

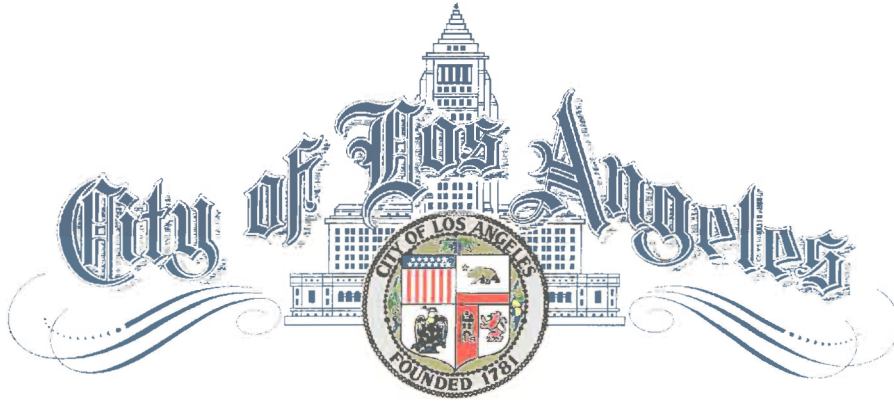
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Dear Honorable Councilmembers,

I recognize the need for efficiency in the building and demolition processes. I support these types of action that will improve efficiency and clarification in the municipal code.

However, I have seen that as soon as a Notice for Demolition appears on a building, it acts as an invitation for squatters and illegal trespassers. Our office has experienced many circumstances where squatters inhabit properties slated for demolition, and often times these squatters commit property crimes and other crimes in the area, and on some occasions, have lit the buildings on fire.


I believe fencing is imperative to prevent buildings from squatters. I recommend that the fencing requirement be instituted concurrently with the Notice for Demolition, so as soon as the notice is posted, the property must be fenced and secured.

I have also seen that sometimes when pre-demolition fencing is erected, the contractor will utilize existing walls from adjacent properties. In some occasions, these walls are only 3 feet high, which is easily traversed. In other occasions, the contractors will erect the fencing but leave the fence unlocked. I recommend that the fencing requirements clarify that 6-foot high fencing is required on *all* sides of the property, and to mandate the fences are locked daily.

Finally, I would like to recommend that the Department of Building and Safety makes demolition contractors and property owners aware of the LAPD Trespass Arrest Authorization Form when filing for demolition permits. This form, when signed and kept on file with LAPD, authorizes LAPD officers to enter private property and make arrests when there is illegal squatting or trespassing onsite, without requiring the property owners to be there at the time. I recommend LADBS offers this form to contractors when they apply for demolition permits.

To reiterate, these three suggestions, concurrent notice and fencing, secure 6-foot fencing on all sides of the property, and the requirement Building and Safety prove the LAPD Trespass Arrest Authorization Form to demolition applicants, will ensure safety of our neighborhoods.

Sincerely,


PAUL KORETZ
Councilmember, 5th District

Date: 10/2/18

Submitted in PLUM Committee

Council File No: 18-0406

Item No.: 3

communication from
Councilmember KORETZ



**TRESPASS ARREST AUTHORIZATION
LOS ANGELES MUNICIPAL CODE SECTION 41.24**

City of Los Angeles

_____ Division

Dates of Authorization
From _____ to _____
(cannot exceed 12 months)

Los Angeles Police Department

Property Address:

Type of Property: Residential _____ No. of Units _____ Commercial _____ Type _____

I am the Owner/Owner's agent/person in lawful possession of the above referenced property. I request and authorize the Los Angeles Police Department to enter the above property and enforce Los Angeles Municipal Code 41.24.

[CHECK APPLICABLE PARAGRAPH(S)]

Posted property not open to the general public, L.A.M.C. Section 41.24 (a)

My property has been posted in accordance with L.A.M.C. 41.24(f) with signs stating "**THIS PROPERTY CLOSED TO THE PUBLIC. No Entry Without Permission. L.A.M.C. SEC. 41.24.**" I authorize the Los Angeles Police Department to arrest anyone on my property who is not a lawful resident, guest or visitor and not exempted under L.A.M.C. 41.24(h) for a violation of L.A.M.C. 41.24(a).

Posted or unposted property not open to the general public, L.A.M.C. Section 41.24 (b)

I authorize the Los Angeles Police Department, pursuant to L.A.M.C. 41.24(b) to advise persons who are not lawful residents, guest, visitors, and not exempted under L.A.M.C. 41.24(h) to leave my property and not to return for 6 months and to arrest such person if they return within six months for a violation of L.A.M.C. 41.24(b) *Commercial property open to the general public, L.A.M.C. Section 41.24 (d)*

My property is open to the general public between the hours of _____ to _____. I authorize the Los Angeles Police Department to advise persons pursuant to L.A.M.C. 41.24(d) to leave the premises for 24 hours if the request to leave is rationally related to the services performed or the facilities provided on the property. I further authorize the Los Angeles Police Department to arrest anyone who has been so notified and refuses to leave or returns within 24 hours for a violation of L.A.M.C. 41.24(d).

I or my authorized agent will cooperate fully in the prosecution of anyone who is arrested for a violation of any local or state law, including trespassing or vandalism. The name of the manager of the aforementioned property is _____ and he/she can be reached at: Telephone No. (_____)

_____ Address: _____

Sincerely,
(Signature) _____

(Print Name) _____

(Telephone No.) _____

(Address) _____ City: _____ Zip: _____