

# CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN  
MAYOR

DEPARTMENT OF  
CITY PLANNING  
CON HOWE  
DIRECTOR

FRANKLIN P. EBERHARD  
DEPUTY DIRECTOR

OFFICE OF  
ZONING ADMINISTRATION

221 NORTH FIGUEROA STREET  
ROOM 1500  
LOS ANGELES, CA 90012-2601  
(213) 580-5495  
FAX: (213) 580-5569

ROBERT JANOVICI  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN  
EMILY J. GABEL-LUDDY  
DANIEL GREEN  
LOURDES GREEN  
DAVID KABASHIMA  
ALBERT LANDINI  
LEONARD S. LEVINE  
JON PERICA  
SARAH RODGERS

April 19, 2001

Deutsch DSL Lincoln (A)  
2444 Wilshire Boulevard, #600  
Santa Monica, CA 90403

Pauline Amond (R)  
P.O. Box 7626  
Northridge, CA 91327

Department of Building and Safety

CASE NO. ZA 2000-3322(CDP)(SPP)  
NUISANCE COMPLAINT  
115-251 Lincoln Boulevard  
Venice Planning Area  
Zone : C2-1 and P-1  
D. M. : 111B145  
C. D. : 6  
CEQA : MND 99-0127-ZC  
(ZV)(PP)(CDP)  
Fish and Game: Exempt  
Legal Description: Lot A, Estate of  
Dolores Machardo

On January 18, 2001, the above noted request seeking:

a Coastal Development Permit, for the construction, use and maintenance of an 8,366 square-foot commercial addition at the rear of an existing 68,177 square-foot shopping center with 230 parking spaces located within the single permit area of the California Coastal Zone; and

Specific Plan Project Compliance, to allow an 8,366 square-foot building addition to an existing 68,177 square-foot shopping center with 230 parking spaces,

was approved.

A nearby neighbor has recently sent a letter of complaint which claims that the failure to comply with certain conditions of the City's approval has caused nuisance problems for the local community. Specifically, the complaint letter alleges the following:

1. Condition #4 - Failure to remove graffiti within 24 hours. Pictures were submitted of on-site graffiti existing on January 18, 2001, and the same graffiti was still not removed on February 2, 2001. The locations for the graffiti is all over the site including on light poles, newsstands, cement walls, metal poles and valves on-site, trash bins and the rear of the buildings. Over 30 different locations on-site were shown to have graffiti which had not been removed in several years. This condition is unacceptable.



Solution - The applicant will remove all graffiti on-site within one week from the date of this letter and submit a set of pictures showing the cleaned up rear area of the site including trash bins plus pictures of the light poles and other accessory utility poles in front of the site, within two weeks of this letter. The owner shall also remove any new graffiti within 48 hours. Failure to comply with this condition will subject the grant to possible REVOCATION procedures of previous City approvals under the City's nuisance abatement legal authority.

2. Condition #9 - Locking trash bins or fenced trash enclosures. It is alleged that none of the trash bins have been locked or the area around trash bins has not been locked. A picture has been included showing the violation.

Solution - The applicant will submit pictures within two weeks from this letter showing that all trash bins have had locks added to them. The bins shall be locked when the businesses on-site close. One person shall be identified by name and phone number to ensure compliance to the Zoning Administrator within two weeks.

3. "Q" Condition Violation - Daily maintenance including:

- a. The removal of trash and debris into trash receptacles.
- b. The removal of graffiti.
- c. The removal of homeless persons sleeping on the property or its sidewalks.
- d. The removal of residential vehicles on the property or its adjoining streets.
- e. The calling of "Bulky Item Pick-Up" or similar service for removal of large items left on the property.

Solution - Proof of a paid daily site clean up and sweeping service shall be provided within two weeks of this letter. The identity and phone number on a responsible person for removing illegally stored or parked items or vehicles and responsible for removing homeless people from sleeping or camping on the site shall be given to the Zoning Administrator within two weeks. This supervisor shall be daily responsible for ensuring that illegal storage and behavior does not occur on-site.



JON PERICA

Associate Zoning Administrator  
Direct Telephone No. (213) 580-5491

JP:mf

cc: Councilmember Ruth Galanter  
Sixth District



