

MOTION

The properties located at 5100, 5106, and 5110 Huntington Drive, Los Angeles, CA 90032, spanning three parcels, in the El Sereno neighborhood have been the subject of numerous complaints to the Los Angeles Department of Building and Safety (LADBS) in the past years, some of which have resulted in Orders to Comply.

According to City records, the three properties were purchased by a developer in August 2024 from Victory Outreach, an organization whose ministry focuses on helping people overcome substance abuse and homelessness. What was once a thriving market soon turned into a neighborhood nuisance with the site drawing multiple calls for service from LAPD for trespassing. The new property owner failed to secure the site which escalated into people inhabiting the vacant property. To solve this problem, in the fall of 2024, the developer intentionally proceeded with unpermitted demolition by hand of the roof and various structural elements in an effort to make the structures uninhabitable.

The site has been the subject of LADBS enforcement since April 18, 2025 when a code violation for an Abandoned or Vacant Building Left Open to the Public was filed. Thereafter, LADBS issued an Abatement Order on May 18, 2025 for two of the three parcels:

- 5100 Huntington Dr. (case # 1047415)
- 5106 Huntington Dr. (case # 1047416).
- 5110 has no case with Code Enforcement.

On September 15, 2025, after finding the structure partially demolished and open to unauthorized entry, LADBS issued another Abatement Order on the third parcel (5110 Huntington Drive). After failing to meet the abatement order, LADBS issued an Order to Comply on October 28, 2025 to obtain the required permits and demolish the remaining structures. The property owner has consistently failed to comply, and on April 1, 2026, LADBS reported they were prepared to issue a Work Order.

Per Los Angeles Municipal Code (LAMC) Section 91.8906.2, whenever LADBS 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 Division 89 shall be a personal obligation against the property owner or responsible interested parties in charge or control of the property, and recoverable by the City. Pursuant to Los Angeles Administrative Code Section 7.35.3, the Council may confirm a lien against the property owner to recover abatement costs.

In addition, 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.



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The developer's intentional unpermitted demolition by hand of a functional structure as a strategy to deal with unhoused individuals occupying their property is unacceptable. Their lack of responsiveness to City orders and their continuous violation needs to be corrected immediately through the City's regulatory controls. To address these detrimental quality of life activities, corrective measures need to be taken 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, code violations, occurring onsite at the properties located at 5100, 5106, and 5110 Huntington Drive, Los Angeles, CA 90032; 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 abovementioned properties.

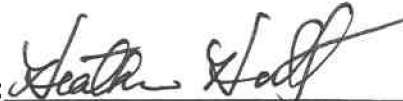
I FURTHER MOVE that the Council instruct the Department of Building and Safety, in consultation with the City Administrative Officer, to pay for the abatement costs (\$104,000) relative to the properties located at 5100, 5106, and 5110 Huntington Drive, Los Angeles, CA 90032, using available funds from the Repair and Demolition Fund 346, inasmuch as the property has been issued various Nuisance Abatement Orders to Comply, and it continues to be nuisance to the El Sereno neighborhood.

I FURTHER MOVE that the Department of Building and Safety, with the assistance of the City Attorney, take all actions necessary to recover the abatement costs above from the property owner and/or responsible interested parties in charge or control of the property.

PRESENTED BY:


YSABEL JURADO
Councilmember, 14th District

SECONDED BY:



ORIGINAL