



September 26, 2011

Budget and Finance Committee  
Los Angeles City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

Re: Administrative Citation Enforcement Program

Dear Committee Members:

I am writing on behalf of Bel Air Skycrest Property Owners' Association to express our overwhelming support for the proposed Administrative Citation Enforcement Program (ACE).

In our own community, code violations are among the most frequent problems (perhaps the single biggest problem) we face, and the persistence of these violations over many years due to lack of enforcement has significantly degraded the quality of life and the safety of both residents and users of the Mulholland Institutional Corridor. It has also significantly degraded our community's faith in city government, because **what good are rules and conditions and municipal codes without enforcement?**

And it's not just our community. Every neighborhood has its own code issues, where enforcement is simply not forthcoming, and it is very impactful and very frustrating. But here is an opportunity to restore the faith of the electorate.

ACE offers a straightforward, timely and cost-effective way to address the many code violations that plague our city, without clogging up our criminal courts. At a time of budgetary crisis when so many departments are having to cut back, we have been offered a smart and creative solution, one that will facilitate the resolution of many more violations than can currently be handled as fully prosecuted misdemeanors. And we know that comprehensive enforcement programs like ACE are working successfully in other cities.

Bottom line, ACE makes sense. And the sooner this pilot program is launched, the sooner it can prove its worth. **We urge you to advance this matter to full Council for adoption ASAP.**

Respectfully,

*Lois Becker*

Lois Becker, Community Liaison  
Bel Air Skycrest Property Owners' Association

cc: Carmen Trutanich  
Jane Usher  
Marian Dodge

**2001 MALCOLM AVENUE  
LOS ANGELES, CALIFORNIA 90025**

September 26, 2011

Los Angeles City Council  
Budget and Finance Committee  
L A City Hall  
Los Angeles, CA 90012  
Via email to: Erika Pulst, Legislative Asst: [Erika.pulst@lacity.org](mailto:Erika.pulst@lacity.org)

**RE: Council File 10-0085 – Administrative Citation Enforcement (ACE)**

Dear Chairperson Parks and Committee Members Cardenas, Englander, Rosdendahl and Koretz:

Consideration of the proposed Administrative Citation Enforcement (ACE) plan has been going on since January of 2010. Since that time countless violations of our City's public safety and quality of life codes have taken place and have met with little to no enforcement consequences. And, with each such incident, the credibility of the City is tarnished just a bit more and the trust of its citizens proportionately diminished.

If I could attend your meeting today, I would urge that you pass the proposed motion to establish the pilot ACE plan as amended by Councilmember Koretz. Our community has long been frustrated by the seeming lack of enforcement of city codes. Building and Safety frequently cites violators, but nothing happens in too many cases which leads to continued violations. Worse yet, those that are cited and do suffer consequences are led to believe that there is a two-tier system of enforcement and justice with some able to game the system and others having to play by the rules. Those cited and fined do not know why others are not similarly held to the law and the end result is that the current system does a great harm in undermining the trust that must exist for government to gain the much-needed respect of its citizenry. With the ACE program, you will be giving an additional tool to enforcement officers which will encourage code compliance and public safety and health. Please note that it is important that the earlier proposed amendment by the CAO to pilot ACE in the Department of Animal Services not be adopted as it will do little to improve a multitude of concerns that require immediate attention.

ACE proposes a reasonable change of procedures that will create a mechanism to address and expedite the enforcement of code violations that the courts cannot currently take on. It will also provide a mechanism for fines to be kept in the City where the burden of enforcement is experienced and where budget needs are great. We are not venturing into a path of unknowns with ACE; the plan is based on successful models in other cities including San Diego, Sacramento and Oakland. If you have any remaining concerns, instruct the City Attorney's office to address them in their guidelines for program implementation. But please move forward with approval without any further delay.

Thank you for your consideration.

Sincerely,



Barbara Broide

cc: Chris Koontz, CD 5  
Jane Usher, City Attorney's office

From: Joyce Dillard <dillardjoyce@yahoo.com>  
Date: Mon, Sep 26, 2011 at 1:57 PM  
Subject: Comments to Budget & Finance Agenda No. 5-CF 10-0085 ACE Administrative Code Enforcement Program  
To: Erika Pulst <erika.pulst@lacity.org>, The Honorable Carmen Trutanich <CTrutanich@lacity.org>

## Comments to Budget & Finance Agenda No. 5-CF 10-0085 ACE Administrative Code Enforcement Program

This proposed ordinance effects the following departments, per the CAO report:

1. Animal Services
2. Building and Safety
3. Department of Transportation
4. Fire
5. Police
6. Housing
7. Planning

The motion states:

*The provision of code enforcement is necessary to, among other things, preserve public safety, address visual blight, and eliminate nuisance uses.*

You seem to be building on the fact of a Compliance Code Fund more than the issue at hand and due process rights. Blight does not necessarily fall under Public Health and Safety. Nuisance uses does not necessarily fall under Public Health and Safety.

You do not seem to include the Federal Community Development Block Grant funding for Pro-Active Code Enforcement. Those funds are transferred over to Code Enforcement.

Not mentioned are the lack of qualified personnel in the issuance of the violations and the proper supervision.

You fail to recognize that the City of Los Angeles has failed in qualifying individuals to execute the duties assigned to them for code enforcement including lack of supervision.

This has been a game for over 40 years and a form of controlling, on the part of Building and Safety, land by deliberately turning their back to code violations and citations to be later cited to open the property for market.

Yes, over 40 years and code violations will exist until the "mafia" (or whatever word you wish to call this criminality) wants the property for personal gain.

As property owners are setup, then the inspectors come in to cite and free up the property for market. The market is not open. Quiet title or falsified sales occur.

Or, REAP is induced and real estate agents flock to properties that have no published open market listing.

What you need is a thorough review of code violations and the property turnovers.

You need to rid the City of corrupt employees.

Construction is done on weekends or evening hours during the week. This is common practice and the responsible administrators turn their backs on the issue.

It can become a life and death matter to the "squealer."

The stakes are that high.

The scandals and convictions should have triggered an audit, but it has not. There should be a Grand Jury investigation over this issue.

The City is complicit in the shake-down of property owners.

Same corruption occurs in animal licensing.

Public Health and Safety is an important issue, and but not when Constitutional Rights are violated.

As Elected Officials and Public Safety Officials, you have an oath to uphold the Constitution.

ACE is an idea that should be shelved.

You need to strip the system in place now and create one based on the law-for all parties-not selective enforcement and shakedown tactics-and demand managers, appointed officials and elected officials who are accountable.

Joyce Dillard  
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