

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 06, 2026

Council District # 1

Case #: 996598

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

JOB ADDRESS: 324 N FIRMIN ST

CONTRACT NO.: C138088-2 C141028-3 C142032 C204229 280198433-4

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$3,157.56. The cost of fencing the subject lot was \$10,004.40.

It is proposed that a lien for the total amount of **\$14,473.52** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

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

Shawn Eshbach, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On December 22, 2023 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to fence the lot, on the parcel located at **324 N FIRMIN ST** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows: *See Attached Title Report for Legal Description*

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
BARRICADE	B4982	September 30, 2024	\$3,157.56
FENCE	F4557	October 24, 2024	\$10,004.40
			<u>\$13,161.96</u>

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	908033-9	\$356.16	\$890.40	\$1,246.56
				<u>\$1,246.56</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17791	\$30.00
FULL	T18980	\$35.00
		<u>\$65.00</u>

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$9,822.56 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$65.00 for a total of **\$14,473.52**, be recorded against said property.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: May 06, 2026

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

Shawn Eshbach, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

ASSIGNED INSPECTOR: LUCIANO GAUNA
JOB ADDRESS: 324 N FIRMIN ST
ASSESSORS PARCEL NO.: 5160-022-020

Last Full Title: 04/28/2026

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 T.B. LLC
C/O TONY BRAN
18681 PACATO ROAD
LA PUENTE, CA 91744
Capacity: OWNER

- 2 Tony Bran
218 S. 8th Avenue
La Puente, CA 91746
USA
Capacity: OWNER



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

Property Title Report

Work Order No. T17791
Dated as of: 01/12/2024

Prepared for: City of Los Angeles

SCHEDULE A ***(Reported Property Information)***

APN #: 5160-022-020

Property Address: 324 N FIRMIN ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: T.B. LLC

Grantor : TONY BRAN

Deed Date : 06/28/2022

Recorded : 01/25/2023

Instr No. : 23-0049857

MAILING ADDRESS: T.B. LLC

3251 E SLAUSON AVE, VERNON, CA 90058

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 72 Tract No: 6005 Brief Description: TRACT # 6005 LOT 72

MORTGAGES/LIENS

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



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

Property Title Report

Work Order No. T18980
Dated as of: 04/24/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5160-022-020

Property Address: 324 N FIRMIN ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: T.B. LLC

Grantor: TONY BRAN

Deed Date : 06/28/2022

Recorded : 01/25/2023

Instr No. : 23-0049857

MAILING ADDRESS: T.B. LLC
18681 PACATO RD, LA PUENTE, CA 91744-6045

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 8 **Block:** 26 **Subdivision Name:** THE PARK TRACT **Brief Description:** PARK TRACT NE 40 FT EX OF ST OF LOT 8 BLK 26

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

324 FIRMIN ST, LOS ANGELES, CA 90026-5609



CoreLogic

RealQuest Professional

Owner Information

Owner Name: T B LLC
Mailing Address: 18681 PACATO RD, LA PUENTE CA 91744-6045 C025
Vesting Codes: //

Location Information

Legal Description: PARK TRACT NE 40 FT EX OF ST OF LOT 8
County: LOS ANGELES, CA APN: 5160-022-020
Census Tract / Block: 2080.02 / 1 Alternate APN:
Township-Range-Sect: Subdivision: PARK
Legal Book/Page: Map Reference: /
Legal Lot: 8 Tract #:
Legal Block: 26 School District: LOS ANGELES
Market Area: C21 School District Name: LOS ANGELES
Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 01/25/2023 / 06/28/2022 Deed Type: GRANT DEED
Sale Price: 1st Mtg Document #:
Document #: 49857

Last Market Sale Information

Recording/Sale Date: 07/13/2022 / 06/28/2022 1st Mtg Amount/Type: /
Sale Price: \$370,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: /
Document #: 719410 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$374.49
New Construction: Multi/Split Sale:
Title Company: PROVIDENT TITLE
Lender:
Seller Name: VELASCO ALICIA

Prior Sale Information

Prior Rec/Sale Date: 02/11/1981 / Prior Lender:
Prior Sale Price: \$53,500 Prior 1st Mtg Amt/Type: /
Prior Doc Number: 157968 Prior 1st Mtg Rate/Type: /
Prior Deed Type: DEED (REG)

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	988	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	1	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1908 / 1908	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

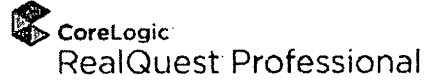
Zoning:	LACW	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,991	Lot Width/Depth:	40 x 125	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$936,360	Assessed Year:	2025	Property Tax:	\$11,389.17
Land Value:	\$936,360	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$936,360				

Comparable Sales Report

For Property Located At



324 FIRMIN ST, LOS ANGELES, CA 90026-5609

1 Comparable(s) Selected.

Report Date: 04/23/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$370,000	\$950,000	\$950,000	\$950,000
Bldg/Living Area	988	1,013	1,013	1,013
Price/Sqft	\$374.49	\$937.81	\$937.81	\$937.81
Year Built	1908	1953	1953	1953
Lot Area	4,991	5,354	5,354	5,354
Bedrooms	1	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$936,360	\$704,350	\$704,350	\$704,350
Distance From Subject	0.00	0.27	0.27	0.27

*= user supplied for search only

Comp #:	1	Distance From Subject:0.27 (miles)			
Address:	1179 BELLEVUE AVE, LOS ANGELES, CA 90012-1566				
Owner Name:	JONES KARL J/RAND LISA R				
Seller Name:	FRUHLINGER JOSHUA				
APN:	5405-029-016	Map Reference:	/	Living Area:	1,013
County:	LOS ANGELES, CA	Census Tract:	1976.00	Total Rooms:	
Subdivision:	3791	Zoning:	LARD2	Bedrooms:	2
Rec Date:	09/18/2025	Prior Rec Date:	02/10/2016	Bath(F/H):	1 /
Sale Date:	08/28/2025	Prior Sale Date:	02/05/2016	Yr Built/Eff:	1953 / 1953
Sale Price:	\$950,000	Prior Sale Price:	\$595,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	644092	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$760,000	Lot Area:	5,354	Pool:	
Total Value:	\$704,350	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Foreclosure Activity Report

For Property Located At



324 FIRMIN ST, LOS ANGELES, CA 90026-5609

Foreclosure Activity Report is not available

324 FIRMIN ST LOS ANGELES CA 90026

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

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