

## MOTION

## PLANNING & LAND USE MANAGEMENT

The Habibi Cafe, located at 923-925 South Broxton Avenue, Los Angeles, CA 90024, has created a public nuisance and has adversely affected the safety of the community on a repeated basis. It continues to be a source of criminal and other nuisance activity as evidenced by arrests performed and other criminal activity observed by the Police Department. On November 22, 2022, pursuant to Municipal Code Section 12.27.1 (*Administrative Nuisance Abatement Proceedings*), the Council declared the site to be a public nuisance and required the discontinuance of the use at the property (Council File No. 21-1272). Unfortunately, the Habibi Cafe continues to be a public nuisance, and the declaration of a public nuisance for this property is fully attributable to its current use and condition and in recognition that past efforts to abate this nuisance have been unsuccessful.

The Department of Building and Safety recently issued an order to vacate and secure the property, stating that the property has been determined to be a nuisance and its present use has been required to be vacated. In the event the owner does not comply with the order to vacate and secure the property by the date specified on the order, additional enforcement actions will be required to be performed by the Department of Building and Safety.

The Department of Building and Safety needs to ensure that the building is vacated and secured by means of chain link fence and padlock as provided for in Municipal Code Section Sec. 91.9003.4.1 (*Enforcement- Noncompliance with Department Orders*), and in addition, Municipal Code Section 91.9003.4.2 (*Notification*), authorizes the Department of Building and Safety, to notify the property owner that a lien will be placed against the property to cover the cost of vacating and securing the property, and their right to a hearing.

**I THEREFORE MOVE** that the Council instruct the City Administrative Officer to identify funds to appropriate/transfer \$20,000 to the Department of Building and Safety, to pay for costs that could be incurred to secure the nuisance vacated building known as the *Habibi Cafe*, located at 923-925 South Broxton Avenue, Los Angeles, CA 90024, in the event that the owner does not comply with the order to vacate and secure the property by the date specified on the order, and extension of time, granted by the Department of Building and Safety.

**I FURTHER MOVE** that the Department of Building and Safety, with the assistance of the City Attorney, take all actions necessary, consistent with Municipal Code Section 91.9003.4.2 (*Notification*), to notify the property owner that a lien will be placed against the property, *Habibi Cafe*, located at 923-925 South Broxton Avenue, Los Angeles, CA 90024, to cover the cost of vacating and securing the property, and their right to a hearing.

PRESENTED BY:

  
KATY YAROSLAVSKY  
Councilwoman, 5th District

SECONDED BY:



ORIGINAL

PK

JUN 07 2023