

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
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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

August 05, 2026

Council District # 4

Case #: 1000073

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

JOB ADDRESS: 15013 W VENTURA BLVD

CONTRACT NO.: C138088-2 C144906 C204229 C142032 C141028-3

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 and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,405.76. The cost of cleaning the subject lot was \$2,625.00. The cost of fencing the subject lot was \$32,781.70.

It is proposed that a lien for the total amount of **\$37,877.46** 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 April 05, 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 secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed, fence the lot, on the parcel located at **15013 W VENTURA BLVD** , 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	B4988	September 26, 2024	\$2,405.76
CLEAN	C4998		\$2,625.00
FENCE	F4564	October 03, 2024	\$31,114.30
FENCE	F4582	October 17, 2024	\$1,667.40
			<u>\$37,812.46</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17887	\$30.00
FULL	T19181	\$35.00
		<u>\$65.00</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 \$27,073.90 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$65.00 for a total of **\$37,877.46**, 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: August 05, 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: PATRICE LATTIMORE
CITY CLERK

BY

DEPUTY

August 05, 2026

ASSIGNED INSPECTOR: GABRIEL HERRERA
JOB ADDRESS: 15013 W VENTURA BLVD
ASSESSORS PARCEL NO.: 2264-016-002

CASE #: 1000073

Last Full Title: 08/04/2026

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|--|----------------------------|
| 1 | CASTELO HEIGHTS LLC
MARJAN SARSHAR (AGENT FOR SERVICE)
25324 FRAMPTON AVE
HARBOR CITY, CA 90710 | Capacity: OWNER |
| 2 | FIRST REPUBLIC BANK
111 PINE STREET
SAN FRANCISCO, CA 94111 | Capacity: INTERESTED PARTY |



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

Property Title Report

Work Order No. T17887
Dated as of: 04/10/2024

Prepared for: City of Los Angeles

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

APN #: 2264-016-002

Property Address: 15013 W VENTURA BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : CASTELO HEIGHTS LLC
Grantor : NOBBHERE, LLC
Deed Date : 12/14/2021
Instr No. : 21-1878737

Recorded : 12/17/2021

MAILING ADDRESS: CASTELO HEIGHTS LLC
25324 FRAMPTON AVE, HARBOR CITY, CA 90710-2903

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 3,4 Block: 2 Tract No: 6836 Brief Description: TRACT # 6836 NW 29 FT MEASURED ON NE ANDSW LINES OF LOT 3 AND ALL OF LOT 4 BLK 2

MORTGAGES/LIENS

Type of Document: DEED OF TRUST
Recording Date: 04/28/2022 Document #: 22-0462102
Loan Amount: \$1,335,000
Lender Name: FIRST REPUBLIC BANK
Borrowers Name: CASTELO HEIGHTS LLC

MAILING ADDRESS: FIRST REPUBLIC BANK
111 PINE STREET SAN FRANCISCO, CA 94111



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

Property Title Report

Work Order No. T19181
Dated as of: 08/03/2026

Prepared for: City of Los Angeles

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

APN #: 2264-016-002

Property Address: 15013 W VENTURA BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee : CASTELO HEIGHTS LLC
Grantor : NOBBHERE, LLC
Deed Date : 12/14/2021
Instr No. : 21-1878737

Recorded : 12/17/2021

MAILING ADDRESS: CASTELO HEIGHTS LLC
25324 FRAMPTON AVE, HARBOR CITY, CA 90710-2903

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 3,4 Block: 2 Tract No: 6836 Brief Description: TRACT # 6836 NW 29 FT MEASURED ON NE ANDSW LINES OF LOT 3 AND ALL OF LOT 4 BLK 2 Current Ownership Information

MORTGAGES/LIENS

Type of Document: DEED OF TRUST FIXTURE FILING ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

Recording Date: 04/28/2022 Document #: 22-0462102
Loan Amount: \$1,335,000
Lender Name: FIRST REPUBLIC BANK
Borrowers Name: CASTELO HEIGHTS LLC

MAILING ADDRESS: FIRST REPUBLIC BANK
111 PINE STREET SAN FRANCISCO, CA 94111

Property Detail Report

For Property Located At :

15013 VENTURA BLVD, LOS ANGELES, CA 91403-2469



CoreLogic
RealQuest Professional

Owner Information

Owner Name: CASTELO HEIGHTS LLC
Mailing Address: 25324 FRAMPTON AVE, HARBOR CITY CA 90710-2903 C014
Vesting Codes: //

Bldg Card: 000 of 002

Location Information

Legal Description: TRACT # 6836 NW 29 FT MEASURED ON NE AND SW LINES OF LOT 3 AND ALL OF LOT 4
County: LOS ANGELES, CA APN: 2264-016-002
Census Tract / Block: 1413.05 / 2 Alternate APN:
Township-Range-Sect: 77-12 Subdivision: 6836
Legal Book/Page: 4 Map Reference: /
Legal Lot: 2 Tract #: 6836
Legal Block: 2 School District: LOS ANGELES
Market Area: SO 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: 12/17/2021 / 12/14/2021 1st Mtg Amount/Type: /
Sale Price: \$2,550,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: /
Document #: 1878737 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$965.54
New Construction: Multi/Split Sale:
Title Company: STEWART TITLE
Lender:
Seller Name: NOBBHERE LLC

Prior Sale Information

Prior Rec/Sale Date: 07/14/2017 / 05/16/2017 Prior Lender: JP MORGAN CHASE BK NA
Prior Sale Price: \$2,600,000 Prior 1st Mtg Amt/Type: \$1,240,000 / CONV
Prior Doc Number: 789283 Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Property Characteristics

Year Built / Eff:	1939 /	Total Rooms/Offices	Garage Area:	
Gross Area:	2,641	Total Restrooms:	Garage Capacity:	
Building Area:	2,641	Roof Type:	Parking Spaces:	
Tot Adj Area:		Roof Material:	Heat Type:	
Above Grade:		Construction:	Air Cond:	YES
# of Stories:		Foundation:	Pool:	
Other Improvements:		Exterior wall:	Quality:	
		Basement Area:	Condition:	

Site Information

Zoning:	LAC2	Acres:	0.17	County Use:	RESTAURANT/TAVERN (2100)
Lot Area:	7,313	Lot Width/Depth:	x	State Use:	
Land Use:	RESTAURANT BUILDING	Res/Comm Units:	1 / 1	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$2,706,079	Assessed Year:	2025	Property Tax:	\$32,861.62
Land Value:	\$1,963,234	Improved %:	27%	Tax Area:	8849
Improvement Value:	\$742,845	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$2,706,079				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

15013 VENTURA BLVD, LOS ANGELES, CA 91403-2469

1 Comparable(s) Selected.

Report Date: 08/03/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$2,550,000	\$3,500,000	\$3,500,000	\$3,500,000
Bldg/Living Area	2,641	2,336	2,336	2,336
Price/Sqft	\$965.54	\$1,498.29	\$1,498.29	\$1,498.29
Year Built	1939	1944	1944	1944
Lot Area	7,313	2,366	2,366	2,366
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$2,706,079	\$498,354	\$498,354	\$498,354
Distance From Subject	0.00	17.53	17.53	17.53

*= user supplied for search only

Comp #:	1	Distance From Subject: 17.53 (miles)			
Address:	3809 HIGHLAND AVE, MANHATTAN BEACH, CA 90266-3130				
Owner Name:	ROTHMAN 2018 TRUST				
Seller Name:	CJ STRAND PROPERTIES LLC				
APN:	4137-011-099	Map Reference:	/	Building Area:	2,336
County:	LOS ANGELES, CA	Census Tract:	6202.01	Total Rooms/Offices:	
Subdivision:	4103	Zoning:	MNCNE	Total Restrooms:	
Rec Date:	01/09/2026	Prior Rec Date:	11/28/1995	Yr Built/Eff:	1944 /
Sale Date:	11/26/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$3,500,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	22095	Acres:	0.05		
1st Mtg Amt:	\$3,500,000	Lot Area:	2,366		
Total Value:	\$498,354	# of Stories:			
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

Foreclosure Activity Report

For Property Located At



15013 VENTURA BLVD, LOS ANGELES, CA 91403-2469

Foreclosure Activity Report is not available

15013 VENTURA BLVD LOS ANGELES CA 91403

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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