

BOARD OF
BUILDING AND SAFETY
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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

February 12, 2026

Council District # 2

Case #: 989655

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

JOB ADDRESS: 5034 N VINELAND AVE

CONTRACT NO.: C141028-1 C141028-2 C138088-2 C142032 C135857-3 D139992-2 280172454-7 B138088-3
C140959-2

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, cleaning of the lot, fencing of the lot, graffiti abatement and demolition of the building(s) at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,357.81. The cost of cleaning the subject lot was \$1,061.90. The cost of fencing the subject lot was \$3,057.10. The cost of exterior graffiti abatement of the subject building(s) was \$116.48. The cost of demolishing the subject building(s) was \$2,380.00.

It is proposed that a lien for the total amount of **\$10,279.85** 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 05, 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed,remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, fence the lot,abate the graffiti, and demolish and remove or repair the building(s) on the parcel on the parcel located at **5034 N VINELAND 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	B4840	August 03, 2023	\$351.33
BARRICADE	B4895	December 13, 2023	\$400.96
BARRICADE	B4907	May 02, 2024	\$400.96
BARRICADE	B4946	July 08, 2024	\$1,204.56
CLEAN	C4864	August 10, 2023	\$866.25
CLEAN	C4885	August 31, 2023	\$195.65
DEMOLITION/ASBESTOS REPORT	D1490		\$2,380.00
FENCE	F4368	August 08, 2023	\$603.68
FENCE	F4388	October 05, 2023	\$633.36
FENCE	F4430	December 13, 2023	\$300.00
FENCE	F4449	January 16, 2024	\$1,520.06
GRAFFITI ABATEMENT	G2278	December 12, 2023	\$116.48
			\$8,973.29

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	896548-4	\$356.16	\$890.40	\$1,246.56
				\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17619	\$30.00
FULL	T18782	\$30.00
		\$60.00

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 \$6,811.37 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 \$60.00 for a total of **\$10,279.85**, 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: February 12, 2026

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

ASSIGNED INSPECTOR: GLEN RAND
JOB ADDRESS: 5034 N VINELAND AVE
ASSESSORS PARCEL NO.: 2419-003-005

Last Full Title: 02/09/2026

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1 CROWN ASSOCIATES I LLC, KEYSTONE MNGMNT INC &
ALBERT H ELFNER
15165 VENTURA BLVD #140
SHERMAN OAKS, CA 91403
Capacity: OWNER
- 2 CROWN ASSOCIATES I LLC
C/O ROBIN IGNICO
15233 VENTURA #500
SHERMAN OAKS, CA 91403
Capacity: OWNER
- 3 CROWN ASSOCIATES I LLC
C/O REGISTERED AGENT SOLUTIONS RICARDO OROZCO
187 E WARM SPRINGS RD STE B
LAS VEGAS, NV 89119
Capacity: OWNER



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

Property Title Report

Work Order No. T17619
Dated as of: 06/30/2023

Prepared for: City of Los Angeles

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

APN #: 2419-003-005

Property Address: 5034 N VINELAND AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : CROWN ASSOCIATES I, LLC

Grantor : GROUP B, LLC

Deed Date : 08/01/1999

Recorded : 09/17/1999

Instr No. : 99-1769220

MAILING ADDRESS: CROWN ASSOCIATES I, LLC
15165 VENTURA BLVD STE 140, SHERMAN OAKS, CA 91403

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 11 Tract No: 7274 Brief Description: TRACT NO 7274 LOT 11

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. T18782
Dated as of: 02/05/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2419-003-005

Property Address: 5034 N VINELAND AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: CROWN ASSOCIATES I, LLC

Grantor: GROUP B. LLC

Deed Date : 08/01/1999

Recorded : 09/17/1999

Instr No. : 99-1769220

**MAILING ADDRESS: CROWN ASSOCIATES I, LLC
15165 VENTURA BLVD STE 140, SHERMAN OAKS, CA 91403-3390**

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 11 Tract No: 7274 Brief Description: TRACT NO 7274 LOT 11

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :

5032 VINELAND AVE, NORTH HOLLYWOOD, CA 91601-3816



RealQuest

Owner Information

Owner Name: CROWN ASSOCIATES I LLC
 Mailing Address: 15165 VENTURA BLVD STE 140, SHERMAN OAKS CA 91403-3390 C052
 Vesting Codes: // CO

Location Information

Legal Description: TRACT NO 7274 LOT 11
 County: LOS ANGELES, CA APN: 2419-003-005
 Census Tract / Block: 1255.01 / 1 Alternate APN: /
 Township-Range-Sect: 90-40 Subdivision: 7274
 Legal Book/Page: 11 Map Reference: /
 Legal Lot: 11 Tract #: 7274
 Legal Block: School District: LOS ANGELES
 Market Area: NHO School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 09/17/1999 / 08/01/1999 Deed Type: GRANT DEED
 Sale Price: 1769220 1st Mtg Document #: /
 Document #: 1769220

Last Market Sale Information

Recording/Sale Date: 04/09/1997 / 1st Mtg Amount/Type: \$715,000 / CONV
 Sale Price: \$715,000 1st Mtg Int. Rate/Type: / FIXED
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 534609 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$408.57
 New Construction: Multi/Split Sale: MULTIPLE
 Title Company: CHICAGO TITLE INS CO
 Lender: UNITED PACIFIC BK
 Seller Name: HAMILTON HAYDEN D & PATRI

Prior Sale Information

Prior Rec/Sale Date: 09/29/1992 / Prior Lender: /
 Prior Sale Price: 1821118 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 1821118 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: GRANT DEED

Property Characteristics

Year Built / Eff: 1949 / 1949 Total Rooms/Offices
 Gross Area: 1,750 Total Restrooms:
 Building Area: 1,750 Roof Type: Parking Spaces:
 Tot Adj Area: Roof Material: Heat Type:
 Above Grade: Construction: Air Cond: NONE
 # of Stories: Foundation: Pool:
 Other Improvements: Exterior wall: Quality:
 Basement Area: Condition:

Site Information

Zoning: LAC4 Acres: 0.06 County Use: STORE & OFFICE (1200)
 Lot Area: 2,501 Lot Width/Depth: x State Use:
 Land Use: STORES & OFFICES Res/Comm Units: / Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: \$122,929 Assessed Year: 2025 Property Tax: \$1,736.92
 Land Value: \$115,258 Improved %: 6% Tax Area: 42
 Improvement Value: \$7,671 Tax Year: 2025 Tax Exemption:
 Total Taxable Value: \$122,929

Comparable Sales Report

For Property Located At



RealQuest

5032 VINELAND AVE, NORTH HOLLYWOOD, CA 91601-3816

3 Comparable(s) Selected.

Report Date: 02/03/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$715,000	\$1,100,000	\$4,300,000	\$2,233,333
Bldg/Living Area	1,750	1,575	1,700	1,633
Price/Sqft	\$408.57	\$676.92	\$2,730.16	\$1,390.60
Year Built	1949	1924	1964	1945
Lot Area	2,501	2,537	5,428	3,793
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$122,929	\$546,610	\$1,420,550	\$995,720
Distance From Subject	0.00	3.51	12.29	7.52

*= user supplied for search only

Comp #:	1	Distance From Subject: 3.51 (miles)			
Address:	912 N SAN FERNANDO BLVD, BURBANK, CA 91504-4325				
Owner Name:	920 N SAN FERNANDO RD LLC				
Seller Name:	ENCANTO LUNA LLC				
APN:	2460-006-047	Map Reference:	/	Building Area:	1,575
County:	LOS ANGELES, CA	Census Tract:	3106.02	Total Rooms/Offices:	
Subdivision:	3548	Zoning:	BUC3-R4*	Total Restrooms:	
Rec Date:	12/17/2025	Prior Rec Date:	10/03/2005	Yr Built/Eff:	1964 / 1964
Sale Date:	12/11/2025	Prior Sale Date:	09/07/2005	Air Cond:	YES
Sale Price:	\$4,300,000	Prior Sale Price:	\$2,400,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	915908	Acres:	0.08		
1st Mtg Amt:	\$2,150,000	Lot Area:	3,413		
Total Value:	\$546,610	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 6.77 (miles)			
Address:	4281 FOUNTAIN AVE, LOS ANGELES, CA 90029-2223				
Owner Name:	ORNE DEZIN LLC				
Seller Name:	ESPINOZA ERIC A				
APN:	5430-031-034	Map Reference:	/	Building Area:	1,700
County:	LOS ANGELES, CA	Census Tract:	1953.00	Total Rooms/Offices:	
Subdivision:	BITTLE TR	Zoning:	LARD1.5	Total Restrooms:	
Rec Date:	12/04/2025	Prior Rec Date:	09/10/2015	Yr Built/Eff:	1949 / 1949
Sale Date:	11/12/2025	Prior Sale Date:	09/03/2015	Air Cond:	NONE
Sale Price:	\$1,300,000	Prior Sale Price:	\$1,200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	874179	Acres:	0.12		
1st Mtg Amt:	\$1,425,000	Lot Area:	5,428		
Total Value:	\$1,420,550	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 12.29 (miles)			
Address:	13016 W WASHINGTON BLVD, LOS ANGELES, CA 90066-5124				
Owner Name:	13016 WASHINGTON BLVD LLC				
Seller Name:	HERNANDEZ MICHAEL W				
APN:	4230-017-005	Map Reference:	/	Building Area:	1,625
County:	LOS ANGELES, CA	Census Tract:	7028.03	Total Rooms/Offices:	
Subdivision:	6735	Zoning:	CCC3YY	Total Restrooms:	
Rec Date:	10/30/2025	Prior Rec Date:	09/09/1991	Yr Built/Eff:	1924 / 1944
Sale Date:	09/16/2025	Prior Sale Date:	09/1991	Air Cond:	YES

Sale Price:	\$1,100,000	Prior Sale Price:	\$200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	755198	Acres:	0.06		
1st Mtg Amt:	\$770,000	Lot Area:	2,537		
Total Value:	\$1,020,000	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Foreclosure Activity Report

For Property Located At



5032 VINELAND AVE, NORTH HOLLYWOOD, CA 91601-3816

Foreclosure Activity Report is not available

5032 VINELAND AVE NORTH HOLLYWOOD CA 91601

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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