

ORDINANCE NO. _____

An ordinance amending Divisions 89 and 90 of Articles 1, Chapter IX of the Los Angeles Municipal Code to clarify language and update procedures pertaining to administrative abatements.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Subsection 91.8903.1.2 of Section 91.8903, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.1.2. Time for Compliance. Within 15 days after notice is given, the owner or the owner's agents shall obtain the necessary permits and shall commence work to abate the deficiencies. All necessary work shall be completed within 45 days after such notice is given.

Sec. 2. Subsection 91.8903.1.3 of Section 91.8903, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.1.3. Orders to Vacate and Enforcement Actions. If the necessary permits are not obtained or the required work is not physically commenced within 15 days after notice is given, or the identified deficient conditions are not corrected within 45 days after notice is given, whichever comes first, the Department may order the owner to cause the building to be vacated and may also institute enforcement action as provided in this division, including the correction of the deficiencies or the demolition of the vacant building or structure pursuant to LAMC Subsections 91.8903.3.3 to 91.8903.3.5.

Sec. 3. Subsection 91.8903.3.1 of Section 91.8903, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.3.1. General. Whenever compliance with an order issued pursuant to the provisions of this division for vacated or occupied buildings, structures, premises, or portions thereof, has not been accomplished within the time set or any additional time as may have been granted under the appellate provisions of this division, the Department may institute appropriate action to secure compliance as provided by law for misdemeanor violation or may cause, by whatever means the Department determines appropriate, the correction of the deficiencies, whether the building, structure, premises, or portion thereof, is vacated or occupied, or the vacation and demolition thereof, including but not limited to the monitoring and removal of asbestos.

Sec. 4. Subsection 91.8903.3.3 of Section 91.8903, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.3.3. Notification – Notice of Intention of Department to Cause Correction of Deficiencies or Demolition. When the Department determines that it shall cause the correction of the deficiencies or the demolition of a building, structure, or portion thereof, the Department shall notify the owner as identified in the title report and other persons listed in the title report as having an interest in the real property.

The Notice of Intention shall describe the land and notify the owner of the intention of the City of Los Angeles to cause the correction of the deficiencies or the demolition of the building, structure, or portion thereof located on the land, and shall specify a date certain upon or after which the Department shall solicit bids, execute a work order, or otherwise commence correction of the deficiencies or demolition, and shall have the authority to advise that any time thereafter the Department may execute an agreement to do such work. The Department shall also notify the owner that the City will cause the cost of such correction or demolition plus an amount equal to 40 percent of such cost, but not less than \$100.00, to cover the cost of the City administering the contract and supervising the required work, to be made a lien against real property on which the building or structure is located. In the event that a contractor offers to pay the City to demolish a building, structure, or portion thereof, in order to obtain the salvage material, the City's administrative charge shall be 40 percent of the amount paid by the contractor, but not less than \$100.00. Finally, the notice shall advise of the owner's right to a hearing.

Sec. 5. Subsection 91.8903.3.6 is hereby added to Section 91.8903, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code to read as follows.

91.8903.3.6. Procedures for Correction of Deficiencies or Demolition. The date for soliciting bids, executing work, or otherwise commencing correction of the deficiencies or demolition shall not be sooner than ten days following the mailing of the notices by certified mail as described in LAMC Subsection 91.8903.3.4. Upon receipt of a request from the Department, the correction of the deficiencies or the demolition of a building, structure, or portion thereof, may be accomplished by any City department, any City designee, any forces under contract to the City, or any other government agency or department with the forces to perform the work. The award of the contract for such corrections or demolition may be given at any time following the receipt of bids.

One or more "**Annual Unit-price Contracts**" may be awarded by the Department for the demolition of "privately owned, readily accessible one and two-story wood-frame structures on level lots." In the event one or more such contracts have been executed which are applicable to the building which is to be removed, the notice shall advise that the work shall be pursuant to such contract, and that following a date certain, not less than ten days following the mailing of notice by certified mail, the City pursuant to such contract shall have the authority to order the contractor to perform

the work at the prices specified in said “**Unit-price Contract**”. For the purposes of this subsection an “**Annual Unit-price Contract**” shall mean a 12-month contract awarded by the Department after competitive bidding based on both stipulated prices and price per square foot of building area for the demolition and removal of buildings, structures and accompanying items on certain properties when and as directed by the Department by means of a work order. No work order shall be executed except in conjunction with the necessary contract or contracts.

The Department shall have the authority to award contracts for the demolition of all other types of buildings or structures by soliciting competitive bids. The General Manager shall have the authority to establish procedures and deadlines for soliciting competitive bids from any interested contractors. In addition, the General Manager shall have the authority to establish procedures for the pre-qualification of contractors in a manner consistent with the requirements of Section 386 of the Charter and subject to the approval of the City Attorney.

The cost to accomplish the work done by the City, its departments, contractors, or designees, or any party requested by the Department, shall be paid from the “**Repair and Demolition Fund**” as established in LAMC Section 91.8906. All costs incurred pursuant to this section are subject to all remedies provided by law, and also shall be a personal obligation against the owner of the property upon which the nuisance is located, recoverable by the City in an action before any court of competent jurisdiction. These costs shall include an amount equal to 40% of the cost to perform the actual work, but not less than the sum of \$100.00, to cover the City's costs for administering any contract and supervising the work required. In addition to this personal obligation and all other remedies provided by law, the City may collect any judgment, fee, cost, or charge, including any permit fees, fines, late charges, or interest, incurred in relation to the provisions of this section as provided in Los Angeles Administrative Code Sections 7.35.1 through 7.35.8.

Sec. 6. The title of Subsection 91.8903.7 of Section 91.8903, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

91.8903.7. Appeals.

Sec. 7. Subsection 91.8903.7.1 of Section 91.8903, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.7.1. Appeals of Initial Orders. Upon written application by an interested party within 15 days from the service of the initial order as provided for in LAMC Subsection 91.8903.1, for good cause shown and where no imminent risk of life or property is present, the Department or the Board, in case an appeal is made to it pursuant to LAMC Section 98.0403.2, may grant a reasonable extension of time, not to exceed 120 days after expiration of the 15 day period provided for in the initial order, within which the work required must be commenced.

Nothing in this subdivision precludes the Board from establishing a policy of granting less than the maximum time to comply with Department orders.

Sec. 8. Subsection 91.8903.7.2 of Section 91.8903, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8903.7.2. Appeals of Notices of Intention.

A. Upon the issuance of a Notice of Intention, as provided for in LAMC Subsection 91.8903.3, any owner or party of interest may appeal in writing to the Board for a hearing to determine the condition of the property, whether it falls within the scope of this division, whether the deficiencies should be corrected or whether it should be demolished, and how much time should be given to complete the required work. The request for the hearing shall be made prior to the date set to solicit bids, execute a work order, or otherwise commence corrections or demolition as specified in the Notice of Intention. A request after such date may not be accepted for processing unless it is submitted prior to the Department's awarding a contract or issuing a work order and it is authorized by the Board. Failure of the owner or any party of interest in the property to request a hearing within the specified time or failure to pay the required filing fees shall be deemed a waiver of request for such a hearing.

B. At the hearing the Department shall submit for the record evidence to show whether or not the building or structure falls within the scope of this division. The evidence shall consist of, but need not be limited to, the inspection report originally issued by the Department pursuant to LAMC Subsection 91.8903.1, recent pictures, and testimony by a representative of the Department. The owner or any party of interest shall have the opportunity prior to the hearing to examine the evidence to be submitted by the Department. The owner, the owner's representative or counsel, or a party of interest should be present at the hearing and will be given the opportunity to present any relevant evidence or witnesses, cross-examine any Department witnesses and ask questions or make comments concerning the Department's evidence and testimony. Failure of the owner or the owner's representative to appear at the hearing after receiving notice of the hearing shall be deemed a waiver of hearing rights.

C. At the conclusion of the hearing, the Board shall make findings and determine whether the building falls within the scope of this division, whether the deficiencies in the building, structure, premises, or any portion thereof should be corrected or whether it should be demolished, and how much time, if any, should be given for compliance with the Department's order.

Sec. 9. The title of Section 91.8904, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

SEC. 91.8904. PROVISIONS FOR SECURING AND MAINTAINING VACANT PROPERTIES

Sec. 10. Subsection 91.8904.1 of Section 91.8904, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8904.1. Duties of the Owner of Vacant Property. It shall be unlawful for the owner or person in control of a parcel of land to permit the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar nuisance conditions on a parcel or in and around any building or structure located on a parcel. The Department may order the fencing of such a parcel in the manner described below.

A. **Securing the Property:** It shall be unlawful for the owner or person in control of a parcel of land to allow a vacant building or structure to be open to unauthorized entry on that land. The entire building or structure shall be securely maintained. The owner or person in control of a vacant building, structure, or lot which is open to unauthorized entry shall secure all openings, accessible for entry from the exterior of the building or structure, and where appropriate, the entire lot itself, with one of the following methods:

1. Minimum 3/4 inch (19.05 mm) exterior grade plywood. The plywood shall have a positive connection to the building or structure using minimum 1/2 inch (12.7 mm) bolts which shall not be removable from the outside.

2. Minimum 16-gauge steel mesh attached to a minimum 1 inch by 1/8 inch (25 mm x 3.175 mm) angle iron frame. The frame shall have a positive connection to the building or structure using minimum 1/2 inch (12.7 mm) bolts which shall not be removable from the outside.

3. Other means of barricading as directed or approved by the Department including wrought iron fencing of the lot. The Department may, working in cooperation with the Police Department, develop standards for alternative fencing.

Unless directed otherwise by the Department, the owner or person in control of a parcel of land also shall erect a ten foot (3048 mm) high, unobstructed, chain link fence, complete with lockable gates. The fence, once constructed, shall become the property of the owner of the property upon which it is constructed and all structures on the property, including the fence, shall be maintained in good repair. In the event that the fence or other barriers cannot be maintained in good repair, the Department may order an alternative method of barricading, or order the securing of the structure and premises by means of on-

site security personnel services. The property so fenced shall be conspicuously posted with a “No Trespassing” sign pursuant to LAMC Section 41.24.

B. Graffiti: It shall also be unlawful for the owner or person in control of a parcel of land to allow to exist any graffiti on any walls, temporary or permanent structures, places, or other surfaces when that graffiti, as defined in LAMC Section 49.84.2, is visible from a public street or other public or private property. The owner or person in control of a parcel of land, whose property displays graffiti, shall completely remove the graffiti by washing, sandblasting, or chemical treatment, or shall completely and uniformly cover or otherwise obscure the graffiti with paint or other approved materials.

C. Swimming Pools: It is unlawful to maintain a swimming pool in violation of LAMC Sections 91.3109 and 91.6109. The ten foot (3048 mm) high chain link fence described above may be used to comply with LAMC Section 91.3109. The swimming pool water shall be removed if the property is vacant.

Sec. 11. Subsection 91.8904.1 of Section 91.8904, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8904.1.1. Procedure for Securing Vacant Property, Removing Graffiti, and Abating a Public Nuisance – Notification. The City Council finds that the following conditions constitute a public nuisance: the maintenance of vacant buildings or structures open to unauthorized entry; the storage and accumulation of trash, debris, vehicle parts or other items prohibited under LAMC Section 91.8904; and the maintenance of vacant or occupied property with graffiti visible from a public street or alley as described in LAMC Section 91.8904.

If the property owner or person in control consents to the removal of the graffiti, the City may enter upon the property and remove such graffiti. If, however, the owner or person in control refuses to remove the graffiti, or if any of the public nuisance conditions above-described exist, then the Department of Building and Safety may issue an order by certified mail, return receipt requested, or may deposit an order in the United States mail in a sealed envelope, postage prepaid, to the owner as shown on the last equalized assessment roll to abate these conditions. A copy of the order shall also be posted on the subject property.

The order may give no more than ten days from the date the notice was mailed to perform the work; or if the order is served by way of personal service, the order may give no more than five days from the date the order was served to perform the work.

Sec. 12. Subsection 91.8904.1.2 of Section 91.8904, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8904.1.2 Abatement by the City. In the event the nuisance, including graffiti, is not removed or otherwise eliminated or abated by the date specified in the notice, the City, or its contractor, may enter upon the parcel and remove or eliminate the nuisance, including by means of securing the parcel through City personnel or the use of outside security personnel. Upon receipt of a request from the Department, the work may be accomplished by any City department, any City designee, any forces under contract to the City, or any other government agency or department with the forces to perform the work.

Abatement may be accomplished by contract or work order and may be performed by a private contractor submitting a competitive sealed bid, a public entity performing under a Memorandum of Understanding, or by means of an Annual Awarded Contract. For the purposes of this section, an Annual Awarded Contract shall mean one or more 12-month contracts awarded by the Department after competitive bidding. The contracts may be based upon both stipulated prices and unit cost for the fencing of vacant or vacated property; for removal of graffiti visible from a public street or alley; for draining swimming pools; for the securing of vacant buildings open to unauthorized entry; for the removal of debris, rubbish, excessive vegetation, weed abatement or similar nuisance conditions on property containing a vacant building or vacant lots, when and as directed by the Department by means of a work order. No work order shall be executed except in conjunction with the necessary contract or contracts.

If abatement is performed by a City department other than the Department of Building and Safety, that department shall bill the owner for the cost of removal, or other elimination or abatement of the nuisance, including administrative costs. An itemized written report showing the date and cost of abatement work done by the City or its contractor or designee shall be submitted to the Department. Payment for the cost of abatement and recovery of the cost from the property owner, including the cost of abatement work done by the City, its departments, contractors, or designees, or any party requested by the Department, shall be pursuant to LAMC Section 91.8906.

If the building again becomes open to unauthorized entry, or graffiti is again visible from a public street or alley, or the building's premises or vacant parcel again contain debris, rubbish, excessive vegetation or other similar nuisance conditions, the Department may, upon issuing a 3-day notice to the owner, execute a contract or work order to have the required work performed by one of the methods provided by this section. The cost of performing the work under any such 3-day notice may be paid from the **“Repair and Demolition Fund”** as established in LAMC Section 91.8906. Further, the provisions of LAMC Subsections 91.8903.4, 91.8903.5, and 91.8903.6 shall apply to this section.

All costs incurred pursuant to this section are subject to all remedies provided by law, and also shall be a personal obligation against the owner of the property upon which the nuisance is located, recoverable by the City in an action before any court of competent jurisdiction. In addition to this personal obligation and all other remedies

provided by law, the City may collect any judgment, fee, cost, or charge, including any permit fees, fines, late charges, or interest, incurred in relation to the provisions of this section as provided in Los Angeles Administrative Code Sections 7.35.1 through 7.35.8.

The above abatement procedures are in addition to any other remedy the Department may choose to pursue to eliminate the nuisance conditions.

This section may also be used to abate graffiti that is observable from a public road, public right-of-way, or other property that is freely open to the public, as defined in Section 49.84.2 of the Los Angeles Municipal Code. If at the time of removal of the graffiti the owner or occupants object, then the City will immediately obtain the necessary consent, warrants, or court order prior to completion of the graffiti removal. This section should not be administered in any way that would violate the constitutional rights of any person.

Sec. 13. Subsection 91.8904.2.1 of Section 91.8904, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8904.2.1. Vacant Buildings or Structures that Constitute a Public Nuisance.

Any vacant buildings or structures open to unauthorized entry that become fire damaged or used repeatedly by vagrants and gang members or for other illegal purposes, constitute a public nuisance. The expeditious repair or demolition of such vacant buildings and attached or detached appurtenances is essential in order to eliminate fire hazards, and public nuisance conditions which adversely affect the public safety and have a blighting effect on the neighborhood. It is the purpose of this section to establish a fair and expeditious procedure which may be used in connection with those buildings and structures and attached or detached appurtenances.

Sec. 14. Subsection 91.8904.2.2 of Section 91.8904, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8904.2.2. Procedures for Declaring a Vacant Building or Structure a Public Nuisance. The Department may declare a vacant building or structure to be a public nuisance building under the following circumstances:

1. The vacant building or structure has been secured by the owner, the person in control, the responsible person, or the City pursuant to LAMC Sections 91.8904, 98.0707, or 98.0710 and their applicable subsections;
2. It has subsequently become open to unauthorized entry; and

3. It has become fire damaged or is used repeatedly without the owner's permission by vagrants, criminals, or gangs or for other illegal purposes.

If the Department determines that a vacant building or structure is a public nuisance building as defined in this section, then the Department may proceed to abate the public nuisance utilizing the procedures set forth in LAMC Subsections 91.8907.2, 91.8907.3, and 91.8907.4. The cost of any work done by the City or its contractor to abate the nuisance may be collected from the property owner in accordance with the procedures set forth in LAMC Section 91.8906.

A copy of any order issued pursuant to this section shall be provided to the Fire Department and Police Department.

Sec. 15. Subsection 91.8904.3 of Section 91.8904, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8904.3. Inspection Fee for Periodic Inspection of Property and Buildings.

When a nuisance condition is abated by the City pursuant to this division, the Department may also determine that a monthly inspection is required in order to abate the public nuisance and encourage future maintenance in compliance with applicable codes. Such a determination shall be only be made after notice and hearing and may permit the Department to inspect monthly and assess fees pursuant to LAMC Section 98.0412. These fees shall be imposed annually but not more than once during any twelve-month period.

The notice of hearing and intent to impose the annual fee shall be mailed to the owner as listed on the last equalized assessment roll or supplemental roll. The matter shall be scheduled for hearing before the Board of Building and Safety Commissioners on the date specified on the notice. The Board shall determine whether the conditions and previous record of public nuisance conditions and failure to comply with the Code justify the imposition of the annual fee and monthly inspection.

The monthly inspection may be accomplished by contract or work order and may be performed by a private contractor submitting a sealed bid or by means of an Annual Awarded Monitoring Contract. An Annual Awarded Monitoring Contract shall mean one or more 12-month contracts awarded by the Department after competitive bidding. Payment for the cost of monthly inspections shall be made from the Repair and Demolition Fund. Any payments received as a result of the annual fee imposed pursuant to this subsection shall be deposited into the Repair and Demolition Fund. The property owner's failure to pay this fee may result in a lien against the property pursuant to LAMC Subsection 91.8906.2.

Sec. 16. Subsection 91.8905.3 of Section 91.8905, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8905.3. The Department may cause the building, structure, or premises, or any portion of the building, structure, or premises to be immediately barricaded, secured, removed, or demolished. Upon receipt of a request from the Department, the barricading, securing, removal, or demolition, including any monitoring or removal of asbestos or other hazardous materials or the provision of outside security personnel, may be accomplished by any City department, any City designee, any forces under contract to the City, or any other government agency or department with the forces to perform the work. The cost to accomplish the work by the City, its departments, contractors, or designees, or any party requested by the Department, shall be paid from the “**Repair and Demolition Fund**” as established in LAMC Section 91.8906.

All costs incurred pursuant to this section are subject to all remedies provided by law, and also shall be a personal obligation against the property owner upon which the particular building or structure or any portion is located, recoverable by the City in an action before any court of competent jurisdiction. These costs shall include an amount equal to 40 percent of the cost to perform the actual work, but not less than the sum of \$100.00, to cover the City’s costs for administering any contract and supervising the work required. In addition to this personal obligation and all other remedies provided by law, the City may collect any judgment, fee, cost, or charge, including any permit fees, fines, late charges, or interest, incurred in relation to the provisions of this section as provided in Los Angeles Administrative Code Sections 7.35.1 through 7.35.8.

Sec. 17. Subsection 91.8906.2 of Section 91.8906, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8906.2. Collection of Repair and Demolition Costs. Whenever the Department has caused the repair, securing, cleaning or demolition of any building, structure, or portion of a building, structure or any premises, all costs incurred under the provisions of this division of this Code are subject to all remedies provided by law, and also shall be a personal obligation against the property owner or responsible interested parties in charge or control of the property, recoverable by the City in an action before any court of competent jurisdiction. These costs shall include an amount equal to 40 percent of the cost to perform the actual work to cover the City’s costs for administering any contract and supervising the work required. In addition to this personal obligation and all other remedies provided by law, the City may collect any judgment, fee, cost, or charge, including any work done by the City, its departments, contractors, or designees, or any party requested by the Department under the provisions of this division of this Code, and including any permit fees, fines, late charges, or interest, incurred in relation to the provisions of this Section, as provided in Los Angeles Administrative Code Sections 7.35.1 through 7.35.8.

Sec. 18. The title of Subsection 91.8907.3 of Section 91.8907, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended to read as follows:

91.8907.3. Procedures for Declaring a Public Nuisance.

Sec. 19. Subsection 91.8907.4 of Section 91.8907, Division 89, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.8907.4. Abatement of Public Nuisance by the City. If the Board finds that a public nuisance exists, and if the Department determines that permits were not obtained, or that the nuisance was not removed or otherwise abated by the dates specified in the order, then the City, its designee, or its contractor may enter upon the parcel or premises to monitor or remove asbestos, remove debris, rubbish or other dangerous or injurious materials, may demolish any building, structure, or portion thereof, on the parcel or premises that was declared a public nuisance, and take other action as necessary to abate the nuisance. Upon receipt of a request from the Department, the work may be accomplished by any City department, any City designee, any forces under contract to the City, or any other government agency or department with the forces to perform the work. Further, if the work qualifies, then it may be done as part of the City-sponsored demolition and debris removal program approved in concept by the City Council on May 22, 1992.

Where the work is accomplished by the City, its departments, contractors, or designees, or any party requested by the Department, the cost may be paid from the Repair and Demolition Fund as established in LAMC Section 91.8906. All costs incurred pursuant to this section are subject to all remedies provided by law, and also shall be a personal obligation against the owner of the property upon which the nuisance is located, recoverable by the City in an action before any court of competent jurisdiction. These costs shall include an amount equal to 40 percent of the cost to perform the actual work, but not less than the sum of \$100.00, to cover the City's costs for administering any contract and supervising the work required, unless the work is necessitated by an event or course of events that prompts the declaration of a state of emergency, local emergency, war emergency or major disaster by the Mayor, the Governor of the State, or by the President of the United States. The City may also recover from the owner any payment or settlement from any insurance company that includes the cost of the abatement work. In addition to this personal obligation and all other remedies provided by law, the City may collect any judgment, fee, cost, or charge, including any permit fees, fines, late charges, or interest, incurred in relation to the provisions of this section, as provided in Los Angeles Administrative Code Sections 7.35.1 through 7.35.8.

Sec. 20. Subsection 91.9001.1 of Section 91.9001, Division 90, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.9001.1. Purpose of Division. The provisions of this division are intended to provide a just, equitable and practical method, in conjunction with any other remedy available by law, to vacate and secure property whose land use or discretionary zoning approval has been discontinued or revoked by the Director of Planning or City Council pursuant to Section 13B.6.2. or 12.27.1 of the Los Angeles Municipal Code (Nuisance Abatement/Revocation).

Sec. 21. Subsection 91.9001.2 of Section 91.9001, Division 90, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.9001.2. Scope. This division shall apply to property whose land use or discretionary zoning approval has been discontinued or revoked by the Director of Planning or City Council pursuant to Section 13B.6.2. or 12.27.1 of the Los Angeles Municipal Code.

Sec. 22. Subsection 91.9003.1 of Section 91.9003, Division 90, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.9003.1. Vacate Order. The Department shall issue an order to vacate the property whose land use or discretionary zoning approval has been discontinued or revoked by the Director of Planning or City Council pursuant to Section 13B.6.2. or 12.27.1 of the Los Angeles Municipal Code. Notwithstanding the provisions of Los Angeles Municipal Code Sections 13B.10.2., 12.26 K. and 98.0403 to the contrary, there shall be no appeal from this order. The order shall specify that the order applies only to that portion of the property whose land use or discretionary zoning approval has been discontinued or revoked.

Sec. 23. Subsection 91.9003.2.3 of Section 91.9003, Division 90, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.9003.2.3. Relocation Assistance. Whenever the land use or discretionary zoning approval that is revoked is a residential use, the relocation assistance procedure of Section 13B.6.2.I.3 of the Los Angeles Municipal Code shall apply. The Los Angeles Housing Department shall identify each tenant eligible for relocation assistance, and shall issue an order requiring the landlord to pay relocation benefits in the amounts specified in Section 151.09 G. of the Los Angeles Municipal Code. No tenant who has caused or substantially contributed to the nuisance activity giving rise to the order to vacate, as determined by the Zoning Administrator pursuant to Section 13B.6.2.I.3.c. of the Los Angeles Municipal Code, shall be eligible for relocation benefits.

Sec. 24. Subsection 91.9003.4.1 of Section 91.9003, Division 90, Article 1, Chapter IX of the Los Angeles Municipal Code is amended in its entirety to read as follows:

91.9003.4.1. General. If the owner, business operator or person in control of the property fails to comply with an order issued pursuant to this division within the time set, the Department may institute appropriate action to secure compliance as provided by law for misdemeanor violations, shall have the Department of Water and Power disconnect utilities upon verification that there are no persons legally entitled to occupy the property, and shall barricade, padlock, fence or secure the property by whatever means the Department determines as reasonable and necessary.


If a property has had a land use or discretionary zoning approval discontinued or revoked by the Director of Planning or City Council pursuant to Section 13B.6.2 or 12.27.1 of the Los Angeles Municipal Code, and the owner, business operator or person in control of the property has failed to comply with an order issued pursuant to this division within the time set, such property is a public nuisance that may be abated by the Department utilizing the procedures set forth in LAMC Subsections 91.8907.2, 91.8907.3, and 91.8907.4.

Sec. 25. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 26. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By  _____
CHARLES D. SEWELL
Assistant City Attorney

Date April 27, 2026

File No. _____

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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____