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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

May 06, 2026

Council District # 11

Case #: 997539

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

JOB ADDRESS: 4936 S SYCAMORE DR

CONTRACT NO.: C204229 C142032 C141028-2

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 fencing of the lot at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$12,764.95.

It is proposed that a lien for the total amount of **\$12,829.95** 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 **4936 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	F4485	April 29, 2024	\$8,964.80
FENCE	F4513	June 04, 2024	\$1,266.72
FENCE	F4515	June 04, 2024	\$1,520.06
FENCE	F4546	August 14, 2024	\$1,013.37
			\$12,764.95

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17826	\$30.00
FULL	T18981	\$35.00
		\$65.00


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 \$12,732.20 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$65.00 for a total of **\$12,829.95**, 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: May 06, 2026

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING



Shawn Eshbach, Principal Inspector
Lien Review

Report and lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT
CITY CLERK

BY

DEPUTY

May 06, 2026

CASE #: 997539

ASSIGNED INSPECTOR: JAIME RIOS
JOB ADDRESS: 4936 S SYCAMORE DR
ASSESSORS PARCEL NO.: 4215-031-030

Last Full Title: 04/28/2026

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. T17826
Dated as of: 02/15/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4215-031-030

Property Address: 4936 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.



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

Property Title Report

Work Order No. T18981
Dated as of: 04/24/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4215-031-030

Property Address: 4936 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

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: 46 Tract No: 1441 Brief Description: TRACT NO 1441 (EX LAND DESC IN DOC NO 3216, 3-17-72 TO METRO WATER DIST) LOT 46

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
4918 SYCAMORE DR, CULVER CITY, CA 90230-5218



Owner Information

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 46**
 County: **LOS ANGELES, CA** APN: **4215-031-030**
 Census Tract / Block: **2751.01 / 1** Alternate APN:
 Township-Range-Sect: **20-30** Subdivision: **1441**
 Legal Book/Page: **46** Map Reference: **/**
 Legal Lot: **46** Tract #: **1441**
 Legal Block: **C28** School District: **LOS ANGELES**
 Market Area: **C28** School District Name: **LOS ANGELES**
 Neighbor Code: **C28** 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: \$584.32**
 New Construction: **Multi/Split Sale: MULTI**
 Title Company:
 Lender:
 Seiler 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:	676	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:	1	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1942 / 1942	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.32	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	14,088	Lot Width/Depth:	109 x 130	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value: \$247,909
Land Value: \$244,031
Improvement Value: \$3,878
Total Taxable Value: \$247,909

Assessed Year: 2025
Improved %: 2%
Tax Year: 2025

Property Tax: \$3,166.35
Tax Area: 67
Tax Exemption:

Foreclosure Activity Report

For Property Located At



CoreLogic

RealQuest Professional

4918 SYCAMORE DR, CULVER CITY, CA 90230-5218

Foreclosure Activity Report is not available

4918 SYCAMORE DR CULVER CITY CA 90230

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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