

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

April 17, 2025

Council District: # 6

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

JOB ADDRESS: **15961 WEST SHERMAN WAY, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2206-036-031**  
Re: Invoice #880225-5

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: **15961 West Sherman Way, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on December 5, 2022, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 1,276.56</b>

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 **\$1,276.56** 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 **\$1,276.56** 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

Lien confirmed by  
City Council on:



ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY:

DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T18115***  
***Dated as of: 07/16/2024***

***Prepared for: City of Los Angeles***

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2206-036-031***

***Property Address: 15961 W SHERMAN WAY    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee: YALE ZUCKERMAN OR BETTY ZUCKERMAN CO-TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE ZUCKERMAN FAMILY TRUST***

***Grantor: YALE ZUCKERMAN AND BETTY ZUCKERMAN***

***Deed Date : 09/29/1987***

***Recorded : 10/13/1987***

***Instr No. : 87-1640631***

***MAILING ADDRESS: YALE ZUCKERMAN OR BETTY ZUCKERMAN CO-TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE ZUCKERMAN FAMILY TRUST  
9361 WHITE OAK AVE, NORTHRIDGE, CA 91325-2347***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 504 Tract No: 1000 Brief Description: TRACT # 1000 W 83 FT OF S 305.79 FT OF N595.79 FT OF LOT 504***

### **MORTGAGES/LIENS**

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

RECORDING REQUESTED BY

87 1640631

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHER  
WISE SHOWN BELOW, MAIL TAX STATEMENTS TO.

NAME  
ADDRESS Mr. and Mrs. Yale Zuckerman,  
9361 White Oak Ave.  
CITY & STATE ZIP Northridge, Calif. 91325



FEE  
\$5  
\$

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ACCOMMODATION ONLY

HIS INSTRUMENT FILED FOR RECORD BY WORLD  
TITLE CO. ANY IS AN ACCOMMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS EXECU-  
TION OR AS TO ITS EFFECTS UPON TITLE.

QUITCLAIM DEED

The undersigned declares that the documentary transfer tax is \$..... none ..... and is  
☐ computed on the full value of the interest or property conveyed, or is  
☒ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land,  
tenements or realty is located in  
☐ unincorporated area ☒ city of Los Angeles

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

YALE N. ZUCKERMAN AND BETTY ZUCKERMAN, his wife,

do hereby remise, release and forever quitclaim to YALE ZUCKERMAN OR BETTY ZUCKERMAN,  
CO-TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE ZUCKERMAN FAMILY  
TRUST DATED September 29, 1981, AND ANY AMENDMENTS THERETO

the following described real property in the  
state of California:

county of LOS ANGELES

The West 83 feet of Lot 504 of Tract No. 1000 as per  
map recorded in Book 19 pages 1 to 34 inclusive of  
Maps, in the office of the county recorder of said county.

EXCEPT the North 290 feet thereof.

This conveyance transfers the grantor's interest into his or her revocable living trust,  
R & t 11911

Date September 29, 1987

Yale N. Zuckerman  
Yale N. Zuckerman

Betty Zuckerman  
Betty Zuckerman

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } SS.  
On this the 29 day of September 1987 before me,  
the undersigned, a Notary Public in and for said County and State,  
personally appeared Yale N. Zuckerman  
and Betty Zuckerman

personally known to me  
or proved to me on the basis of satisfactory evidence to be the  
person whose name subscribed to the within instrument  
and acknowledged that they executed the same.

Arthur S. Brown  
Signature of Notary

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

001958

# EXHIBIT B

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**  
JOB ADDRESS: **15961 WEST SHERMAN WAY, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2206-036-031**

Date: April 17, 2025

Last Full Title: **07/16/2024**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) YALE ZUCKERMAN OR BETTY ZUCKERMAN, CO-TRUSTEES OR  
THEIR SUCCESSORS IN TRUST, UNDER THE ZUCKERMAN FAMILY TRUST  
9361 WHITE OAK AVENUE  
NORTHRIDGE, CA 91325-2347                      CAPACITY: OWNERS

**Property Detail Report**

For Property Located At :

**15961 SHERMAN WAY, VAN NUYS, CA 91406-4011**

RealQuest

**Owner Information**

Owner Name: **ZUCKERMAN YALE (TE)**  
 Mailing Address: **9361 WHITE OAK AVE, NORTHRIDGE CA 91325-2347 C025**  
 Vesting Codes: **// TR**

**Bldg Card: 000 of 002****Location Information**

Legal Description: **TRACT # 1000 W 83 FT OF S 305.79 FT OF N 595.79 FT OF LOT 504**  
 County: **LOS ANGELES, CA** APN: **2206-036-031**  
 Census Tract / Block: **1274.00 / 3** Alternate APN:  
 Township-Range-Sect: **19-1** Subdivision: **1000**  
 Legal Book/Page: **504** Map Reference: **15-B3 /**  
 Legal Lot: **504** Tract #: **1000**  
 Legal Block: **LKBL** School District: **LOS ANGELES**  
 Market Area: **LKBL** School District Name: **LOS ANGELES**  
 Neighbor Code: **LKBL** Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

Recording/Sale Date: **10/13/1987 /** Deed Type: **QUIT CLAIM DEED**  
 Sale Price: **1640631** 1st Mtg Document #:  
 Document #: **1640631**

**Last Market Sale Information**

Recording/Sale Date: **04/14/1978 /** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$210,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **398097** 2nd Mtg Amount/Type: **/**  
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: **398097** Price Per SqFt: **\$39.62**  
 New Construction: **DEED (REG)** Multi/Split Sale:  
 Title Company:  
 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: <b>5,300</b>	Parking Type:	Construction:
Living Area: <b>5,300</b>	Garage Area:	Heat Type: <b>HEATED</b>
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: <b>13</b>	Finish Bsmnt Area:	Pool:
Bath(F/H): <b>11 /</b>	Basement Type:	Air Cond: <b>YES</b>
Year Built / Eff: <b>1953 /</b>	Roof Type:	Style:
Fireplace: <b>/</b>	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

**Site Information**

Zoning: <b>LAR1</b>	Acres: <b>0.58</b>	County Use: <b>APARTMENT (0500)</b>
Lot Area: <b>25,400</b>	Lot Width/Depth: <b>83 x 306</b>	State Use:
Land Use: <b>APARTMENT</b>	Res/Comm Units: <b>11 /</b>	Water Type:
Site Influence:		Sewer Type:

**Tax Information**

Total Value:	\$457,582	Assessed Year:	2023	Property Tax:	\$7,345.45
Land Value:	\$163,691	Improved %:	64%	Tax Area:	16
Improvement Value:	\$293,891	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$462,282				

**Comparable Sales Report**

For Property Located At

**15961 SHERMAN WAY, VAN NUYS, CA 91406-4011****1 Comparable(s) Selected.**

Report Date: 07/23/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$210,000	\$2,080,000	\$2,080,000	\$2,080,000
Bldg/Living Area	5,300	4,648	4,648	4,648
Price/Sqft	\$39.62	\$447.50	\$447.50	\$447.50
Year Built	1953	1986	1986	1986
Lot Area	25,400	9,688	9,688	9,688
Bedrooms	13	4	4	4
Bathrooms/Restrooms	11	12	12	12
Stories	0.00	0.00	0.00	0.00
Total Value	\$457,582	\$947,123	\$947,123	\$947,123
Distance From Subject	0.00	0.44	0.44	0.44

\*= user supplied for search only

**Comp #:**1

Distance From Subject:0.44 (miles)

Address:	<b>15634 LEADWELL ST, VAN NUYS, CA 91406</b>		
Owner Name:	<b>15634 LEADWELL PROPERTY LLC</b>		
Seller Name:	<b>MARTINEZ JONATAN L</b>		
APN:	<b>2206-029-013</b>	Map Reference:	<b>15-B3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1274.00</b>
Subdivision:	<b>9499</b>	Zoning:	<b>LAR3</b>
Rec Date:	<b>02/12/2024</b>	Prior Rec Date:	<b>02/14/2005</b>
Sale Date:	<b>12/27/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$2,080,000</b>	Prior Sale Price:	<b>\$526,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>92408</b>	Acre:	<b>0.22</b>
1st Mtg Amt:		Lot Area:	<b>9,688</b>
Total Value:	<b>\$947,123</b>	# of Stories:	
Land Use:	<b>APARTMENT</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>4,648</b>
		Total Rooms:	
		Bedrooms:	<b>4</b>
		Bath(F/H):	<b>12 /</b>
		Yr Built/Eff:	<b>1986 / 1986</b>
		Air Cond:	<b>YES</b>
		Style:	
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>DETACHED GARAGE</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**  
JOB ADDRESS: **15961 WEST SHERMAN WAY, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2206-036-031**

**Date: April 17, 2025**

**CASE NO.: 971219**  
**ORDER NO.: A-5859024**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 5, 2022**  
COMPLIANCE EXPECTED DATE: **January 4, 2023**  
DATE COMPLIANCE OBTAINED: **May 4, 2023**

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## **LIST OF IDENTIFIED CODE VIOLATIONS** **(ORDER TO COMPLY)**

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5859024

1050420020237190

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**JAVIER NUNEZ  
PRESIDENT**

**ELVIN W. MOON  
VICE-PRESIDENT**

**JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMIAN**

**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI  
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**

**ORDER TO COMPLY AND NOTICE OF FEE**

**ZUCKERMAN, YALE CO TR ZUCKERMAN FAMILY TRUST  
9361 WHITE OAK AVE  
NORTHRIDGE, CA 91325**

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

**CASE #: 971219  
ORDER #: A-5859024  
EFFECTIVE DATE: December 05, 2022  
COMPLIANCE DATE: January 04, 2023**

**OWNER OF**

**SITE ADDRESS: 15961 W SHERMAN WAY**

**ASSESSORS PARCEL NO.: 2206-036-031**

**ZONE: R3; Multiple Dwelling Zone  
R1; One-Family Zone**

**NOV 21 2022**

To the address as shown on the  
last equalized assessment roll  
Initialed by *CL*

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. Conducting major auto repair in a residential zone.**

You are therefore ordered to: Discontinue the major auto repair being conducted in a residential zone.

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(a) of the L.A.M.C.

**2. Open storage of vehicle parts in a residential zone.**

You are therefore ordered to: Discontinue the open storage of vehicle parts in a residential zone.

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.

**3. Unapproved occupancy or use of the R3 property as a repair business.**

You are therefore ordered to: Discontinue the unapproved occupancy or use of the R3 property as a repair business.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

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](http://www.ladbs.org)

**4. Open storage of inoperable vehicles.**

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

**5. The approximate 6' X 12' structure was constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s),  
OR 2) submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

**6. Electrical work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

**7. Plumbing work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**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 error 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.

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.



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[www.ladbs.org](http://www.ladbs.org)

**Inspector:**

CL

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