

**Problem Properties  
in the  
Empowerment Congress North Area  
Neighborhood Development Council  
Area**

**Photographic Supplement for  
City Council District 8**

**February 2009**

**Prevote Final Report**

**For review by the Governing Board  
at its March 5, 2009, meeting.**

**Prepared from stakeholder complaints**

**Empowerment Congress North Area  
Neighborhood Development Council  
Public Safety Committee  
P.O Box 7536  
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**1921 W. 23rd Street.**

Neighbors and police complain that people at this apparent duplex carry on an illegal car repair business. Put on our list in November 2006. Photo as of October 2, 2007. Unusually deep front yard, all dirt, used to park vehicles. Numerous vehicles were impounded in the spring of 2007. Housing Inspector Keith Gordon during an inspection in July 2007 ordered the owners to clean up the dirt yard and to limit parking to the right side that would be the driveway between the apron at the curb and the gate to the back but is not currently marked. In observations of July 5 and 15, August 20, and September 2 and 30, 2008, two cars were parked on the "lawn" dirt. At the Sept. 18 public safety committee meeting it was reported that there has been a recent drug arrest at this location. LADBS had closed its case on April 14, 2008. Deputy City Attorney has asked LADBS Senior Inspector Todd Robertson to reopen the matter. He has said he will make a personal inspection. A new case was opened on September 18, Inspector Marcos Mendez, (323)789-1491. Has been referred to the Problem Property Resolution Team. Two vehicles were parked on dirt off driveway on February 18, 2009. There was another drug bust at this location on January 8, 2009, in which five persons were arrested and the children living there were removed from the property. The Deputy City Attorney is checking to see if there are sufficient arrests to qualify for abatement.



### **1883 W Adams Blvd at LaSalle, recycling center**

This corner has been a major crime and nuisance problem for the neighborhood, with strong complaints from residents, local block clubs, and several small business owners. The owners in 2005 demolished the original building and constructed a small market at the south end of the property. Building and Safety revoked the recycling center conditional use permit January 13, 2006, because the building had been demolished and the recycling business moved to the north of the property, too close to the adjacent apartment house on La Salle.

The owners appealed but lost the two levels of appeal, to Zoning and Planning and to the South Los Angeles Planning Commission, in 2006. Building and Safety in January 2007 issued orders to stop using this property as a recycling center. The owners appealed to the Building and Safety Board of Commissioners. At a June 5, 2007, hearing the Board voted 4-0 to reject the appeal. The owners filed a civil action to reverse the Board's ruling. This was heard by Judge James Chalfant November 7, 2008. Chalfant in a decision issued later upheld the closure order, but contingent on the Board providing specific numbers on the owners' investment as a test of their claim to have made a large enough investment to establish vested rights to the business. This requires another hearing before the Board and Building and Safety Commissioners. The owners have appealed Chalfant's decision. A concurrent criminal case was won against the owners. On January 12 the two owners were sentence to 24 months probation, a \$500 fine each, ordered to pay \$3,232 in city investigative costs, and ordered to comply with any civil judgment. They are also required to provide all six parking places as a condition of their parole.



### **29th Street and Western Ave.**

Complaint that a catering van sets up each evening on Western Avenue using electricity from E.M. Auto at 2945 S. Western. Stakeholder says the manager of E.M. Auto says no permission was granted for this usage. We have requested help on this from CD 10 Deputy Albert Lord III and LAPD Senior Lead Officer John Biondo. Officer Biondo spoke to the owners on February 2, where he found them operating on private property in the parking lot of the auto repair shop. He is checking with the health department to see if their permits are extensive enough to cover the kind of operation they are running, and with the owners of the property to verify if they do have permission to set up there. Observed in full operation February 24 with outdoor sit-down table and bank of overhead lights. This operation is believed to be illegal because of lack of bathroom and washing facilities.



### **1783 W. 35th Street**

Extensive damage to roof and general deterioration. Put on our list in August 2005. Various LADBS inspectors have had the case. Most recently Inspector Michael Tuck (213-252-3936). He issued orders with compliance date of 8/17/2007, specifying: "Water heater venting. Plumbing not installed per code. Insufficient size of flooring or floor supports. Hazardous or unclean premises. Hazardous wiring in the dwelling. Lack of adequate heating. General dilapidation or improper maintenance as required by Section 91.8104. The interior floors, walls, and ceilings, or portion thereof are in need of general maintenance and repair. Deteriorated or ineffective weather protection including crumbling or loose plaster, waterproofing of exterior walls, roofs, floors, foundations, broken windows or doors, broken, rotted, split or buckled exterior wall or roof coverings. Deteriorated or ineffective weather protection including crumbling or loose plaster, waterproofing of exterior walls, roofs, floors, foundations, broken windows or doors, broken, rotted, split or buckled exterior wall or roof coverings. Lack of minimum amounts of required natural light and ventilation."

New information in August 2008 is that there is one living heir to this property but that person is considered mentally incapacitated and is unable to take possession, leaving the property permanently vacant. The case is being handled by Citywide Nuisance Abatement attorney Felton Newell, 310-575-8500. Photo dated September 2, 2008. This property was boarded and fenced in August 2008. We have been told that there is a party interested in purchasing this property. No change in observation of February 18, 2009.



### **3665 S Vermont Avenue.**

In response to a concern of the Los Angeles Police Department we are joining USC in requesting that the City proceed to demolish the abandoned library building at 36th Place and Vermont Avenue. The building was vacated in July of last year and the CRA is charged with selling the property to a developer. LAPD has been informed that the building itself is condemned and will be torn down to make way for a new construction to be negotiated between the CRA and a yet-to-be named developer. In the interim the property has had a temporary chain link fence erected, but the fence is being hit by gang members and vandals to gain entry to the secluded portions of the building frontage from which to launch street robberies and muggings against pedestrians on Vermont Avenue. The main offenders in the area are the Fruit Town Brims, a Bloods street gang that has preyed on pedestrians and USC students for a number of years on that part of Vermont. USC in particular is concerned for the safety of their students as they pass by the deserted building and feels that an empty lot with clear visibility would improve safety. This issue of course equally or more so affects community members who are not connected to USC but walk on Vermont Avenue. In observation of January 6, 2009, chain link was bent inwards in several places indicating persons had scaled the fence and gained entry to the property. As of March 1 the fence has not been cut to provide opportunity to waylay passersby, but that risk is quite high. ECNANDC Board member Joshua Watson is sending a letter to the city to support demolition request.



### **1232 37th Drive**

This is a 6 unit court-like property offered for rent to students. The rear of the property faces the 1100 block of Exposition Blvd. On the rear side the six-foot high wooden fence has apparently been hit by a car and is mostly flat on the ground, for more than a month. The phone number for the rentals is 323-731-1034. The rental website is [www.stuho.com](http://www.stuho.com). Reported to the Housing Dept. March 1, case # 238638.



**Alley between 39th St and 38th Place just east of Western Ave. ,  
Los Angeles 90062**

Part of the blight in the area around Century Liquor, there is repeated extensive dumping in the alley and it is regularly used by transients to drink alcoholic beverages purchased at Century Liquor. Put back on our list in February 2008. We have a special concern because this alley faces across 39th Street the new Exposition Park Regional Library. The plentiful hiding places in foliage growing through the mostly dirt alley provide cover for potentially dangerous people next to what is a major gathering place for children. Deputy City Attorney Jan De Andrade and LAPD Senior Lead Officer Pierre Olega have requested help from CD8 City Councilmember Bernard Parks to have the alley paved to discourage the transients. At this time the alley is partly covered with asphalt and partly just dirt. At our request the City cleared the alley of heavy illegal dumping in December. In February they also painted out the extensive graffiti on most of the walls facing the alley. We feel that a best solution to the problem is to pave the alley and to heavily cut back the foliage on the east side of the alley that provides cover for transient alcoholics. ECNANDC Acting President Yolanda Jones in December 2008 wrote to Councilmember Bernard Parks asking that the alley be paved. Achieving this outcome was adopted as a project by the Community Coalition at a February 24 community meeting at the Exposition Park library.



## **Martin Luther King Park**

Homeless camping in picnic area. A few years ago the park was mostly grass and was heavily used as a homeless encampment and by alcoholics who buy at the nearby Century Liquor at 39th and Western Ave. Since then the grass area has been radically reduced by construction of the new library, enclosure of the baseball diamond, and now the bulldozing of much of the remainder to construct basketball courts. The homeless who remain are concentrated in a small picnic area facing Western Avenue south of the library. LAPD Senior Lead Officer Pierre Olega is working on this remaining issue, and the construction foreman feels that the homeless are likely to move on elsewhere when the new concrete courts are completed in a few months.