

BOARD OF
BUILDING AND SAFETY
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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

February 24, 2023

Council District # 12

Case #: 798394

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

JOB ADDRESS: 21048 W NASHVILLE ST

CONTRACT NO.: 280134008-2 T128934 C135857-2 T137838

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 at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$1,680.00.

It is proposed that a lien for the total amount of **\$2,994.56** 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 Gregory 2-23-2023

Armond Gregoryona, Principal Inspector
Lien Review

REPORT OF ABATE OF A PUBLIC NUISANCE

On December 19, 2017 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 on the parcel located at **21048 W NASHVILLE 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>
CLEAN	C4792	November 14, 2022	\$1,680.00
			<u>\$1,680.00</u>

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	743685-3	\$356.16	\$890.40	\$1,246.56
				<u>\$1,246.56</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T15026	\$38.00
FULL	T17392	\$30.00
		<u>\$68.00</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 \$1,624.16 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$68.00 for a total of **\$2,994.56**, 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 24, 2023

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

Armond Gregoryona
2-23-2023

BY
DEPUTY

February 23, 2023

ASSIGNED INSPECTOR: RICHARD SIMONS
JOB ADDRESS: 21048 W NASHVILLE ST
ASSESSORS PARCEL NO.: 2706-003-025

CASE #: 798394

Last Full Title: 02/02/2023

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

1 HOUSHANG C. SHOHEE
22648 QUINTA RD.
WOODLAND HILLS, CA 91364

Capacity: OWNER



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15026
Dated as of: 12/12/2017

Prepared for: City of Los Angeles

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

APN #: 2706-003-025

Property Address: 21048 W NASHVILLE ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : HOUSHANG COHEN SHOHEI

Grantor : ARSALAN COHAN

Deed Date : 12/30/2004

Recorded : 01/03/2005

Instr No. : 05-0012770

MAILING ADDRESS: HOUSHANG COHEN SHOHEI
22648 QUINTA RD WOODLAND HILLS CA 91364

SCHEDULE B

LEGAL DESCRIPTION

Lot: 17 Tract No: 34071 Abbreviated Description: LOT:17 TR#:34071 *TR=34071 LOT 17

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. T17392
Dated as of: 01/31/2023

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2706-003-025

Property Address: 21048 W NASHVILLE ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : HOUSHANG COHEN SHOJET

Grantor : ARSALAN COHAN

Deed Date : 12/30/2004

Recorded : 01/03/2005

Instr No. : 05-0012770

MAILING ADDRESS: HOUSHANG COHEN SHOJET
22648 QUINTA RD, WOODLAND HILLS, CA 91364

SCHEDULE B

LEGAL DESCRIPTION

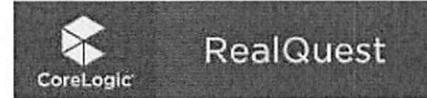
Lot Number: 17 Tract No: 34071 Brief Description: *TR=34071 LOT 17

MORTGAGES/LIENS

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

Property Detail Report

For Property Located At :
21048 NASHVILLE ST, CHATSWORTH, CA 91311-1447



Owner Information

Owner Name: SHOHET HOUSHANG C
Mailing Address: 22648 QUINTA RD, WOODLAND HILLS CA 91364-4014 C020
Vesting Codes: MM // SE

Location Information

Legal Description:	TR=34071 LOT 17	APN:	2706-003-025
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1132.11 / 1	Subdivision:	34071
Township-Range-Sect:		Map Reference:	6-D2 /
Legal Book/Page:	914-69	Tract #:	34071
Legal Lot:	17	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	CHT	Munic/Township:	LOMITA
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	01/03/2005 / 12/30/2004	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	12770		

Last Market Sale Information

Recording/Sale Date:	02/27/1980 /	1st Mtg Amount/Type:	/
Sale Price:	\$195,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	199580	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$70.73
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

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,757	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1979 / 1979	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 2	Foundation:	SLAB	Quality:	
# of Stories:	2	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;SHED;WETBAR Building Permit				

Site Information

Zoning:	LARA	Acres:	0.49	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	21,473	Lot Width/Depth:	71 x 304	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$408,009	Assessed Year:	2022	Property Tax:	\$5,166.50
Land Value:	\$125,529	Improved %:	69%	Tax Area:	16
Improvement Value:	\$282,480	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$408,009				

Comparable Sales Report

For Property Located At



21048 NASHVILLE ST, CHATSWORTH, CA 91311-1447

3 Comparable(s) Selected.

Report Date: 01/26/2023

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$195,000	\$1,075,000	\$1,560,000	\$1,361,667
Bldg/Living Area	2,757	2,748	3,157	2,889
Price/Sqft	\$70.73	\$391.19	\$524.79	\$470.04
Year Built	1979	1977	1980	1979
Lot Area	21,473	10,737	37,926	27,022
Bedrooms	4	4	4	4
Bathrooms/Restrooms	3	3	3	3
Stories	2.00	1.00	2.00	1.67
Total Value	\$408,009	\$487,515	\$1,013,608	\$739,911
Distance From Subject	0.00	0.29	0.41	0.35

*= user supplied for search only

Comp #:1		Distance From Subject:0.29 (miles)	
Address:	11129 ETON AVE, CHATSWORTH, CA 91311-1475		
Owner Name:	SUH J & J LIVING TRUST		
Seller Name:	MARTIN FAM SURVIVORS TRUST		
APN:	2706-034-016	Map Reference:	6-D1 / Living Area: 2,763
County:	LOS ANGELES, CA	Census Tract:	1132.11 Total Rooms: 8
Subdivision:	31807	Zoning:	LARA Bedrooms: 4
Rec Date:	05/27/2022	Prior Rec Date:	03/11/2016 Bath(F/H): 3 /
Sale Date:	05/16/2022	Prior Sale Date:	03/09/2016 Yr Built/Eff: 1980 / 1980
Sale Price:	\$1,450,000	Prior Sale Price:	\$895,000 Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL Style: CONVENTIONAL
Document #:	573346	Acres:	0.87 Fireplace: Y / 2
1st Mtg Amt:		Lot Area:	37,926 Pool: POOL
Total Value:	\$718,610	# of Stories:	2 Roof Mat: TILE
Land Use:	SFR	Park Area/Cap#:	/ Parking: PARKING AVAIL

Comp #:2		Distance From Subject:0.36 (miles)	
Address:	21335 DOVE PL, CHATSWORTH, CA 91311-1430		
Owner Name:	MORAN ROBERT/MORAN ALINA		
Seller Name:	KUBLER TRUST		
APN:	2706-035-016	Map Reference:	6-C1 / Living Area: 3,157
County:	LOS ANGELES, CA	Census Tract:	1132.11 Total Rooms: 9
Subdivision:	31807	Zoning:	LARA Bedrooms: 4
Rec Date:	01/12/2023	Prior Rec Date:	12/17/2014 Bath(F/H): 3 /
Sale Date:	12/05/2022	Prior Sale Date:	10/14/2014 Yr Built/Eff: 1980 / 1981
Sale Price:	\$1,560,000	Prior Sale Price:	\$895,000 Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL Style: CONVENTIONAL
Document #:	24391	Acres:	0.74 Fireplace: Y / 2
1st Mtg Amt:	\$1,402,440	Lot Area:	32,404 Pool: POOL
Total Value:	\$1,013,608	# of Stories:	2 Roof Mat: TILE
Land Use:	SFR	Park Area/Cap#:	/ Parking: PARKING AVAIL

Comp #:3		Distance From Subject:0.41 (miles)	
Address:	20956 GERMAIN ST, CHATSWORTH, CA 91311-2330		
Owner Name:	SEENIVASAGAM DEVIKA C		
Seller Name:	RESNICK/ SHEKHT 2002 L TRUST		
APN:	2706-017-037	Map Reference:	6-D2 / Living Area: 2,748

County:	LOS ANGELES, CA	Census Tract:	1131.01	Total Rooms:	8
Subdivision:	26134	Zoning:	LARE11	Bedrooms:	4
Rec Date:	12/01/2022	Prior Rec Date:	05/29/1987	Bath(F/H):	3 /
Sale Date:	10/27/2022	Prior Sale Date:	04/1987	Yr Built/Eff:	1977 / 1977
Sale Price:	\$1,075,000	Prior Sale Price:	\$265,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1122896	Acres:	0.25	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	10,737	Pool:	SPA
Total Value:	\$487,515	# of Stories:	1	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Foreclosure Activity Report

For Property Located At

21048 NASHVILLE ST, CHATSWORTH, CA 91311-1447



RealQuest

Foreclosure Activity Report is not available

21048 NASHVILLE ST CHATSWORTH CA 91311

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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