

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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**CITY OF LOS ANGELES
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 07, 2025

Council District # 2

Case #: 820167

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

JOB ADDRESS: 6439 N LANKERSHIM BLVD A.K.A. 6443 N. LANKERSHIM BL.

CONTRACT NO.: C142032 C140959-2 C144906 C141028-2 C135857-3

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 cleaning of the lot, fencing of the lot and graffiti abatement at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$5,302.50. The cost of fencing the subject lot was \$1,566.72. The cost of exterior graffiti abatement of the subject building(s) was \$1,456.00.

It is proposed that a lien for the total amount of **\$8,355.22** 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 18, 2018 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,abate the graffiti, on the parcel located at **6439 N LANKERSHIM BLVD A.K.A. 6443 N. LANKERSHIM BL.**, 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>
CLEAN	C4921	November 21, 2023	\$577.50
CLEAN	C4956	May 15, 2024	\$4,725.00
FENCE	F4441	April 30, 2024	\$1,266.72
FENCE	F4505	June 06, 2024	\$300.00
GRAFFITI ABATEMENT	G2283	September 12, 2024	\$1,456.00
			<u>\$8,325.22</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T18319	\$30.00
		<u>\$30.00</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 \$5,962.30 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$30.00 for a total of **\$8,355.22**, 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 07, 2025

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: 6439 N LANKERSHIM BLVD A.K.A. 6443 N. LANKERSHIM BL.

ASSESSORS PARCEL NO.: 2322-017-041

Last Full Title: 02/05/2025

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|---|--|----------------------------|
| 1 | NOHO LAND, LLC
C/O NITIN PATEL
19024 BECHARD AV.
CERRITOS, CA 90703 | Capacity: OWNER |
| 2 | NOHO LAND, LLC
C/O NITIN PATEL
7541 LAUREL CANYON BL.
NORTH HOLLYWOOD, CA 91605 | Capacity: OWNER |
| 3 | NOHO LAND, LLC
C/O NITIN PATEL
17918 PIONEER BL., #212
ARTESIA, CA 90701 | Capacity: OWNER |
| 4 | NOHO LAND LLC
C/O THE GANDHI FAMILY TRUST, JITEN GANDHI
7523 E ENDEMONT COURT
ANAHEIM, CA 92808 | Capacity: OWNER |
| 5 | PACIFIC ALLIANCE BANK
8400 E. VALLEY BLVD.
ROSEMEAD, CA 91770 | Capacity: INTERESTED PARTY |



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

Property Title Report

Work Order No. T18319
Dated as of: 02/04/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2322-017-041

Property Address: 6439 N LANKERSHIM BLVD City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : NOHO LAND LLC

Grantor : 6439 LANKERSHIM LLC

Deed Date : 12/30/2013

Recorded : 01/09/2014

Instr No. : 14-0025233

MAILING ADDRESS: NOHO LAND LLC

19024 BECHARD AVE, CERRITOS, CA 90703-7203

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 2,4 Tract No: 6843 Brief Description: TRACT NO 6843 LOT COM S ON W LINE OF LANKERSHIM BLVD (PER FM 17997) 20.33 FT FROM N LINE OF LOT 2 TH W 145 FT TH S 38.67 FT

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 02/26/2020

Document #: 20-0227891

Loan Amount: \$545,000

Lender Name: PACIFIC ALLIANCE BANK

Borrowers Name: NOHO LAND LLC

MAILING ADDRESS: PACIFIC ALLIANCE BANK

8400 E. VALLEY BLVD ROSEMEAD, CA 91770

Property Detail Report

For Property Located At :

6443 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA
91606-2816



RealQuest

Owner Information

Owner Name: NOHO LAND LLC
Mailing Address: 19024 BECHARD AVE, CERRITOS CA 90703-7203 C031
Vesting Codes: //

Location Information

Legal Description: TRACT NO 6843 LOT COM S ON W LINE OF LANKERSHIM BLVD (PER FM 17997) 20.33 FT FROM N LINE OF LOT 2 TH W 145 FT TH S 38.67 FT TH E 65 FT TH S TO N LINE OF GILMORE ST TH E THEREON AND N ON SD W LOT 4

County:	LOS ANGELES, CA	APN:	2322-017-041
Census Tract / Block:	1239.01 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	6843
Legal Book/Page:	80-79	Map Reference:	16-C5 /
Legal Lot:	4	Tract #:	6843
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:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	01/09/2014 / 12/26/2013	1st Mtg Amount/Type:	\$400,000 / PRIVATE PARTY
Sale Price:	\$2,000,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	25234
Document #:	25233	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$408.33
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:			
Lender:			
Seller Name:	6439 LANKERSHIM LLC		

Prior Sale Information

Prior Rec/Sale Date:	09/17/1993 /	Prior Lender:	AMERICAN PACIFIC ST BK
Prior Sale Price:	\$675,000	Prior 1st Mtg Amt/Type:	\$406,971 / CONV
Prior Doc Number:	1817074	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Year Built / Eff:	1947 / 1957	Total Rooms/Offices		Garage Area:	
Gross Area:	4,898	Total Restrooms:		Garage Capacity:	
Building Area:	4,898	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	YES
# of Stories:		Foundation:		Pool:	POOL
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.36	County Use:	RESTAURANT/TAVERN (2100)
Lot Area:	15,679	Lot Width/Depth:	x	State Use:	
Land Use:	RESTAURANT BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$1,249,890	Assessed Year:	2024	Property Tax:	\$16,016.18
Land Value:	\$1,237,877	Improved %:	1%	Tax Area:	13
Improvement Value:	\$12,013	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$1,249,890				

Comparable Sales Report

For Property Located At



RealQuest

6443 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91606-2816

5 Comparable(s) Selected.

Report Date: 02/03/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$2,000,000	\$1,900,000	\$2,600,000	\$2,289,000
Bldg/Living Area	4,898	4,320	5,000	4,688
Price/Sqft	\$408.33	\$439.81	\$556.86	\$487.23
Year Built	1947	1931	1976	1951
Lot Area	15,679	6,317	17,432	11,085
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$1,249,890	\$500,400	\$2,546,898	\$1,323,034
Distance From Subject	0.00	1.00	21.94	12.76

*= user supplied for search only

Comp #:	1			Distance From Subject: 1.00 (miles)	
Address:	11005 VICTORY BLVD, NORTH HOLLYWOOD, CA 91606-3719				
Owner Name:	11005-11011 VICTORY BLVD LLC				
Seller Name:	MARKS VICTORY INVESTMENTS LLC				
APN:	2336-001-018	Map Reference:	16-E5 /	Building Area:	4,669
County:	LOS ANGELES, CA	Census Tract:	1242.01	Total Rooms/Offices:	
Subdivision:	LANKERSHIM RANCH	Zoning:	LAC1.5	Total Restrooms:	
	LAND & WATER				
Rec Date:	11/01/2024	Prior Rec Date:		Yr Built/Eff:	1976 /
Sale Date:	10/23/2024	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,600,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	751700	Acres:	0.24		
1st Mtg Amt:		Lot Area:	10,416		
Total Value:	\$500,400	# of Stories:			
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject: 11.14 (miles)	
Address:	1627 COLORADO BLVD, LOS ANGELES, CA 90041-1402				
Owner Name:	SAFARIAN AROUTUN H/SAFARIAN MAGGIE M				
Seller Name:	GARAGE BRAND VENTURES LLC				
APN:	5669-016-011	Map Reference:	25-E4 /	Building Area:	5,000
County:	LOS ANGELES, CA	Census Tract:	1810.00	Total Rooms/Offices:	
Subdivision:	4616	Zoning:	LAC4	Total Restrooms:	
Rec Date:	12/09/2024	Prior Rec Date:	01/15/2021	Yr Built/Eff:	1931 / 1931
Sale Date:	12/03/2024	Prior Sale Date:	01/08/2021	Air Cond:	NONE
Sale Price:	\$2,495,000	Prior Sale Price:	\$2,400,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	864372	Acres:	0.14		
1st Mtg Amt:		Lot Area:	6,317		
Total Value:	\$2,546,898	# of Stories:			
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 11.55 (miles)
Address:	10319 VENICE BLVD, LOS ANGELES, CA 90034-6409	
Owner Name:	GARCIA W & B FAMILY TRUST	

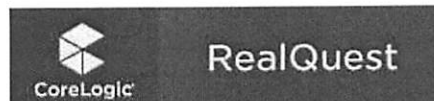
Seller Name:	GARCIA O & N F/TR		
APN:	4314-004-037	Map Reference:	42-B6 /
County:	LOS ANGELES, CA	Census Tract:	2699.05
Subdivision:	KIDSON TR	Zoning:	LAC2
Rec Date:	10/07/2024	Prior Rec Date:	12/12/2013
Sale Date:	09/23/2024	Prior Sale Date:	11/21/2013
Sale Price:	\$2,050,000	Prior Sale Price:	\$2,143,273
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	683131	Acres:	0.18
1st Mtg Amt:	\$4,900,000	Lot Area:	7,782
Total Value:	\$1,108,468	# of Stories:	
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /		

Comp #:	4	Distance From Subject:	18.17 (miles)
Address:	717 S SAN GABRIEL BLVD, SAN GABRIEL, CA 91776-2723		
Owner Name:	BRIGHT LAND DEV LLC		
Seller Name:	F & J GROUP LLC		
APN:	5368-014-024	Map Reference:	37-F4 /
County:	LOS ANGELES, CA	Census Tract:	4811.03
Subdivision:	3	Zoning:	SLC3*
Rec Date:	10/28/2024	Prior Rec Date:	06/11/2008
Sale Date:	10/24/2024	Prior Sale Date:	05/15/2008
Sale Price:	\$2,400,000	Prior Sale Price:	\$1,400,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	735099	Acres:	0.31
1st Mtg Amt:		Lot Area:	13,480
Total Value:	\$1,802,859	# of Stories:	1
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /		

Comp #:	5	Distance From Subject:	21.94 (miles)
Address:	16944 S WESTERN AVE, GARDENA, CA 90247-5220		
Owner Name:	16944 ASC INVESTMENT LLC		
Seller Name:	AHE INVESTMENT MANAGEMENT LLC		
APN:	6106-007-013	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	6033.02
Subdivision:	MCDONALD TR	Zoning:	GAC3
Rec Date:	01/10/2025	Prior Rec Date:	
Sale Date:	01/06/2025	Prior Sale Date:	
Sale Price:	\$1,900,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	17901	Acres:	0.40
1st Mtg Amt:	\$1,520,000	Lot Area:	17,432
Total Value:	\$656,543	# of Stories:	
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /		

Foreclosure Activity Report

For Property Located At



6443 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91606-2816

Foreclosure Activity Report is not available

6443 LANKERSHIM BLVD NORTH HOLLYWOOD CA 91606

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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