

# MOTION

The property located at 2618 W. Martin Luther King, Jr. Boulevard, Los Angeles, CA 90008, has been the subject of many complaints to the Department of Building and Safety (LADBS) in past years, some of which have resulted in Orders to Comply. LADBS issued two Orders to Comply, effective October 7, 2018 and November 14, 2019 respectively, for code violations relating to: construction work done without permits and approvals; failure to comply with a valid department order; unapproved use of the motorhome/RV Storage as accessory use in the Commercial (C2) Zone; and graffiti on exterior walls of the front building. Subsequently, another Order to Comply, effective December 29, 2021, was issued by LADBS for code violations relating to: work done without permits; rubbish, garbage, trash and debris on the premises; open storage of inoperable vehicle; excessive or overgrown vegetation on the premises; and graffiti on the exterior walls of both buildings. Finally, an Abate Order, effective December 24, 2023, was issued by LADBS, as the building or premises are substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.

This situation needs to be corrected immediately through the City's land use regulatory controls; therefore, the necessary nuisance abatement investigation(s) need to be initiated by the Planning Department, with the assistance of the Department of Building and Safety and Police Department, and in consultation with the City Attorney.

Los Angeles Municipal Code (LAMC) Section 12.27.1, *Administrative Nuisance Abatement Proceedings*, allows the Director of Planning to modify, discontinue, or revoke any use that has resulted in repeated nuisance activities including, but not limited to, disturbances of the peace, illegal drug activity, public drunkenness, drinking in public; harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, excessive littering, illegal parking, excessive loud noises (especially in the late night or early morning hours), traffic violations, curfew violations, lewd conduct, or police detentions and arrests; or adversely impacts nearby uses.

It is through the City's land use regulatory controls that community members are protected through the maintenance of the public peace, health, and safety of persons living or working in communities and neighborhoods Citywide. Therefore, it is imperative to address these detrimental quality of life activities, and take corrective action as soon as possible, and thereby prevent escalation and drain of City enforcement resources.

**I THEREFORE MOVE** that the Council instruct the Planning Department, with the assistance of the Department of Building and Safety and Police Department, and in consultation with the City Attorney, to investigate any matters of reported nuisance activities occurring onsite at the property located at 2618 W. Martin Luther King, Jr. Boulevard, Los Angeles, CA 90008; and thereafter, the Zoning Administrator may initiate Administrative Nuisance Abatement Proceedings per LAMC Section 12.27.1; Chapter 1A Section 13B.6.2; and prepare the necessary reports and recommendations, conduct the required public hearings, and thereby protect the public peace, health, and safety of the community by imposing corrective conditions to address the reported nuisance activities that are occurring onsite at the property.

PRESENTED BY: 

HEATHER HUTT  
Councilmember, 10<sup>th</sup> District

SECONDED BY: 

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