

**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 # 11

Case #: 997536

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

JOB ADDRESS: 4922 S SYCAMORE DR AKA: 4918,4924,4930 S SYCAMORE DR.
CONTRACT NO.: C141028-2 C142032

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 fencing of the lot at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$6,966.96.

It is proposed that a lien for the total amount of **\$7,026.96** 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 February 01, 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 **4922 S SYCAMORE DR AKA: 4918,4924,4930 S SYCAMORE DR.**, 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>
FENCE	F4483	April 29, 2024	\$6,966.96
			<u>\$6,966.96</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17825	\$30.00
FULL	T18534	\$30.00
		<u>\$60.00</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 \$5,036.40 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$7,026.96**, 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 02, 2025

CASE #: 997536

ASSIGNED INSPECTOR: JAIME RIOS

JOB ADDRESS: 4922 S SYCAMORE DR AKA: 4918,4924,4930 S SYCAMORE DR.

ASSESSORS PARCEL NO.: 4215-031-029

Last Full Title: 08/26/2025

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 VIRGINIA I OLAH
9824 ALTMAN AVE
LOS ANGELES, CA 90034

Capacity: OWNER



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

Property Title Report

Work Order No. T18534
Dated as of: 08/22/2025

Prepared for: City of Los Angeles

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

APN #: 4215-031-029

Property Address: 4922 S SYCAMORE DR ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: DEED TO REAL PROPERTY

Grantee : VIRGINIA I. OLAH

***Grantor : GEORGE E. OLAH, JR AS ADMINISTRATOR OF THE ESTATE OF JOHN OLAH
DECEASED***

Deed Date : 05/04/1987

Recorded : 06/12/1987

Instr No. : 87-938521

***MAILING ADDRESS: VIRGINIA I. OLAH
9824 ALTMAN AVE, LOS ANGELES, CA 90034-2309***

SCHEDULE B

LEGAL DESCRIPTION

***Lot Number: 47 Tract No: 1441 Brief Description: TRACT NO 1441 (EX LAND DESC IN DOC NO
3216, 3-17-72 TO METRO WATER DIST) LOT 47***

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. T17825
Dated as of: 02/15/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4215-031-029

Property Address: 4922 S SYCAMORE DR City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: DEED TO REAL PROPERTY

Grantee: VIRGINIA I. OLAH

Grantor: GEORGE E. OLAH, JR

Deed Date : 05/04/1987 Recorded : 06/12/1987

Instr No. : 87-938521

MAILING ADDRESS: VIRGINIA I. OLAH
9824 ALTMAN AVE, LOS ANGELES, CA 90034

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 48 Tract No: 1441 Brief Description: TRACT NO 1441 (EX LAND DESC IN DOC NO 3216, 3-17-72 TO METRO WATER DIST) LOT 48

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

4922 SYCAMORE DR, CULVER CITY, CA 90230-5218



RealQuest

Owner Information

Bldg Card: 000 of 002

Owner Name: OLAH VIRGINIA I
 Mailing Address: 9824 ALTMAN AVE, LOS ANGELES CA 90034-2309 C013
 Vesting Codes: / /

Location Information

Legal Description: TRACT NO 1441 (EX LAND DESC IN DOC NO 3216, 3-17-72 TO METRO WATER DIST) LOT 47
 County: LOS ANGELES, CA APN: 4215-031-029
 Census Tract / Block: 2751.01 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 1441
 Legal Book/Page: 20-30 Map Reference: 50-B3 /
 Legal Lot: 47 Tract #: 1441
 Legal Block: School District: LOS ANGELES
 Market Area: C28 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: 06/12/1987 / 1st Mtg Amount/Type: /
 Sale Price: \$395,000 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 938521 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$167.94
 New Construction: Multi/Split Sale: MULTI
 Title Company:
 Lender:
 Seller Name: OWNER RECORD

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:	2,352	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:	8	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	
Year Built / Eff:	1959 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

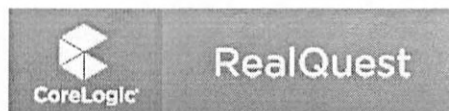
Zoning:	LAR1	Acres:	0.32	County Use:	DUPLEX (0200)
Lot Area:	14,140	Lot Width/Depth:	109 x 127	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$250,707	Assessed Year:	2024	Property Tax:	\$3,710.49
Land Value:	\$239,247	Improved %:	5%	Tax Area:	67
Improvement Value:	\$11,460	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$250,707				

Comparable Sales Report

For Property Located At

**4922 SYCAMORE DR, CULVER CITY, CA 90230-5218****1 Comparable(s) Selected.**

Report Date: 08/20/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$395,000	\$1,925,000	\$1,925,000	\$1,925,000
Bldg/Living Area	2,352	2,065	2,065	2,065
Price/Sqft	\$167.94	\$932.20	\$932.20	\$932.20
Year Built	1959	1952	1952	1952
Lot Area	14,140	10,915	10,915	10,915
Bedrooms	8	5	5	5
Bathrooms/Restrooms	4	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$250,707	\$776,112	\$776,112	\$776,112
Distance From Subject	0.00	0.20	0.20	0.20

* = user supplied for search only

Comp #:1

Distance From Subject:0.20 (miles)

Address: 11130 GREENLAWN AVE, CULVER CITY, CA 90230-4224

Owner Name: KEPPER HEIDI

Seller Name: POLAN RUTH TRUST

APN: 4215-006-009

Map Reference: 50-B2 /

Living Area: 2,065

County: LOS ANGELES, CA

Census Tract: 2751.01

Total Rooms:

Subdivision: 1441

Zoning: LAR1

Bedrooms: 5

Rec Date: 04/01/2025

Prior Rec Date:

Bath(F/H): 2 /

Sale Date: 02/03/2025

Prior Sale Date:

Yr Built/Eff: 1952 /

Sale Price: \$1,925,000

Prior Sale Price:

Air Cond:

Sale Type: FULL

Prior Sale Type:

Style:

Document #: 203057

Acres: 0.25

Fireplace: /

1st Mtg Amt:

Lot Area: 10,915

Pool:

Total Value: \$776,112

of Stories:

Roof Mat:

Land Use: DUPLEX

Park Area/Cap#: /

Parking: