

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
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

September 05, 2025

Council District # 2

Case #: 1013925

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

JOB ADDRESS: 6401 N CAMELLIA AVE

CONTRACT NO.: C142032 C138088-2 C141028-2 280203679-1

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 \$2,208.36. The cost of fencing the subject lot was \$27,361.15.

It is proposed that a lien for the total amount of **\$30,846.07** 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 July 29, 2024 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 **6401 N CAMELLIA AVE** , 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	B4976	September 23, 2024	\$2,208.36
FENCE	F4551		\$27,361.15
			<u>\$29,569.51</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	922922-2	\$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	T18538	\$30.00
		<u>\$30.00</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 \$21,507.24 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 \$30.00 for a total of **\$30,846.07**, 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: September 05, 2025

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

Report and lien confirmed by
City Council on:

Shawn Eshbach, Principal Inspector
Lien Review



ATTEST: HOLLY WOLCOTT
CITY CLERK

BY
DEPUTY

September 03, 2025

ASSIGNED INSPECTOR: GLEN RAND
JOB ADDRESS: 6401 N CAMELLIA AVE
ASSESSORS PARCEL NO.: 2335-014-012

CASE #: 1013925

Last Full Title: 08/26/2025

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|---|-----------------------------|
| 1 | WELLS26 LLC
20803 DEARBORN ST
CHATSWORTH, CA 91311 | Capacity: OWNER |
| 2 | WELLS26 LLC C/O 1505 CORPORTION
REPUBLIC REGISTERED AGENT INC.
22647 VENTURA BLVD STE 941
WOODLAND HILLS, CA 91364 | Capacity: AGENT FOR SERVICE |
| 3 | LOVETTE DOBSON
3400 COTTAGE WAY
SACRAMENTO, CA 95825 | Capacity: AGENT FOR SERVICE |



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

Property Title Report

Work Order No. T18538
Dated as of: 08/22/2025

Prepared for: City of Los Angeles

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

APN #: 2335-014-012

Property Address: 6401 N CAMELLIA AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : WELLS26 LLC

Grantor : BETTER HOME 2018 LLC

Deed Date : 04/24/2024 Recorded : 05/06/2024

Instr No. : 24-0294418

MAILING ADDRESS: WELLS26 LLC
20803 DEARBORN ST, CHATSWORTH, CA 91311-5916

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 23 Tract No: 12074 Brief Description: TRACT # 12074 LOT 23

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

**6401 CAMELLIA AVE, NORTH HOLLYWOOD, CA
91606-2610**



RealQuest

Owner Information

Owner Name: **WELLS26 LLC**
Mailing Address: **20803 DEARBORN ST, CHATSWORTH CA 91311-5916 C033**
Vesting Codes: **// CO**

Location Information

Legal Description:	TRACT # 12074 LOT 23	APN:	2335-014-012
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1241.03 / 1	Subdivision:	12074
Township-Range-Sect:		Map Reference:	16-D5 /
Legal Book/Page:	226-34	Tract #:	12074
Legal Lot:	23	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	NHO	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:	05/06/2024 / 04/24/2024	1st Mtg Amount/Type:	/
Sale Price:	\$1,210,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	294418	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$1,280.42
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:			
Seller Name:	BETTER HOME 2018 LLC		

Prior Sale Information

Prior Rec/Sale Date:	12/21/2018 / 10/24/2018	Prior Lender:	
Prior Sale Price:	\$650,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1298834	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	945	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1940 / 1941	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE;FENCED YARD**

Site Information

Zoning:	LAR3	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,741	Lot Width/Depth:	58 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$710,865	Assessed Year:	2024	Property Tax:	\$8,767.72
Land Value:	\$568,693	Improved %:	20%	Tax Area:	13
Improvement Value:	\$142,172	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$710,865				

Comparable Sales Report

For Property Located At



RealQuest

6401 CAMELLIA AVE, NORTH HOLLYWOOD, CA 91606-2610

4 Comparable(s) Selected.

Report Date: 08/21/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,210,000	\$750,000	\$1,003,000	\$882,000
Bldg/Living Area	945	863	1,081	946
Price/Sqft	\$1,280.42	\$869.06	\$982.81	\$931.97
Year Built	1940	1940	1948	1942
Lot Area	7,741	5,966	7,714	6,839
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$710,865	\$45,604	\$304,582	\$138,245
Distance From Subject	0.00	0.16	0.48	0.28

* = user supplied for search only

Comp #: 1

Distance From Subject: 0.16 (miles)

Address: 6457 KRAFT AVE, NORTH HOLLYWOOD, CA 91606-2624**Owner Name:** ABOVYAN HEGHINE**Seller Name:** SMITH H C & E R D TRUST**APN:** 2335-016-022**Map Reference:** 16-D5 /**Living Area:** 1,081**County:** LOS ANGELES, CA**Census Tract:** 1241.03**Total Rooms:** 6**Subdivision:** 12074**Zoning:** LAR1**Bedrooms:** 2**Rec Date:** 01/24/2025**Prior Rec Date:** 12/23/1993**Bath(F/H):** 1 /**Sale Date:** 01/06/2025**Prior Sale Date:****Yr Built/Eff:** 1940 / 1948**Sale Price:** \$1,003,000**Prior Sale Price:****Air Cond:** CENTRAL**Sale Type:** FULL**Prior Sale Type:****Style:** CONVENTIONAL**Document #:** 48072**Acres:** 0.18**Fireplace:** Y / 1**1st Mtg Amt:** \$984,833**Lot Area:** 7,714**Pool:** POOL**Total Value:** \$153,104**# of Stories:** 1**Roof Mat:** COMPOSITION**Land Use:** SFR**Park Area/Cap#:** /**Parking:** PARKING AVAIL

Comp #: 2		Distance From Subject: 0.21 (miles)	
Address: 6512 KRAFT AVE, NORTH HOLLYWOOD, CA 91606-2627			
Owner Name: BABAYAN LEVON			
Seller Name: BROWN NICOLE			
APN: 2335-001-009	Map Reference: 16-D5 /	Living Area: 907	
County: LOS ANGELES, CA	Census Tract: 1241.03	Total Rooms: 4	
Subdivision: 12074	Zoning: LAR1	Bedrooms: 3	
Rec Date: 02/25/2025	Prior Rec Date: 04/29/2011	Bath(F/H): 1 /	
Sale Date: 02/04/2025	Prior Sale Date: 02/17/2011	Yr Built/Eff: 1940 / 1967	
Sale Price: \$860,000	Prior Sale Price: \$242,500	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 117073	Acres: 0.16	Fireplace: /	
1st Mtg Amt: \$637,500	Lot Area: 6,924	Pool:	
Total Value: \$304,582	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking: ATTACHED GARAGE	

Comp #: 3		Distance From Subject: 0.27 (miles)	
Address: 6615 CAMELLIA AVE, NORTH HOLLYWOOD, CA 91606-1742			
Owner Name: BENOR ILAN S			
Seller Name: SKYE BETTS			
APN: 2320-023-016	Map Reference: 16-D4 /	Living Area: 863	
County: LOS ANGELES, CA	Census Tract: 1232.05	Total Rooms: 5	
Subdivision: 6346	Zoning: LARD2	Bedrooms: 2	
Rec Date: 06/30/2025	Prior Rec Date: 06/30/1972	Bath(F/H): 1 /	
Sale Date: 06/19/2025	Prior Sale Date:	Yr Built/Eff: 1942 / 1942	
Sale Price: \$750,000	Prior Sale Price: \$21,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 436739	Acres: 0.15	Fireplace: Y / 1	
1st Mtg Amt: \$600,000	Lot Area: 6,752	Pool:	
Total Value: \$45,604	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking: ATTACHED GARAGE	

Comp #: 4		Distance From Subject: 0.48 (miles)	
Address: 6320 FAIR AVE, NORTH HOLLYWOOD, CA 91606-3618			
Owner Name: BENITEZ JONATHAN/SANNA ISADORA			
Seller Name: MORGAN PROPERTIES FOUR LLC			
APN: 2336-019-012	Map Reference: 16-E5 /	Living Area: 931	
County: LOS ANGELES, CA	Census Tract: 1242.01	Total Rooms: 4	
Subdivision: LANKERSHIM RANCH LAND & WATER CO	Zoning: LAR1	Bedrooms: 2	
Rec Date: 04/28/2025	Prior Rec Date: 01/03/2025	Bath(F/H): 1 /	
Sale Date: 04/04/2025	Prior Sale Date: 12/19/2024	Yr Built/Eff: 1948 / 1948	
Sale Price: \$915,000	Prior Sale Price: \$680,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 276315	Acres: 0.14	Fireplace: /	
1st Mtg Amt: \$732,000	Lot Area: 5,966	Pool:	
Total Value: \$49,689	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL	