

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



**Photographic Supplement for
City Council District 8**

July 2009

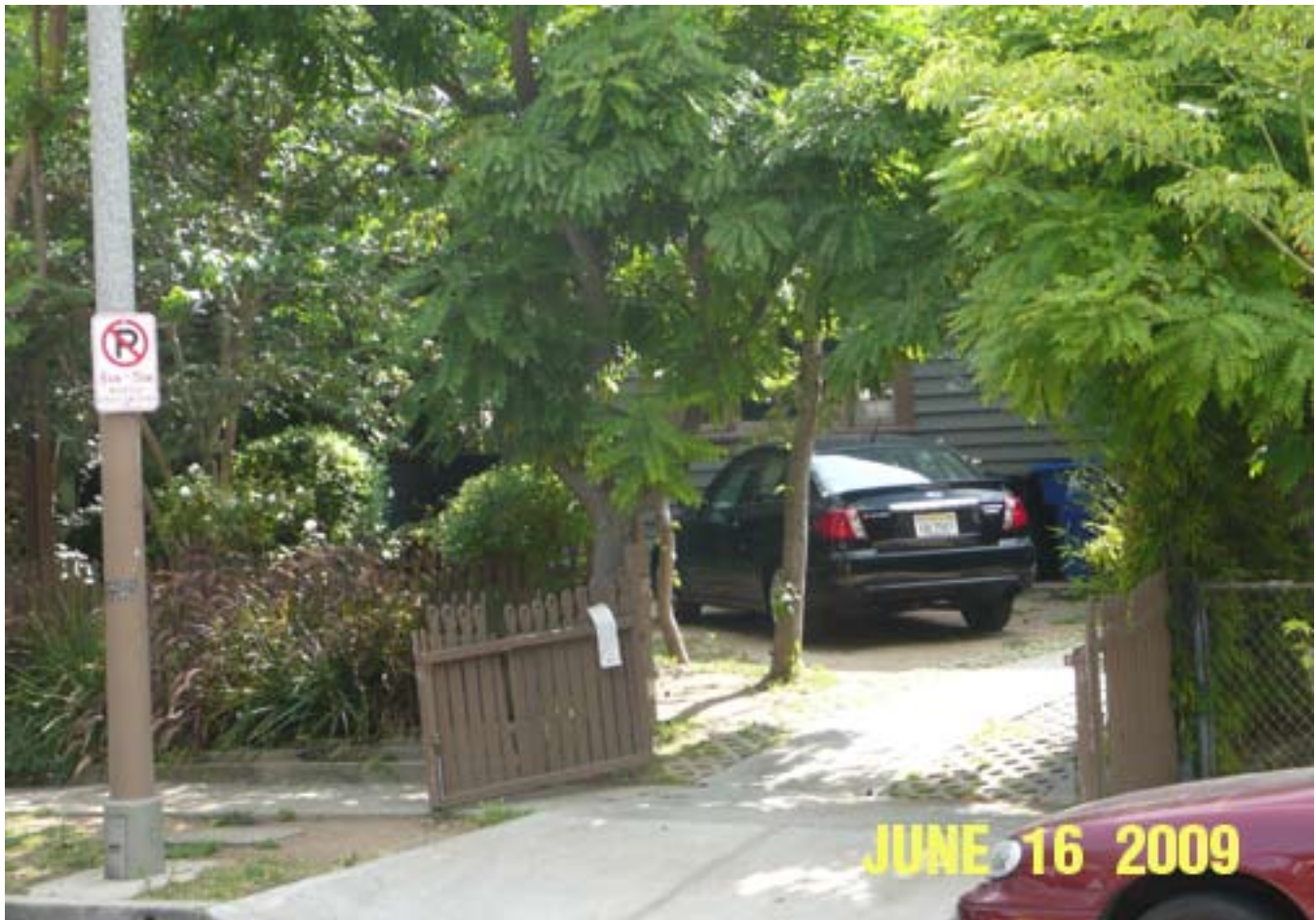
Prevote Final Report

**For by review by the Governing Board
at its August 6, 2009, meeting.**

Prepared from stakeholder complaints

**Empowerment Congress North Area
Neighborhood Development Council
Public Safety Committee
P.O Box 7536
Los Angeles, CA 90007**

Committee chair: Leslie Evans
Civilian Cochair, Southwest Division LAPD Community Police Advisory Board
lbevans@earthlink.net
323-574-5586



2626 S. Orchard Street.

Complaint of parking car in front yard of single family house. Have made three observations in April and May through May 16 and found car parked in yard two out of three times. Put on our list for May 2009. Reported to Building and Safety May 19. Assigned to Inspector Marcos Mendez, (323) 789-1491, case #2193853. He issued an order with compliance date of 06/06/2009. He reported this location in compliance as of May 28. We observed a car parked in the front yard June 16 and filed a new complaint. Assigned again to Inspector Mendez. LADBS website July 14 says is under investigation. No car there on July 14.



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 January 13, 2009. Unusually deep front yard, all dirt, used to park vehicles. Numerous vehicles were impounded in the spring of 2007. In observations of July 5 and 15, August 20, and September 2 and 30, 2008, two cars were parked in front yard. At the Sept. 18, 2008, public safety committee meeting it was reported that there has been a drug arrest at this location. Was referred to the Problem Property Resolution Team. 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. Two vehicles were parked on dirt off driveway on May 4, 2009 but front yard was clear in observation of July 7. We filed a new Housing complaint May 20, 2009, for parking in the front yard. There were two cars in the yard that day. New case number 249615. Deputy City Attorney Rebecca Gardner has filed a vacate case against the person in the house involved in a drug arrest at that location.



1140 W. Adams.

Large Victorian house, Los Angeles Historic Cultural Monument #295. Garage at rear on Monmouth Street is falling apart, with roof caved in. There is an existing Building and Safety case on this issue someone filed on July 1, 2009. The inspector is Robert Garth, (323)789-1490. Listed as under investigation August 3. No change in observation of August 4.



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, who upheld the closure order. The owners' appeal will go to a jury trial set for December 14, 2009, in Department 34, California Superior Court, 111 N. Hill Street, case #BS110490. The trial is expected to last 5-7 days. A concurrent criminal case was won against the owners for not providing the required 6 parking spaces for the market on the property. On January 12 the two owners were sentenced 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.



2627 S Raymond.

7 unit apartment house. Entire front yard concreted. Using far right (north) of small yard for unauthorized parking of 3 cars, blocking car in carport so all 3 must be moved for it to exit. Reported to Housing Dept., July 6, case # 256293. Case referred to Housing's Central Office, (213) 252-2800. Open as of July 14. Housing closed the case July 22, Inspector Vahan Melik-Kasumyan, (213) 252-2800. Called 8-3-2009 but got message machine.



1426 W 27th Street.

Single family home. Three cars were parked on a dirt patch to the right front of the house. Reported to Building and Safety June 16. Assigned to Inspector Marcos Mendez, (323) 789-1491. Still listed on LADBS website August 3 as under investigation. One car in front of house on July 14.



1511 W. 28th Street, Los Angeles 90007

Single family house. Parking in the front yard. Put on our list for May 2009. Reported to Building and Safety May 20. Assigned to Inspector Marcos Mendez, (323) 789-1491. He ruled no violation on June 3. Car was parked broadside across the front yard on June 16. Refiled a LADBS complaint June 16, service number 225734. Said there may also be a violation for concreting too much of the front yard. Reassigned to Inspector Mendez. Car was parked in front yard in our observations of July 6 and July 12. LADBS listed as no violation on August 2. Observed car in front yard on August 3 (see photo). Made new complaint on August 4, case #229536.



1300-1302 W 29th Street.

Duplex. A stakeholder filed a complaint of excessive concreting of the front yard as well as illegal parking in the front on June 13. Assigned to Inspector Marcos Mendez, (323) 789-1491. Listed July 14 as under investigation. Two cars were parked broadside in the front yard in our observation of June 16, 2009. 2 cars in front of house on July 14. Referred to Housing Dept., (213) 252-2800, case still open there on August 3, 2009. Two cars parked in yard on August 4, 2009.



1346 W 29th Street.

Single family home. A stakeholder filed a complaint of parking in the front yard June 14. Assigned to Inspector Marcos Mendez, (323) 789-1491. Still listed August 3 as under investigation. Car was parked broadside in the front yard in our observations of June 16 and August 4, 2009.



2750 S Raymond Ave., LA 90007

This single family house was on our list from September to December 2006 when tenants reported that its absentee owner, who lives in the San Francisco Bay Area, had illegally converted it from four to ten bedrooms, that rents had not been collected for months, and that the place was infested with rats. We closed the case when Building and Safety declared no violations in November 2006. It seems that Building and Safety did not gain access to the interior to investigate. On April 10, 2009, Building and Safety issued a new Substandard Order, case #229849, requiring demolition of illegal sleeping rooms and bathrooms in the attic, end of illegal conversion of the porch into a sleeping room, while stating that the furnace is inoperable, that nine required smoke detectors are missing, and there are code violations in the waste drain lines of the plumbing. There was a May 10 compliance date. A second LADBS letter dated May 10 states that the required corrections had not been made. Listed as under investigation on LADBS website August 3, 2009. LADBS Inspector Robert Garth, (323)789-1490, stated that the owner has the option of hiring an engineer and working to have City Planning to see if any of the violations can be brought up to code in place of demolishing them. If not resolved it can go to prosecution.



1783 W. 35th Street

Extensive damage to roof and general deterioration. Put on our list in August 2005. LADBS orders with compliance date of 8/17/2007, specified: "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."

The property was boarded and fenced in August 2008. At that time we learned that there is one living heir but that person is considered mentally incapacitated and is unable to take possession. The case is being handled by Citywide Nuisance Abatement attorney Felton Newell, 310-575-8500. Photo dated September 2, 2008. In April 2009 probate was reopened, case #P651158. A June 23, 2009, hearing at the Stanley Mosk Courthouse, Department 5, 111 N. Hill Street, at 8:30 am is scheduled to hear petitions asking for removal of the previous probate administrator and appointment of a new one. We have been told that there is a party interested in purchasing this property. No change in observation of May 20, 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 May 20 the fence had not been cut to provide opportunity to waylay passersby, but that risk remains. ECNANDC Board member Joshua Watson is sending a letter to the city to support demolition request.



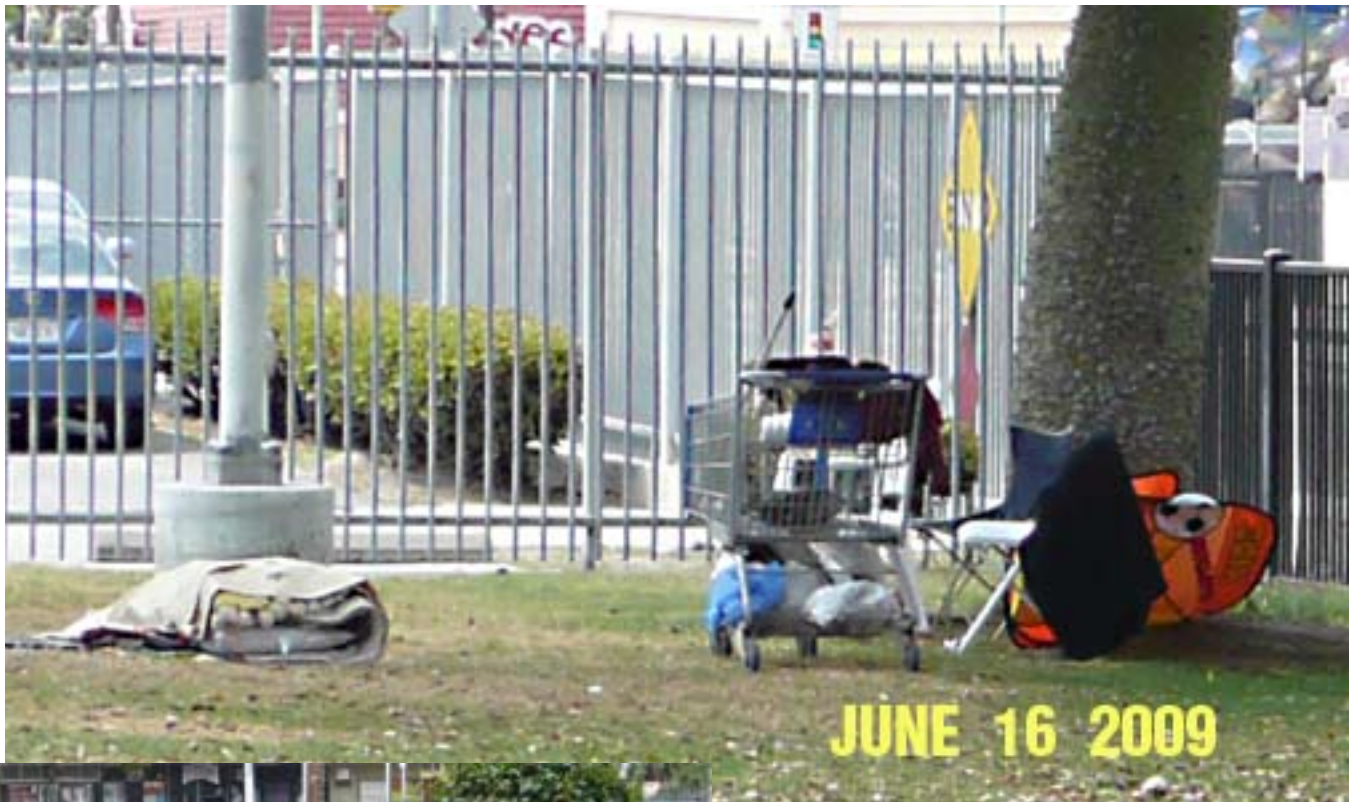
3795 S Hobart.

Entire front yard of this one-bedroom single family house concreted and used as a parking lot. In photo taken June 16 there was a pickup truck and an SUV parked in the front yard. Last March 31, which we did not report, there was a pickup truck, SUV, and passenger car all on the concrete slab in front of the house. Reported to Building and Safety June 16, case # 225743. Assigned to Inspector Marcos Mendez, (323) 789-1491. LADBS website lists as under investigation August 3.



**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 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. 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. Councilmember Parks at a March 9 Zoning hearing about Century Liquor stated that he is trying to have the alley paved. CD8 Deputy Dennis Rodriguez on March 26 told our public safety chair that a problem is that this alley is narrower than the city standard and requires specific engineering drawings before it can be paved, which increases the cost.



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 use of much of the remainder for basketball courts. The homeless who remain are concentrated in a small picnic area facing Western Avenue south of the library. The homeless presence has been intermittent since May. There were two homeless shopping carts in the picnic area June 16, so we will continue to monitor the location for a while.