

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

October 18, 2024

Council District # 7

Case #: 975186

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

JOB ADDRESS: 10575 W VINEDALE ST  
CONTRACT NO.: T137838 C141028-2 C142032

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 \$28,501.20.

It is proposed that a lien for the total amount of **\$28,561.20** 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 December 26, 2022 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 **10575 W VINEDALE ST** , 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	F4434	December 22, 2023	\$28,501.20
			<u>\$28,501.20</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17351	\$30.00
FULL	T18233	\$30.00
		<u>\$60.00</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 \$20,418.00 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$28,561.20**, 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: October 18, 2024

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

October 17, 2024

CASE #: 975186

ASSIGNED INSPECTOR: GLEN RAND  
JOB ADDRESS: 10575 W VINEDALE ST  
ASSESSORS PARCEL NO.: 2404-004-015

Last Full Title: 10/03/2024

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

1 SUREN HARUTYUNYAN  
10753 W STALLION RANCH ROAD  
SHADOW HILLS, CA 91040

Capacity: OWNER



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. T17351**  
**Dated as of: 12/27/2022**

**Prepared for: City of Los Angeles**

### ***SCHEDULE A***

***(Reported Property Information)***

**APN #: 2404-004-015**

**Property Address: 10575 W VINEDALE ST**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**

**Grantee : SUREN HARUTYUNYAN**

**Grantor : ELLEN DORUNTS**

**Deed Date : 12/05/2022**

**Recorded : 12/08/2022**

**Instr No. : 22-1148079**

**MAILING ADDRESS: SUREN HARUTYUNYAN**

**10753 W STALLION RANCH RD, SHADOW HILLS, CA 91040**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 13 Tract No: 482 Brief Description: TRACT NO 482 LOT COM S 0 10'30 E 200.7 FT AND S 89 13'30 E 10 FT FROM NWCOR OF LOT 13 TH S 89 13'30 E TO A LINE PARALLEL WITH**

### **MORTGAGES/LIENS**

**Type of Document: PURCHASE MONEY DEED OF TRUST**

**Recording Date: 12/08/2022**

**Document #: 22-1148080**

**Loan Amount: \$650,000**

**Lender Name: BANK OF THE WEST**

**Borrowers Name: SUREN HARUTYUNYAN**

**MAILING ADDRESS: BANK OF THE WEST**

**13505 CALIFORNIA ST. OMAHA, NE 68154**





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. T18233***  
***Dated as of: 10/01/2024***

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

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2404-004-015***

***Property Address: 10575 W VINEDALE ST    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

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

***Grantee : SUREN HARUTYUNYAN***

***Grantor : ELLEN DORUNTS***

***Deed Date : 12/05/2022                      Recorded : 12/08/2022***

***Instr No. : 22-1148079***

***MAILING ADDRESS: SUREN HARUTYUNYAN***  
***10753 W STALLION RANCH RD, SHADOW HILLS, CA 91040-1300***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 13 Tract No: 482 Brief Description: TRACT NO 482 LOT COM S 0 10'30 E 200.7 FT AND S 89 13'30 E 10 FT FROM NWCOR OF LOT 13 TH S 89 13'30 E TO A LINE PARALLEL WITH***

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***Type of Document: PURCHASE MONEY DEED OF TRUST***

***Recording Date: 12/08/2022    Document #: 22-1148080***

***Loan Amount: \$650,000***

***Lender Name: BANK OF THE WEST***

***Borrowers Name: SUREN HARUTYUNYAN***

***MAILING ADDRESS: BANK OF THE WEST***  
***13505 CALIFORNIA ST. OMAHA, NE 68154***

# Property Detail Report

For Property Located At :

10575 VINEDALE ST, SUN VALLEY, CA 91352-2822



RealQuest

## Owner Information

Owner Name: HARUTYUNYAN SUREN  
Mailing Address: 10753 W STALLION RANCH RD, SUNLAND CA 91040-1300 C003  
Vesting Codes: MM // SE

## Location Information

Legal Description: TRACT NO 482 LOT COM S 0 10'30" E 200.7 FT AND S 89 13'30" E 10 FT FROM NW COR OF LOT 13 TH S 89 13'30" E TO A LINE PARALLEL WITH AND DIST E AT R/A 89.75 FT FROM E LINE OF WHEATLAND AVE TH S ON SD PART OF LOT 13

County:	LOS ANGELES, CA	APN:	2404-004-015
Census Tract / Block:	1021.07 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	482
Legal Book/Page:	15-154	Map Reference:	9-F6 /
Legal Lot:	13	Tract #:	482
Legal Block:		School District:	LOS ANGELES
Market Area:	660	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

## Owner Transfer Information

Recording/Sale Date:	12/08/2022 / 12/05/2022	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1148079		

## Last Market Sale Information

Recording/Sale Date:	12/08/2022 / 10/14/2022	1st Mtg Amount/Type:	\$650,000 / CONV
Sale Price:	\$850,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1148080
Document #:	1148078	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$335.90
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NATIONAL TITLE CO		
Lender:	BANK OF THE WEST		
Seller Name:	SCHUMACHER C O & R L L/TR		

## Prior Sale Information

Prior Rec/Sale Date:	12/09/1965 /	Prior Lender:	
Prior Sale Price:	\$13,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

## Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,532	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1950 / 1954	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	2	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE; ADDITION; WETBAR				

## Site Information

Zoning:	LARS	Acres:	0.24	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	10,329	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$850,300	Assessed Year:	2023	Property Tax:	\$10,593.39
Land Value:	\$600,000	Improved %:	29%	Tax Area:	13
Improvement Value:	\$250,300	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$843,300				

**Comparable Sales Report**

For Property Located At

**10575 VINEDALE ST, SUN VALLEY, CA 91352-2822**

2 Comparable(s) Selected.

Report Date: 10/01/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$850,500	\$1,139,000	\$1,145,000	\$1,142,000
Bldg/Living Area	2,532	2,163	2,674	2,418
Price/Sqft	\$335.90	\$425.95	\$529.36	\$477.65
Year Built	1950	1963	2005	1984
Lot Area	10,329	6,404	14,166	10,285
Bedrooms	4	4	5	4
Bathrooms/Restrooms	2	3	3	3
Stories	2.00	1.00	1.00	1.00
Total Value	\$850,300	\$200,238	\$402,015	\$301,126
Distance From Subject	0.00	0.39	0.45	0.42

\* = user supplied for search only

**Comp #1**

Distance From Subject: 0.39 (miles)

Address:	8544 VINE VALLEY DR, SUN VALLEY, CA 91352-3659		
Owner Name:	ZARE ALEN/YAMADA DEANNE R		
Seller Name:	RENFROW G W & K A L/TR		
APN:	2404-030-012	Map Reference:	17-A1 /
County:	LOS ANGELES, CA	Census Tract:	1021.03
Subdivision:	25529	Zoning:	LARS
Rec Date:	09/11/2024	Prior Rec Date:	07/23/1984
Sale Date:	08/14/2024	Prior Sale Date:	
Sale Price:	\$1,145,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	613192	Acres:	0.33
1st Mtg Amt:	\$916,000	Lot Area:	14,166
Total Value:	\$200,238	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,163
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1963 / 1963
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	DETACHED GARAGE

**Comp #2**

Distance From Subject: 0.45 (miles)

Address:	8545 NORRIS AVE, SUN VALLEY, CA 91352-3476		
Owner Name:	KOCHARYAN ARMINE		
Seller Name:	YOUSEF MORRIS		
APN:	2408-013-042	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1211.01
Subdivision:		Zoning:	LAR1
Rec Date:	07/30/2024	Prior Rec Date:	05/25/2012
Sale Date:	07/01/2024	Prior Sale Date:	04/03/2012
Sale Price:	\$1,139,000	Prior Sale Price:	\$333,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	505814	Acres:	0.15
1st Mtg Amt:	\$639,000	Lot Area:	6,404
Total Value:	\$402,015	# of Stories:	
		Living Area:	2,674
		Total Rooms:	
		Bedrooms:	5
		Bath(F/H):	3 /
		Yr Built/Eff:	2005 / 2005
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	

## Foreclosure Activity Report

For Property Located At

10575 VINEDALE ST, SUN VALLEY, CA 91352-2822



### Foreclosure Activity Report is not available

10575 VINEDALE ST SUN VALLEY CA 91352

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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