

MOTION

Sun Valley has long carried disproportionate environmental and industrial burdens, weakening its character as a stable town center. The property located at 10955 Ratner Street in Sun Valley exemplifies this decline. For years, the property owner has neglected the site and used it as a *de facto* parking lot and long-term storage for commercial big-rig trucks. The property has a history of repeated violations, unsafe conditions, and criminal activity. Enforcement by the Department of Building and Safety, the Police Department, and the City Attorney has too often turned into a cycle of temporary fixes rather than lasting compliance. Court-ordered requirements were still being violated as recently as December 2025.

Council District 6 has received ongoing complaints from nearby residents and business owners about safety issues and declining quality of life tied to this site, though many are afraid to speak publicly due to fear of retaliation. Continued inaction is not acceptable, and the City must act together towards long-term solutions. This situation needs to be corrected immediately through the City's land use regulatory controls; therefore, the necessary nuisance abatement investigation(s) must 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. Initiating further investigation is essential to restore public safety and protect members of the community. 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.

Through Los Angeles Municipal Code (LAMC) Section 12.27.1, *Administrative Nuisance Abatement Proceedings*, the Director of Planning can modify, discontinue, or revoke any use that has resulted in repeated nuisance activities, including but not limited to crime, noise, and traffic violations, that adversely impact the neighborhood.

I THEREFORE MOVE that Council instruct the Planning Department, with the assistance of the Department of Building and Safety and the Police Department, and in consultation with the City Attorney, and Council District 6, to investigate any matters of reported nuisance activities occurring onsite at the property located at 10955 Ratner Street, Sun Valley, CA 91352; 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.

I FURTHER MOVE that the Planning Department, with the assistance of the Department of Building and Safety explain in the report past enforcement actions, if any, and identify any gaps that allowed nuisance activities to occur onsite at the property located at 10955 Ratner Street in Sun Valley.

PRESENTED BY: 
IMELDA PADILLA
Councilmember, 6th District

SECONDED BY: 


JAN 09 2026

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