

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

October 23, 2025

Council District: # 1

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

JOB ADDRESS: 1626 WEST VENICE BOULEVARD, LOS ANGELES, CA

AKA: 1620 WEST VENICE BOULEVARD, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5056-019-015

Re: Invoice #808730-0, 823199-6, 845731-2

Case No: 195724

Pursuant to Section 98.0402(e) of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) performed annual inspections on vehicle repair facilities located at: **1626 West Venice Boulevard, Los Angeles, CA (AKA: 1620 West Venice Boulevard, Los Angeles, CA)** ("Property"). The property owner was given notice of the unpaid annual inspection fees on the property as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	1,371.00
System Development Surcharge	82.26
Title Report fee	30.00
Grand Total	\$ 1,483.26

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 **\$1,483.26** 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 **\$1,483.26** 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: PATRICE LATTIMORE, 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. T18487
Dated as of: 07/29/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5056-019-015

Property Address: 1626 W VENICE BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : SHIL PARK AND MINAH PARK TRUSTEES OF THE SHIL PARK AND MINAH PARK LIVING TRUST

Grantor : STEVE DIAZ AND GLADIS D. ADAMS

Deed Date : 07/23/2015 Recorded : 09/18/2015

Instr No. : 15-1158177

**MAILING ADDRESS: SHIL PARK AND MINAH PARK TRUSTEES OF THE SHIL PARK AND MINAH PARK LIVING TRUST
3204 GREENFIELD AVE, LOS ANGELES, CA 90034-3018**

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 5-7 Block: AA Brief Description: MILLARD AVE TRACT LOT COM AT SW COR OF WESTMORELAND AVE AND VENICE BLVD TH S ON W LINE OF SD AVE 89.14 FT TH W 80 FT TH N TO

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20151158177



Pages:
0003

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

09/18/15 AT 08:00AM

FEES:	35.00
TAXES:	3,752.00
OTHER:	0.00
PAID:	<u>3,787.00</u>



LEADSHEET



201509180300010

00011145860



007086148

SEQ:
18

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T23

LAWYERS TITLE

**RECORDING REQUESTED BY
Lawyers Title - LA
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:**

Shil Park, Trustee and Minah Park
3204 Greenfield Ave
Los Angeles CA. 90034



APN: 5056-019-015
Escrow No: WHL20842-LT149-LC
Title No: 115073762

Space above this line for Recorder's use

80

GRANT DEED

LA

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THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$737.00, CITY TRANSFER TAX \$3,015.00

- x computed on full value of property conveyed
- x computed on full value less value of liens or encumbrances
- x City of Los Angeles, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Steve Diaz, an unmarried man as to an undivided 1/2 interest and Gladis D. Adams, a married woman, as to an undivided 1/2 interest all as Tenants in Common

hereby GRANT(S) to

Shil Park and Minah Park, Trustees of the Shil Park and Minah Park Living Trust, Dated March 29, 2005

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

For legal description of the real property herein, see Exhibit A attached hereto and made a part hereof.
Commonly known as: 1620 Venice Boulevard, Los Angeles, CA 90006

Dated: July 23, 2015

Steve Diaz

Gladis D. Adams

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss.

On July 23, 2015 before me, Jonni Lynn Campos, Notary Public, personally appeared Steve Diaz & Gladis D. Adams, 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



MAIL TAX STATEMENTS AS DIRECTED ABOVE

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EXHIBIT "A"

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All that certain real property situated in the County of Los Angeles, State of California, described as follows:

The Easterly 80 feet of Lots 5, 6 and the Easterly 80 feet of the Northerly 12 feet of Lot 7 in Block "AA" of the Millard Avenue Tract, in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18, Page 79 of Miscellaneous Records, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5056-019-015



EXHIBIT C

Property Detail Report

For Property Located At :
1620 VENICE BLVD, LOS ANGELES, CA 90006-4608



Owner Information

Owner Name: **PARK SHIL (TE)/MINAH SHIL & PARK**
 Mailing Address: **3204 GREENFIELD AVE, LOS ANGELES CA 90034-3018 C066**
 Vesting Codes: **// TR**

Location Information

Legal Description: **MILLARD AVE TRACT LOT COM AT SW COR OF WESTMORELAND AVE AND VENICE BLVD TH S ON W LINE OF SD AVE 89.14 FT TH W 80 FT TH N TO S LINE OF SD BLVD TH E 80 FT TO BEG PART OF LOTS 5,6 AND LOT 7**

County:	LOS ANGELES, CA	APN:	5056-019-015
Census Tract / Block:	2211.20 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	MILLARD AVE
Legal Book/Page:		Map Reference:	43-F4 /
Legal Lot:	7	Tract #:	
Legal Block:	AA	School District:	LOS ANGELES
Market Area:	C16	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:	09/18/2015 / 07/23/2015	1st Mtg Amount/Type:	\$340,000 / CONV
Sale Price:	\$670,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	1158178
Document #:	1158177	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$2,392.86
New Construction:		Multi/Split Sale:	
Title Company:	LAWYERS TITLE		
Lender:	BBCN BK		
Seller Name:	DIAZ STEVE		

Prior Sale Information

Prior Rec/Sale Date:	07/03/2000 /	Prior Lender:	FIRST FRANKLIN FIN'L
Prior Sale Price:	\$260,500	Prior 1st Mtg Amt/Type:	\$208,400 / CONV
Prior Doc Number:	1015938	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1993 / 1993	Total Rooms/Offices		Garage Area:	
Gross Area:	280	Total Restrooms:		Garage Capacity:	
Building Area:	280	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LACM	Acres:	0.16	County Use:	NEW CAR SALE SVC (2620)
Lot Area:	7,127	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO SALES	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	

Tax Information

Total Value:	\$777,585	Assessed Year:	2024	Property Tax:	\$9,872.86
Land Value:	\$696,348	Improved %:	10%	Tax Area:	210
Improvement Value:	\$81,237	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$777,585				