

MOTION

PLANNING & LAND USE MANAGEMENT

Public nuisance properties, including vacant, abandoned, deteriorating, and unsecured buildings and lots, continue to pose significant public safety, health, and quality-of-life concerns for communities throughout the City of Los Angeles. These properties can become magnets for illegal dumping, vandalism, trespassing, squatting, fires, and other criminal activity, while also contributing to blight and undermining the safety and vitality of surrounding neighborhoods.

According to the Department of Building and Safety (LADBS), there are more than 100 priority vacant nuisance buildings across the City. In a letter to all members of the Los Angeles City Council, Mayor Karen Bass called for the restoration of \$2 million in funding to clean and secure priority nuisance properties throughout Los Angeles. The Mayor noted that these sites are often blighted or abandoned and can pose serious public safety risks to nearby residents and families. The Mayor also directed LADBS to identify additional properties with trash, debris, dilapidated structures, and inactive construction that may require City intervention.

While individual nuisance properties can and should be addressed through the existing enforcement and abatement process, addressing these sites one at a time is often a lengthy and resource-intensive process that can leave surrounding residents waiting for months or years for meaningful action.

Recognizing the need for dedicated resources to address this issue, CF: No. 26-0600-S3, (Nazarian-Lee) was introduced and sought to restore funding for the demolition and repair of vacant buildings and the abatement of nuisance lots. The item is currently pending in the Budget & Finance Committee. The City should build upon existing enforcement and abatement tools and establish a coordinated process for identifying, prioritizing, and addressing properties that pose the greatest risks to surrounding communities.

A citywide effort should prioritize properties based on public safety risk, the severity and duration of nuisance conditions, proximity to homes, schools, and other sensitive uses, and the property's impact on surrounding neighborhoods. Such an effort should also ensure that property owners who fail to maintain their properties are held accountable and that the City seeks to recover eligible costs whenever legally permissible.

I THEREFORE MOVE that the City Council instruct the Department of Building and Safety (LADBS), in coordination with the Department of Public Works, Fire Department, Police Department, Housing Department, City Attorney and the Mayor's Office, to develop and report within 30 days on a Citywide Vacant and Public Nuisance Property Abatement Program to identify, prioritize, secure, clean, repair, demolish, or otherwise abate vacant and nuisance properties that pose significant threats to public safety and quality of life.

I FURTHER MOVE that the City Council instruct LADBS, to report within 30 days on the number, location, and status of priority vacant and public nuisance properties citywide; including properties that are vacant, unsecured, abandoned, fire-damaged, substantially deteriorated, littered with trash or debris, or associated with inactive construction, and establish criteria for

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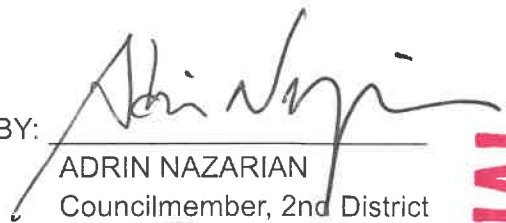
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prioritizing properties based on public safety risk, duration of nuisance conditions, surrounding community impacts, and other appropriate factors. Data should be sorted by Council Districts, and the report should contain protocols and timelines of opening a vacant building abatement case and the steps that follow.

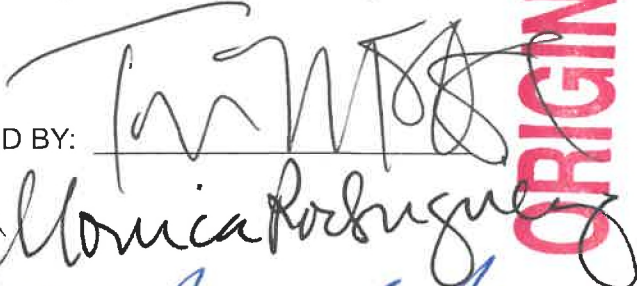
I FURTHER MOVE that the City Council instruct LADBS to report within 30 days on the enforcement and abatement actions available for identified priority properties, including the status of any proceedings before the Board of Building and Safety Commissioners, opportunities to expedite cases presenting significant or ongoing risks to surrounding communities, and recommendations to strengthen coordination among LADBS, the Board, the City Attorney, the Mayor's Office, and Council District Offices;

I FURTHER MOVE that the City Council instruct LADBS, with assistance from the City Administrative Officer, to identify within 30 days available and potential funding sources, including the Demolition and Repair Fund and the funding contemplated in Council File No. 26-0600-S3, to support the cleanup, securing, repair, demolition, and abatement of priority nuisance properties, and report on available mechanisms to recover eligible costs from responsible property owners, including liens, penalties, and other legally available enforcement tools; and that LADBS report on recommendations for establishing an ongoing, citywide process to proactively identify and address priority vacant and nuisance properties before nuisance conditions become prolonged public safety hazards.

PRESENTED BY:


ADRIN NAZARIAN
Councilmember, 2nd District

SECONDED BY:


Monica Rodriguez

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ORIGINAL