

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



**Photographic Supplement for
City Council District 8**

May 2009

Prevote Final Report

**For review by the Governing Board
at its June 4, 2009, meeting.**

Prepared from stakeholder complaints

**Empowerment Congress North Area
Neighborhood Development Council
Public Safety Committee
P.O Box 7536
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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 want to reinspect to see if the violation has really ceased.



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. 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.



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.



1459 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, case #2193843. He issued an order with compliance date of 06/06/2009.



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, listed as under investigation.



2707 S Raymond Avenue, Los Angeles 90007

Apparently single family house (City Zimas report says it is two units but there is only one house number on this originally single family building). 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, case #2193849. He issued an order with compliance date of 06/06/2009.



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 was asleep at the wheel. We have received from a tenant a copy of a new Building and Safety Substandard Order dated April 10, 2009, case #229849, requiring demolition of illegal sleeping rooms and bathrooms in the attic, 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 have not been made. The owners were given an extension to May 25 after which it can be referred to the City Attorney for prosecution. An unknown number of tenants have to be evicted because of the demolitions. We have also received copies of a Housing Department Notice of Noncompliance ordering the owners to pay each tenant living there less than three years \$7,000, and each tenant living there more than three years \$9,300. The tenants who provided us the documents have thus far not been paid although the owner has filed an eviction notice against them.



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.



**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 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. The basketball courts were seen to be completed in observation of May 20, 2009, and no homeless were present in the picnic area. We will keep this on our list for a while to see if the problem is solved.