2014 / 02/05/2014 Deed Type: QUIT CLAIM DEED
 Sale Price: 1st Mtg Document #:

Document #: 182392

Last Market Sale Information

Recording/Sale Date: 02/04/1992 / 02/1990 1st Mtg Amount/Type: /
 Sale Price: \$125,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 184414 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$30.93
 New Construction: Multi/Split Sale:

Title Company: ROTHMAN FRANK
 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: 4,042	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 6	Finish Bsmt Area:	Pool:
Bath(F/H): 4 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1933 / 1933	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:

Other Improvements: Building Permit

Site Information

Zoning: LARD1.5	Acres: 0.16	County Use: DUPLEX (0200)
Lot Area: 7,126	Lot Width/Depth: x	State Use:
Land Use: DUPLEX	Res/Comm Units: 2 /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value: \$494,019	Assessed Year: 2020	Property Tax: \$6,450.87
Land Value: \$277,464	Improved %: 44%	Tax Area: 67
Improvement Value: \$216,555	Tax Year: 2020	Tax Exemption:
Total Taxable Value: \$494,019		

Comparable Sales Report

For Property Located At

**RealQuest****1025 MASSELIN AVE, LOS ANGELES, CA 90019-2511****4 Comparable(s) Selected.**

Report Date: 10/06/2021

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$125,000	\$1,380,000	\$1,961,000	\$1,791,625
Bldg/Living Area	4,042	3,882	4,136	3,967
Price/Sqft	\$30.93	\$355.49	\$495.62	\$451.08
Year Built	1933	1924	1935	1931
Lot Area	7,126	7,200	7,940	7,486
Bedrooms	6	4	6	6
Bathrooms/Restrooms	4	2	4	4
Stories	0.00	0.00	0.00	0.00
Total Value	\$499,136	\$411,499	\$1,910,670	\$1,287,798
Distance From Subject	0.00	0.35	0.45	0.39

*= user supplied for search only

Comp #:1		Distance From Subject:0.35 (miles)	
Address:	1080 S GENESEE AVE, LOS ANGELES, CA 90019-2448		
Owner Name:	ARISON JOSEPH T/COLKER-ARISON JO A		
Seller Name:	REALGEN PROPERTIES LP		
APN:	5086-026-003	Map Reference:	42-F2 /
County:	LOS ANGELES, CA	Census Tract:	2169.00
Subdivision:	9721	Zoning:	LAR3
Rec Date:	04/29/2021	Prior Rec Date:	06/15/2018
Sale Date:	04/01/2021	Prior Sale Date:	05/22/2018
Sale Price:	\$1,900,000	Prior Sale Price:	\$1,854,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	682478	Acres:	0.17
1st Mtg Amt:	\$1,053,000	Lot Area:	7,201
Total Value:	\$1,910,670	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
			Living Area: 3,966
			Total Rooms:
			Bedrooms: 6
			Bath(F/H): 4 /
			Yr Built/Eff: 1933 / 1936
			Air Cond: REFRIGERATION
			Style:
			Fireplace: /
			Pool:
			Roof Mat:
			Parking:

Comp #:2		Distance From Subject:0.39 (miles)	
Address:	1087 S GENESEE AVE, LOS ANGELES, CA 90019-2462		
Owner Name:	CAL NLEPA LLC		
Seller Name:	SMITH ELIZABETH A TRUST		
APN:	5086-018-028	Map Reference:	42-F2 /
County:	LOS ANGELES, CA	Census Tract:	2169.00
Subdivision:	9721	Zoning:	LAR3
Rec Date:	08/04/2021	Prior Rec Date:	11/04/1994
Sale Date:	07/16/2021	Prior Sale Date:	
Sale Price:	\$1,961,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1195931	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,603
Total Value:	\$411,499	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	/
			Living Area: 4,136
			Total Rooms:
			Bedrooms: 6
			Bath(F/H): 4 /
			Yr Built/Eff: 1933 / 1933
			Air Cond: YES
			Style:
			Fireplace: /
			Pool:
			Roof Mat:
			Parking:

Comp #:3		Distance From Subject:0.39 (miles)	
Address:	1141 S CLOVERDALE AVE, LOS ANGELES, CA 90019-6738		
Owner Name:	DORFNER WOLFGANG		

Seller Name:	HENRY VINCENT S	Map Reference:	43-A2 /	Living Area:	3,882
APN:	5084-018-015	Census Tract:	2162.00	Total Rooms:	
County:	LOS ANGELES, CA	Zoning:	LAR3	Bedrooms:	6
Subdivision:	5070	Prior Rec Date:		Bath(F/H):	4 /
Rec Date:	02/19/2021	Prior Sale Date:		Yr Built/Eff:	1935 / 1935
Sale Date:	12/29/2020	Prior Sale Price:		Air Cond:	YES
Sale Price:	\$1,380,000	Prior Sale Type:		Style:	
Sale Type:	FULL	Acres:	0.18	Fireplace:	/
Document #:	281109	Lot Area:	7,940	Pool:	
1st Mtg Amt:	\$1,050,000	# of Stories:		Roof Mat:	
Total Value:	\$1,327,942	Park Area/Cap#:	/	Parking:	
Land Use:	DUPLEX				

Comp #:4	Distance From Subject:0.45 (miles)				
Address:	1063 MEADOWBROOK AVE, LOS ANGELES, CA 90019-6710	Map Reference:	43-A2 /	Living Area:	3,885
Owner Name:	PARK HAE K/KIM YUNI	Census Tract:	2162.00	Total Rooms:	
Seller Name:	SPEARS VANCE A	Zoning:	LAR2	Bedrooms:	4
APN:	5084-016-012	Prior Rec Date:	08/19/2016	Bath(F/H):	2 /
County:	LOS ANGELES, CA	Prior Sale Date:	07/15/2016	Yr Built/Eff:	1924 /
Subdivision:	5070	Prior Sale Price:	\$1,400,000	Air Cond:	YES
Rec Date:	09/20/2021	Prior Sale Type:	FULL	Style:	
Sale Date:	08/27/2021	Acres:	0.17	Fireplace:	/
Sale Price:	\$1,925,500	Lot Area:	7,200	Pool:	
Sale Type:	FULL	# of Stories:		Roof Mat:	
Document #:	1433324	Park Area/Cap#:	/	Parking:	
1st Mtg Amt:	\$600,000				
Total Value:	\$1,501,081				
Land Use:	DUPLEX				

EXHIBIT D

ASSIGNED INSPECTOR: ED ARDESSI

Date: February 26, 2025

JOB ADDRESS: 1025 SOUTH MASSELIN AVENUE, LOS ANGELES, CA

AKA: 1027 SOUTH MASSELIN AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5085-004-014

CASE NO.: 824038

ORDER NO.: A-4779874

EFFECTIVE DATE OF ORDER TO COMPLY: August 17, 2018

COMPLIANCE EXPECTED DATE: September 16, 2018

DATE COMPLIANCE OBTAINED: January 22, 2021

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

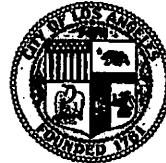
VIOLATIONS:

SEE ATTACHED ORDER # A-4779874

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS
—
VAN AMBATIELOS
PRESIDENT
—
E. FELICIA BRANNON
VICE-PRESIDENT
—
JOSELYN GEAGA-ROSENTHAL
—
GEORGE HOVAGUMIAN
—
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
—

ORDER TO COMPLY AND NOTICE OF FEE

BEVERLY ROTHMAN, PROPERTY OWNER
1025 S MASSELIN AVE
LOS ANGELES, CA 90019

CASE #: 824038
ORDER #: A-4779874
EFFECTIVE DATE: August 17, 2018
COMPLIANCE DATE: September 16, 2018

APPL OF
SITE ADDRESS: 1025 S MASSELIN AVE

ASSESSORS PARCEL NO.: 5085-004-014
ZONE: RD1.5; Min. Per Unit 1,500

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:

VIOLATION(S):

1. Windows replaced without approval from Historical preservation overlay zone.

You are therefore ordered to: Discontinue the condition which violates the Historical Preservation Overlay Zone.

Code Section(s) in Violation: 12.20.3, 12.21A.1.(a) of the L.A.M.C.

Comments: Obtain required permits to install/replace windows and for any questions to schedule a review of a proposed/completed project within this HPOZ, please contact Christina Park of the Department of City Planning's Office of Historic Resources, at (213) 847-3643, or christina.park@lacity.org, and fill out the HPOZ Initial Screening Checklist.

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

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 err 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)252-3033. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : →

Date: August 07, 2018

BEN MATHIAS
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3033
Ben.Mathias@lacity.org

REVIEWED BY

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

AUG 07 2018

To the address as shown on the
last equalized assessment roll.
Initiated 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
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