

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
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

November 18, 2022

Council District # 4

Case #: 962937

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

JOB ADDRESS: 13748 W VENTURA BLVD

CONTRACT NO.: C135857-2 T137838 B138088-2 F134191-3 280167419-0

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 \$8,082.34. The cost of cleaning the subject lot was \$1,960.00. The cost of fencing the subject lot was \$9,259.81.

It is proposed that a lien for the total amount of **\$19,694.31** 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

Armond Gregoryona, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On July 01, 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 **13748 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	B4658	July 16, 2022	\$7,731.01
BARRICADE	B4681	October 08, 2022	\$351.33
CLEAN	C4757	August 11, 2022	\$1,960.00
FENCE	F4204	July 29, 2022	\$9,259.81
			\$19,302.15

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	866360-7	\$356.16	\$0.00	\$356.16
				\$356.16

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17058	\$30.00
SUPPLEMENTAL	T17318	\$6.00
		\$36.00

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 \$14,179.41 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$356.16, plus the Cost of Title Search(es) on the subject lot was \$36.00 for a total of **\$19,694.31**, 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: November 18, 2022

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



Report and lien confirmed by  
City Council on:

Armond Gregoryona, Principal Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

November 15, 2022

ASSIGNED INSPECTOR: DUANE JOHNSON  
JOB ADDRESS: 13748 W VENTURA BLVD  
ASSESSORS PARCEL NO.: 2266-019-004

CASE #: 962937

Last Full Title: 07/01/2022

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

1 ANITA VOGDT TR PAULA VOGDT DECD TRUST  
13636 VENTURA BLVD UNIT 385  
SHERMAN OAKS, CA 91423

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. T17058**  
**Dated as of: 6/29/2022**

**Prepared for: City of Los Angeles**

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

**APN #: 2266-019-004**

**Property Address: 13748 W VENTURA BLVD    City: Los Angeles    County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: AFFIDAVIT OF DEATH OF TRUSTEE**

**Grantee : ANITA VOGDT**

**Grantor : PAULA VOGDT**

**Deed Date : 08/03/2016                      Recorded : 08/03/2016**

**Instr No. : 16-0915385**

**MAILING ADDRESS: ANITA VOGDT**  
**13636 VENTURA BLVD # 385, SHERMAN OAKS, CA 91423**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 5 Block: G Tract No: 4954 Brief Description: TRACT NO 4954 LOT 5 BLK G**

### **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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T17318***  
***Dated as of: 11/14/2022***

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

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

***APN #: 2266-019-004***

***Property Address: 13748 W VENTURA BLVD    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: AFFIDAVIT OF DEATH OF TRUSTEE***

***Grantee : ANITA VOGDT***

***Grantor : PAULA VOGDT TRUSTEE OF THE PAULA VOGDT LIVING TRUST***

***Deed Date : 08/03/2016                      Recorded : 08/03/2016***

***Instr No. : 16-0915385***

***MAILING ADDRESS: ANITA VOGDT***  
***13636 VENTURA BLVD # 385, SHERMAN OAKS, CA 91423***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 5 Block: G Tract No: 4954 Brief Description: TRACT NO 4954 LOT 5 BLK G***

### **MORTGAGES/LIENS**

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

# Property Detail Report

For Property Located At :  
**13750 VENTURA BLVD, SHERMAN OAKS, CA 91423-3051**



**Owner Information**

Owner Name: **VOGDT ANITA/PAULA VOGDT**  
 Mailing Address: **13636 VENTURA BLVD #385, SHERMAN OAKS CA 91423-3700 C002**  
 Vesting Codes: **DC // TR**

**Location Information**

Legal Description:	<b>TRACT NO 4954 LOT 5</b>	APN:	2266-019-004
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1411.02 / 2	Subdivision:	4954
Township-Range-Sect:		Map Reference:	22-F4 /
Legal Book/Page:	80-56	Tract #:	4954
Legal Lot:	5	School District:	LOS ANGELES
Legal Block:	G	School District Name:	LOS ANGELES
Market Area:	SO	Munic/Township:	LOMITA
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	08/03/2016 / 08/03/2016	Deed Type:	AFFIDAVIT
Sale Price:		1st Mtg Document #:	
Document #:	915385		

**Last Market Sale Information**

Recording/Sale Date:	02/25/1981 /	1st Mtg Amount/Type:	/
Sale Price:	\$25,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	203161	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$3.30
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

**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**

Year Built / Eff:	1963 / 1963	Total Rooms/Offices:		Garage Area:	
Gross Area:	7,583	Total Restrooms:		Garage Capacity:	
Building Area:	7,583	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	YES
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	LAC2	Acres:	0.15	County Use:	STORE & OFFICE (1200)
Lot Area:	6,399	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & OFFICES	Res/Comm Units:	11 / 11	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$1,539,524	Assessed Year:	2022	Property Tax:	\$18,664.94
Land Value:	\$859,584	Improved %:	44%	Tax Area:	8849
Improvement Value:	\$679,940	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$1,539,524				

## Foreclosure Activity Report

For Property Located At

13750 VENTURA BLVD, SHERMAN OAKS, CA 91423-3051



### Foreclosure Activity Report is not available

13750 VENTURA BLVD SHERMAN OAKS CA 91423

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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