

MOTION


The property located at 844 W. Lomita Blvd, Los Angeles, CA 90710, has generated service calls for both the Los Angeles Police and Fire Departments in the past two years. In the past year, the Fire Department alone has logged two dozen calls for services regarding fires and other related activities at the property. Enforcement by the Department of Building and Safety has not remedied this site's history of repeated violations and unsafe conditions. As such, the surrounding neighborhood's quality of life has been severely impacted by the long-standing issues at the property.

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, Police Department, and Fire Department, and in consultation with the City Attorney.

Los Angeles Municipal Code (LAMC) Chapter 1A, Section 13B.6.2, *Nuisance Abatement/Revocation*, allows the Zoning Administrator to modify, discontinue, or revoke any land use or discretionary zoning approval if it is found to jeopardize or adversely affect the public health, peace, or safety of persons residing or working on the premises or in the surrounding area; constitute a public nuisance; resulted in repeated nuisance activities; adversely impact nearby uses; violates any provision of Chapter 1A or Chapter I of the LAMC, or any other city, state, or federal regulation, ordinance, or statute; violate any condition imposed by a prior legislative or discretionary land use approval; or violate an approval initiated by application of a property owner or owner's representative related to the land use.

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, Police Department, and Fire Department, and in consultation with the City Attorney, to investigate any matters of reported nuisance activities occurring onsite at the property located at 844 W. Lomita Blvd, Los Angeles, CA 90710; and thereafter, the Zoning Administrator may initiate Administrative Nuisance Abatement Proceedings per Municipal Code 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:   
TIM McOSKER  
Councilmember, 15<sup>th</sup> District

SECONDED BY: 

 JAN 23 2026

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