

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

March 03, 2023

Council District # 3

Case #: 966588

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

JOB ADDRESS: 7011 N TOPANGA CANYON BLVD  
CONTRACT NO.: C140959-1 C14032 C141028-1 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 fencing of the lot and graffiti abatement at the above address in the City of Los Angeles. The cost of fencing the subject lot was \$377.30. The cost of exterior graffiti abatement of the subject building(s) was \$3,640.00.

It is proposed that a lien for the total amount of **\$4,077.30** 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* 3-3-2023

Armond Gregoryona, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On August 09, 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,abate the graffiti, on the parcel located at **7011 N TOPANGA CANYON 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>
FENCE	F4256	December 01, 2022	\$377.30
GRAFFITI ABATEMENT	G2263	November 04, 2022	\$3,640.00
			<u>\$4,017.30</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17132	\$30.00
FULL	T17422	\$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 \$2,929.50 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$4,077.30**, 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: March 03, 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

  
3-3-2023

BY

DEPUTY

March 03, 2023

ASSIGNED INSPECTOR: RICHARD SIMONS  
JOB ADDRESS: 7011 N TOPANGA CANYON BLVD  
ASSESSORS PARCEL NO.: 2024-002-044

CASE #: 966588

Last Full Title: 02/27/2023

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

1 BARTH FAMILY TRUST  
C/O STUART IRWEN BARTH AND AMY P. BARTH  
TRUSTEES OF THE BARTH FAMILY TRUST  
718 WALDEN DR  
BEVERLY HILLS, CA 90210

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. T17132***  
***Dated as of: 08/22/2022***

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

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

***APN #: 2024-002-044***

***Property Address: 7011 N TOPANGA CANYON BLVD    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

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

***Grantee : STUART IRWEN BARTH AND AMY P. BARTH, TRUSTEES OF THE BARTH FAMILY TRUST***

***Grantor : STUART I. BARTH***

***Deed Date : 11/13/2017***

***Recorded : 07/02/2018***

***Instr No. : 18-0658944***

***MAILING ADDRESS: STUART IRWEN BARTH AND AMY P. BARTH, TRUSTEES OF THE BARTH FAMILY TRUST  
718 WALDEN DR, BEVERLY HILLS, CA 90210***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 8 Block: 76 Subdivision Name: OWENSMOUTH Brief Description: OWENSMOUTH (EX OF ST) LOT 8 BLK 76***

### **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. T17422***  
***Dated as of: 02/23/2023***

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

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

***APN #: 2024-002-044***

***Property Address: 7011 N TOPANGA CANYON BLVD***    ***City: Los Angeles***    ***County: Los Angeles***

### **VESTING INFORMATION**

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

***Grantee : STUART IRWEN BARTH AND AMY P. BARTH TRUSTEES OF THE BARTH FAMILY TRUST***

***Grantor : STUART I. BARTH***

***Deed Date : 11/13/2017***

***Recorded : 07/02/2018***

***Instr No. : 18-0658944***

***MAILING ADDRESS: STUART IRWEN BARTH AND AMY P. BARTH TRUSTEES OF THE BARTH FAMILY TRUST***  
***718 WALDEN DR, BEVERLY HILLS, CA 90210***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 8 Block: 76 Subdivision Name: OWENSMOUTH Brief Description: OWENSMOUTH (EX OF ST) LOT 8 BLK 76***

### **MORTGAGES/LIENS**

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

# Property Detail Report

For Property Located At :  
**7011 TOPANGA CANYON BLVD, CANOGA PARK, CA  
 91303-1961**



**Owner Information**

Owner Name: **GOLDFMAN SHELDON L/MARTH STUART BARTH TRUST (TE)**  
 Mailing Address: **718 WALDEN DR, BEVERLY HILLS CA 90210-3125 C033**  
 Vesting Codes: **// TR**

**Location Information**

Legal Description: **OWENSMOUTH (EX OF ST) LOT 8**  
 County: **LOS ANGELES, CA** APN: **2024-002-044**  
 Census Tract / Block: **1343.03 / 2** Alternate APN:  
 Township-Range-Sect: **21-29** Subdivision: **OWENSMOUTH**  
 Legal Book/Page: **8** Map Reference: **12-C4 /**  
 Legal Lot: **8** Tract #: **8**  
 Legal Block: **76** School District: **LOS ANGELES**  
 Market Area: **CP** School District Name: **LOS ANGELES**  
 Neighbor Code: **CP** Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

Recording/Sale Date: **07/02/2018 / 11/13/2017** Deed Type: **QUIT CLAIM DEED**  
 Sale Price:  
 Document #: **658944** 1st Mtg Document #:

**Last Market Sale Information**

Recording/Sale Date: **05/06/1976 /** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$77,500** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **/**  
 Document #: **1011** 2nd Mtg Amount/Type: **/**  
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: **1011** Price Per SqFt: **\$26.90**  
 New Construction:  
 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: **1969 / 1976** Total Rooms/Offices  
 Gross Area: **2,881** Total Restrooms:  
 Building Area: **2,881** Roof Type:  
 Tot Adj Area: **2,881** Roof Material:  
 Above Grade: **2,881** Construction:  
 # of Stories: **2,881** Foundation:  
 Other Improvements: **2,881** Exterior wall:  
 Basement Area:  
 Garage Area:  
 Garage Capacity:  
 Parking Spaces:  
 Heat Type:  
 Air Cond: **NONE**  
 Pool:  
 Quality:  
 Condition:

**Site Information**

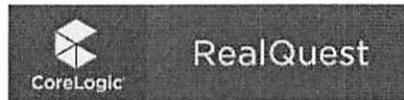
Zoning: **LAC1** Acres: **0.64** County Use: **RESTAURANT/TAVERN (2100)**  
 Lot Area: **28,005** Lot Width/Depth: **x** State Use:  
 Land Use: **RESTAURANT BUILDING** Res/Comm Units: **1 / 1** Water Type:  
 Site Influence: Sewer Type:

**Tax Information**

Total Value: **\$685,595** Assessed Year: **2022** Property Tax: **\$9,661.57**  
 Land Value: **\$244,252** Improved %: **64%** Tax Area: **8852**  
 Improvement Value: **\$441,343** Tax Year: **2022** Tax Exemption:  
 Total Taxable Value: **\$685,595**

# Comparable Sales Report

For Property Located At



**7011 TOPANGA CANYON BLVD, CANOGA PARK, CA 91303-1961**

8 Comparable(s) Selected.

Report Date: 02/22/2023

### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$77,500	\$547,000	\$3,350,000	\$1,774,812
Bldg/Living Area	2,881	2,799	3,176	2,974
Price/Sqft	\$26.90	\$172.23	\$1,196.86	\$604.53
Year Built	1969	1921	1995	1961
Lot Area	28,005	3,003	41,788	10,814
Bedrooms	0	1	1	1
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	2.00	1.25
Total Value	\$685,595	\$125,503	\$1,729,049	\$637,974
Distance From Subject	0.00	7.56	24.98	20.04

\*= user supplied for search only

Comp #:	1	Distance From Subject: 7.56 (miles)			
Address:	137 S TOPANGA CANYON BLVD, TOPANGA, CA 90290-3146				
Owner Name:	KOORN NANCY N				
Seller Name:	CARLSON S & L F/TR				
APN:	4445-028-015	Map Reference:	/	Building Area:	2,844
County:	LOS ANGELES, CA	Census Tract:	8001.04	Total Rooms/Offices:	
Subdivision:		Zoning:	LCA11-C4-R1100	Total Restrooms:	
Rec Date:	12/15/2022	Prior Rec Date:		Yr Built/Eff:	1995 / 1995
Sale Date:	11/28/2022	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,050,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1172384	Acres:	0.96		
1st Mtg Amt:		Lot Area:	41,788		
Total Value:	\$581,796	# of Stories:			
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /				

Comp #:	2	Distance From Subject: 17.14 (miles)			
Address:	8405 FOOTHILL BLVD, SUNLAND, CA 91040-2811				
Owner Name:	ANRU MANAGEMENT LLC				
Seller Name:	YOKO FAMILY LP				
APN:	2555-025-035	Map Reference:	10-D3 /	Building Area:	3,053
County:	LOS ANGELES, CA	Census Tract:	1032.01	Total Rooms/Offices:	
Subdivision:	3976	Zoning:	LAC2	Total Restrooms:	
Rec Date:	06/03/2022	Prior Rec Date:	02/08/1991	Yr Built/Eff:	1962 / 1964
Sale Date:	05/26/2022	Prior Sale Date:	01/1991	Air Cond:	YES
Sale Price:	\$2,630,000	Prior Sale Price:	\$540,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	594996	Acres:	0.15		
1st Mtg Amt:		Lot Area:	6,603		
Total Value:	\$238,934	# of Stories:	1		
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /				

Comp #:	3	Distance From Subject: 17.14 (miles)		
Address:	3912 VAN BUREN PL, CULVER CITY, CA 90232			
Owner Name:	HCP 3912 VAN BUREN LLC			
Seller Name:	APPLEBY INVESTMENTS INC			

APN:	4206-023-004	Map Reference:	42-C6 /	Building Area:	2,799
County:	LOS ANGELES, CA	Census Tract:	7024.00	Total Rooms/Offices:	
Subdivision:	1775	Zoning:	CCC3YY	Total Restrooms:	
Rec Date:	09/23/2022	Prior Rec Date:	11/19/1997	Yr Built/Eff:	1921 / 1930
Sale Date:	09/22/2022	Prior Sale Date:	08/29/1997	Air Cond:	
Sale Price:	\$3,350,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	931734	Acres:	0.07		
1st Mtg Amt:		Lot Area:	3,219		
Total Value:	\$545,211	# of Stories:			
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /				

Comp #:	4	Distance From Subject:	22.38 (miles)		
Address:	2701 W FLORENCE AVE, LOS ANGELES, CA 90043-5139				
Owner Name:	TYLER ANTIOWE L SR				
Seller Name:	CDS INVESTMENTS INC				
APN:	4008-024-017	Map Reference:	51-D5 /	Building Area:	3,176
County:	LOS ANGELES, CA	Census Tract:	2352.01	Total Rooms/Offices:	
Subdivision:	5452	Zoning:	LAC2	Total Restrooms:	1
Rec Date:	11/07/2022	Prior Rec Date:	08/20/2003	Yr Built/Eff:	1947 /
Sale Date:	09/06/2022	Prior Sale Date:	08/06/2003	Air Cond:	NONE
Sale Price:	\$547,000	Prior Sale Price:	\$210,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1050044	Acres:	0.12		
1st Mtg Amt:	\$410,250	Lot Area:	5,204		
Total Value:	\$281,341	# of Stories:			
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /				

Comp #:	5	Distance From Subject:	23.18 (miles)		
Address:	1833 COLORADO BLVD, LOS ANGELES, CA 90041-1339				
Owner Name:	COLORADO BLVD VENTURES LLC				
Seller Name:	MICHAEL G SANNES L TRUST				
APN:	5669-024-028	Map Reference:	26-B5 /	Building Area:	3,116
County:	LOS ANGELES, CA	Census Tract:	1810.00	Total Rooms/Offices:	
Subdivision:	37	Zoning:	LAC4	Total Restrooms:	
Rec Date:	11/30/2022	Prior Rec Date:	05/18/2016	Yr Built/Eff:	1973 / 1975
Sale Date:	11/15/2022	Prior Sale Date:	05/09/2016	Air Cond:	YES
Sale Price:	\$1,581,500	Prior Sale Price:	\$1,550,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1120986	Acres:	0.26		
1st Mtg Amt:	\$1,150,000	Lot Area:	11,394		
Total Value:	\$1,729,049	# of Stories:	1		
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /				

Comp #:	6	Distance From Subject:	23.44 (miles)		
Address:	1661 COLORADO BLVD, LOS ANGELES, CA 90041-1435				
Owner Name:	TRAN VIET A				
Seller Name:	EAGLE ROCK HOLDINGS LLC				
APN:	5669-017-002	Map Reference:	25-E4 /	Building Area:	2,816
County:	LOS ANGELES, CA	Census Tract:	1810.00	Total Rooms/Offices:	
Subdivision:	4616	Zoning:	LAC4	Total Restrooms:	
Rec Date:	12/30/2022	Prior Rec Date:	04/30/2014	Yr Built/Eff:	1964 / 1968
Sale Date:	10/14/2022	Prior Sale Date:	03/21/2014	Air Cond:	NONE
Sale Price:	\$1,430,000	Prior Sale Price:	\$930,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1210202	Acres:	0.07		
1st Mtg Amt:	\$1,287,000	Lot Area:	3,003		
Total Value:	\$1,132,524	# of Stories:	2		
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /				

Comp #:	7	Distance From Subject:	24.54 (miles)
Address:	8844 S VERMONT AVE, LOS ANGELES, CA 90044-4832		
Owner Name:	5 STAR DISCOUNT HOMES LLC		

Seller Name:	<b>LAU 2010 FAMILY TRUST</b>		
APN:	<b>6038-012-010</b>	Map Reference:	<b>57-F2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2403.02</b>
Subdivision:	<b>3354</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>12/08/2022</b>	Prior Rec Date:	<b>08/10/1979</b>
Sale Date:	<b>12/02/2022</b>	Prior Sale Date:	
Sale Price:	<b>\$900,000</b>	Prior Sale Price:	<b>\$100,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1148623</b>	Acres:	<b>0.10</b>
1st Mtg Amt:		Lot Area:	<b>4,379</b>
Total Value:	<b>\$125,503</b>	# of Stories:	
Land Use:	<b>RESTAURANT BUILDING Park Area/Cap#: /</b>		

Comp #:	<b>8</b>	Distance From Subject:	<b>24.98 (miles)</b>
Address:	<b>14101 HAWTHORNE BLVD, HAWTHORNE, CA 90250-7005</b>		
Owner Name:	<b>14101 HAWTHORNE BLVD LLC</b>		
Seller Name:	<b>ROBLES CARMEN N &amp; JORGE R</b>		
APN:	<b>4043-025-033</b>	Map Reference:	<b>63-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6024.02</b>
Subdivision:	<b>2049</b>	Zoning:	<b>HAC2*</b>
Rec Date:	<b>08/12/2022</b>	Prior Rec Date:	<b>03/30/1998</b>
Sale Date:	<b>06/16/2022</b>	Prior Sale Date:	<b>03/10/1998</b>
Sale Price:	<b>\$1,710,000</b>	Prior Sale Price:	<b>\$312,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>813462</b>	Acres:	<b>0.25</b>
1st Mtg Amt:	<b>\$935,000</b>	Lot Area:	<b>10,923</b>
Total Value:	<b>\$469,433</b>	# of Stories:	<b>1</b>
Land Use:	<b>RESTAURANT BUILDING Park Area/Cap#: /</b>		
			<b>ROLL COMPOSITION</b>

## Foreclosure Activity Report

For Property Located At



7011 TOPANGA CANYON BLVD, CANOGA PARK, CA 91303-1961

### Foreclosure Activity Report is not available

7011 TOPANGA CANYON BLVD CANOGA PARK CA 91303

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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