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A vacant, abandoned, fire damaged single-family residential property located at 436 S. Boyle Avenue, Los Angeles, CA 90033, has created a public nuisance and has adversely affected the peace and safety of persons residing in the surrounding area on a repeated basis. A total of seven fires have occurred at this structure according to the Los Angeles Fire Department (LAFD), with the last four incidents occurring in 2023 alone and causing significant structural damage and damage to adjacent occupied residences.

Pursuant to these fires, the Los Angeles Department of Building and Safety (LADBS) has inspected and issued multiple orders to fence and secure the property against unauthorized entry since March 13, 2023. The property was ultimately declared an imminent hazard and recommended for demolition by LADBS on May 25, 2023.

The LAFD has issued abatement orders that include demolition, as well, and seeks LADBS' and the City's assistance toward this outcome. In addition to being a target of vandals and arsonists, the property attracts a criminal element and is a prime location to conduct illegal activities. The Los Angeles Police Department (LAPD) has reported 55 calls for service at this location from January 1 to June 30, 2023.

LADBS under Los Angeles Municipal Code (LAMC) Section 91.8905.1 may proceed with actions to vacate, barricade, and demolish structures deemed to be present, imminent, extreme and immediate hazards (PIEIH) without prior notice to property owners and without a hearing. A PIEIH finding was recognized within the May 25, 2023 LADBS inspection and resulting orders reporting the property as structurally unsound and subject to imminent collapse. Notwithstanding, LADBS has made substantive efforts to date to identify and contact a property owner but to no avail, and is prepared to expedite demolition upon availability of funding.

The cost for demolition, any related hazardous materials abatement, and rough grade clearance is \$153,010. There are insufficient funds in the Repair and Demolition Fund to address this project. This fund already has a Reserve Fund loan of \$404,657 with an obligation for repayment from future revenue and receipts. As such, LADBS seeks an appropriation of General Funds for this purpose. The costs are recoverable through lien authority under LAMC Section 91.90003.4.2 (Notification), which authorizes LADBS to notify the property owner that a lien will be placed on the property to recover the cost of demolition and all related work, and their right to a hearing. Work will be performed by the General Services Department, Construction Forces Division.

I THEREFORE MOVE that the Council instruct the City Administrative Officer to identify funds to appropriate/transfer \$153,010 to the Department of Building and Safety, or the

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appropriate entity, for demolition, abatement and clearance of a nuisance, vacated two-story residential dwelling located at 436 S. Boyle Avenue, Los Angeles, CA 90033.

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 on the property located at 436 S. Boyle Avenue, Los Angeles, CA 90033, to recover the cost for demolition, abatement and clearance of a nuisance, vacated two-story residential dwelling located at 436 S. Boyle Avenue, Los Angeles, CA 90033.

PRESENTED BY:

KEVIN DE LEÓN

Councilmember, 14th District



SECONDED BY:



ORIGINAL