

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

LAUREL GILLETTE

GEORGE HOVAGUIMIAN

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

January 27, 2023

Updated January 27, 2023

Council District # 4

Case #: 907493

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

JOB ADDRESS: 1839 N KENMORE AVE

CONTRACT NO.: B138088-2 F134191-3 T137838 C135857-2 C141028-1

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 \$2,390.77. The cost of cleaning the subject lot was \$6,720.00. The cost of fencing the subject lot was \$29,489.38.

It is proposed that a lien for the total amount of **\$38,666.15** 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 May 17, 2021 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 **1839 N KENMORE AVE** , 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	B4663	July 13, 2022	\$1,052.52
BARRICADE	B4670	September 09, 2022	\$300.00
BARRICADE	B4676	September 09, 2022	\$501.90
BARRICADE	B4707	December 08, 2022	\$536.35
CLEAN	C4763	August 14, 2022	\$3,360.00
CLEAN	C4755	August 24, 2022	\$2,240.00
CLEAN	C4793	December 06, 2022	\$1,120.00
FENCE	F4212	September 08, 2022	\$995.68
FENCE	F4262	November 14, 2022	\$11,590.66
FENCE	F4259	December 16, 2022	\$16,903.04
			\$38,600.15

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16797	\$30.00
FULL	T17320	\$30.00
SUPPLEMENTAL	T17382	\$6.00
		\$66.00

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 \$27,622.54 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$66.00 for a total of **\$38,666.15**, 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: January 27, 2023

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

  
Armond Gregoryona, Principal Inspector  
Lien Review

Report and lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: DUANE JOHNSON  
JOB ADDRESS: 1839 N KENMORE AVE  
ASSESSORS PARCEL NO.: 5589-033-033

Last Full Title: 11/15/2022

Last Update Title:

---

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1 1839 N KENMORE LLC  
8265 W SUNSET BLVD UNIT #100  
WEST HOLLYWOOD, CA 90046  
Capacity: OWNER
  
- 2 1839 N KENMORE LLC  
C/O DANNY ATAR  
1550 N EL CENTRO AVE #1902  
LOS ANGELES, CA 90028  
Capacity: OWNER
  
- 3 LBC CAPITAL INCOME FUND, LLC  
C/O OLGA VINOGRAY  
4605 LANKERSHIM BLVD, #340  
NORTH HOLLYWOOD, CA 91602  
Capacity: AGENT FOR SERVICE



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

---

## **Property Title Report**

**Work Order No. T17383**  
**Dated as of: 01/19/2023**

**Prepared for: City of Los Angeles**

---

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

**APN #: 5589-033-033**

**Property Address: 1839 N KENMORE AVE      City: Los Angeles      County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**  
**Grantee : 1839 N. KENMORE LLC**  
**Grantor : KRISTI KATCH**  
**Deed Date : 02/03/2020**  
**Instr No. : 20-0849582**

**Recorded : 07/28/2020**

**MAILING ADDRESS: 1839 N. KENMORE LLC**  
**8265 W SUNSET BLVD STE 100, WEST HOLLYWOOD, CA 90046**

### **SCHEDULE B**

### **LEGAL DESCRIPTION**

**Lot Number: 50,51 Block: E Tract No: 3 Brief Description: HOLMBY AVE TRACT NO 3 LOT 50 AND N  
26.67 FT OF LOT 51 BLK E**

### **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)

---

## ***Property Title Report***

***Work Order No. T17320***  
***Dated as of: 11/14/2022***

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

---

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5589-033-033***

***Property Address: 1839 N KENMORE AVE    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : 1839 N KENMORE LLC***

***Grantor : KRISTI KATCH***

***Deed Date : 02/03/2020***

***Recorded : 07/28/2020***

***Instr No. : 20-0849582***

***MAILING ADDRESS: 1839 N KENMORE LLC***  
***8265 W SUNSET BLVD STE 100, WEST HOLLYWOOD, CA 90046***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 50,51 Block: E Tract No: 3 Brief Description: HOLMBY AVE TRACT NO 3 LOT 50 AND N  
26.67 FT OF LOT 51 BLK E***

### **MORTGAGES/LIENS**

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



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

**Property Title Report**

Work Order No. T16797  
Dated as of: 06/15/2021

Prepared for: City of Los Angeles

**SCHEDULE A**  
(Reported Property Information)

APN #: 5589-033-033

Property Address: 1839 N KENMORE AVE      City: Los Angeles      County: Los Angeles

**1) VESTING INFORMATION**

Type of Document: GRANT DEED  
Grantee : 1839 N KENMORE LLC  
Grantor : KRISTI KATCH  
Deed Date : 02/03/2020  
Instr No. : 20-0849582

Recorded : 07/28/2020

MAILING ADDRESS: 1839 N KENMORE LLC c/o Danny Atar  
1550 N EL CENTRO AVE APT 1902, LOS ANGELES, CA 90028

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot Number: 50,51 Block: E Tract No: 3 Brief Description: HOLMBY AVE TRACT NO 3 LOT 50 AND N  
26.67 FT OF LOT 51 BLK E

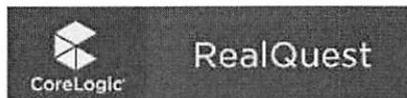
**MORTGAGES/LIENS**

Type of Document: DEED OF TRUST  
Recording Date: 07/28/2020      Document #: 20-0849583  
Loan Amount: \$1,137,500  
Lender Name: LBC CAPITAL INCOME FUND, LLC  
Borrowers Name: 1839 N KENMORE LLC

c/o MAILING ADDRESS: LBC CAPITAL INCOME FUND, LLC Attn: Boris Dorfman  
4605 LANDERSHIM BLVD STE 419 NORTH HOLLYWOOD, CA 91602

# Property Detail Report

For Property Located At :  
**1839 N KENMORE AVE, LOS ANGELES, CA 90027-4007**



Bldg Card: 000 of 002

### Owner Information

Owner Name: 1839 N KENMORE LLC  
 Mailing Address: 8265 W SUNSET BLVD #100, WEST HOLLYWOOD CA 90046-2433 C024  
 Vesting Codes: //

### Location Information

Legal Description: HOLMBY AVE TRACT NO 3 LOT 50 AND N 26.67 FT OF LOT 51  
 County: LOS ANGELES, CA APN: 5589-033-033  
 Census Tract / Block: 1892.01 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: 3  
 Legal Book/Page: Map Reference: 34-F3 /  
 Legal Lot: 51 Tract #: 3  
 Legal Block: E School District: LOS ANGELES  
 Market Area: C20 School District Name: LOS ANGELES  
 Neighbor Code: Munic/Township: LOMITA

### Owner Transfer Information

Recording/Sale Date: / Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

### Last Market Sale Information

Recording/Sale Date: 07/28/2020 / 02/03/2020 1st Mtg Amount/Type: \$1,137,500 / CONV  
 Sale Price: \$1,725,000 1st Mtg Int. Rate/Type: /  
 Sale Type: FULL 1st Mtg Document #: 849583  
 Document #: 849582 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$439.27  
 New Construction: Multi/Split Sale:  
 Title Company: CHICAGO TITLE CO  
 Lender: LBC CAP INCOME FUND LLC  
 Seller Name: KATCH KRISTI

### Prior Sale Information

Prior Rec/Sale Date: 03/05/1979 / Prior Lender:  
 Prior Sale Price: \$31,000 Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: Prior 1st Mtg Rate/Type: /  
 Prior Deed Type: DEED (REG)

### Property Characteristics

Year Built / Eff:	1954 /	Total Rooms/Offices		Garage Area:	
Gross Area:	3,927	Total Restrooms:	3	Garage Capacity:	
Building Area:	3,927	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	HEATED
Above Grade:		Construction:		Air Cond:	YES
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

### Site Information

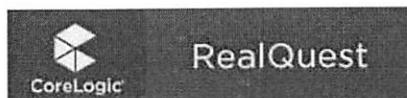
Zoning:	LARD1.5	Acres:	0.25	County Use:	SCHOOL-PRIVATE (7200)
Lot Area:	10,972	Lot Width/Depth:	x	State Use:	
Land Use:	PRIVATE SCHOOL	Res/Comm Units:	2 / 1	Water Type:	
Site Influence:				Sewer Type:	

### Tax Information

Total Value:	\$1,759,500	Assessed Year:	2022	Property Tax:	\$20,959.45
Land Value:	\$1,326,000	Improved %:	25%	Tax Area:	8827
Improvement Value:	\$433,500	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$1,759,500				

## Comparable Sales Report

For Property Located At



**1839 N KENMORE AVE, LOS ANGELES, CA 90027-4007**

2 Comparable(s) Selected.

Report Date: 01/18/2023

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$1,725,000	\$2,590,000	\$3,900,000	\$3,245,000
Bldg/Living Area	3,927	4,080	4,480	4,280
Price/Sqft	\$439.27	\$634.80	\$870.54	\$752.67
Year Built	1954	1972	1976	1974
Lot Area	10,972	12,025	15,287	13,656
Bedrooms	3	0	0	0
Bathrooms/Restrooms	3	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$1,759,500	\$277,644	\$1,294,371	\$786,008
Distance From Subject	0.00	4.48	8.25	6.37

\* = user supplied for search only

Comp #:	1	Distance From Subject: 4.48 (miles)			
Address:	225 S VERDUGO RD, GLENDALE, CA 91205-1458				
Owner Name:	225 S VERDUGO RD LLC				
Seller Name:	BRACER IRENE Z				
APN:	5680-007-026	Map Reference:	25-E4 /	Building Area:	4,080
County:	LOS ANGELES, CA	Census Tract:	3021.03	Total Rooms/Offices:	
Subdivision:	887	Zoning:	GLC3*	Total Restrooms:	
Rec Date:	09/30/2022	Prior Rec Date:		Yr Built/Eff:	1972 / 1972
Sale Date:	09/14/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,590,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	953930	Acres:	0.28		
1st Mtg Amt:	\$2,609,000	Lot Area:	12,025		
Total Value:	\$277,644	# of Stories:			
Land Use:	PRIVATE SCHOOL	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 8.25 (miles)			
Address:	13042 BURBANK BLVD, SHERMAN OAKS, CA 91401-5409				
Owner Name:	VALLEY CHINUCH LLC				
Seller Name:	NEW SCHOOL FOR CHILD DEV				
APN:	2345-006-030	Map Reference:	23-A1 /	Building Area:	4,480
County:	LOS ANGELES, CA	Census Tract:	1236.01	Total Rooms/Offices:	
Subdivision:	1336	Zoning:	LARD2	Total Restrooms:	2
Rec Date:	10/06/2022	Prior Rec Date:		Yr Built/Eff:	1976 / 1976
Sale Date:	09/21/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,900,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	967781	Acres:	0.35		
1st Mtg Amt:		Lot Area:	15,287		
Total Value:	\$1,294,371	# of Stories:			
Land Use:	PRIVATE SCHOOL	Park Area/Cap#:	/		

## Foreclosure Activity Report

For Property Located At

1839 N KENMORE AVE, LOS ANGELES, CA 90027-4007



RealQuest

### Foreclosure Activity Report is not available

1839 N KENMORE AVE LOS ANGELES CA 90027

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](#)

> [Disclaimer of Use](#)

