

POLICY MOTION

COMMITTEE:

Planning Land Use Management (Plum)

TITLE:

11335-11405 W. Venice – Shoring

PURPOSE:

To ask the councilmember to identify measures that resolve the long-standing open excavations and expired permits on the 3 parcels.

BACKGROUND:

Building, demo and shoring permits were pulled for construction of a 3-story apartment building with 1 level of subterranean parking in 2016. Demo was complete and temporary shoring was installed; however, the Construction was never started.

The permits have all recently been expired.

- Building -Demo (B15LA12074) expired 8/4/2025
- Building -New (B15LA07050) expired 2/12/2024
- Grading (B15LA10060) expired 7/17/2025
- Non-Building -New (B15LA10060) expired 8/4/2025 Temporary Shoring

The site has had numerous complaints regarding vacant lots left open to public dating back to 2016 and most recently 7/12/2025

THE MOTION:

Request Councilmember Traci Park to direct Building and Safety for the following:

- Evaluate the structural stability of the expired temporary shoring on site. and to provide a status report regarding the shoring to the MVCC.
- Identify remedies to require the property owners to make the site stable and remove the temporary shoring.

DIRECTED TO:

Letter to:

- Jeff Khau & Matt Holden, Office of City of Los Angeles Councilmember Traci Park
- Osama Younan- Superintendent of Buildings / General Manager, LADBS (OSAMA.YOUNAN@LACITY.ORG)
- Catherine Nuezca Gaba- Code Enforcement Bureau Chief, LADBS (CATHERINE.NUEZCAGABA@LACITY.ORG)
- Inspector Jamie Rios- LADBS (JAIME.RIOS@LACITY.ORG)
- Inspector Ryan Barnes- LADBS (RYAN.BARNES@LACITY.ORG)

ACTION/VOTE COUNT:

MVCC PLUM Committee meeting, August 14, 2025

Motion of opposition moved by Vanek, seconded by Marton

Vote count: Yes: **14** No: **0** Abstain: **0**

Motion approved by MVCC PLUM

POLICY MOTION

MVCC Board Meeting, August 21st, 2025

Motion of opposition moved by Director XXX, seconded by Director XXX

Motion of opposition approved by the MVCC Board XX-XX-XX