

September 7, 2020

Ms. Lucy Aparicio

Area Director, Northeast
Los Angeles City Council District 14
2035 Colorado Blvd.
Los Angeles, CA 90041

RE: DANGEROUS SITE CONDITIONS AT 6845 N. FIGUEROA

Ms. Aparicio,

I hope this note finds you and your dedicated NELA office team safe and well. Our neighborhood/lower Burwood Avenue (6000 block) is grateful for your years-long work to address the dangerous conditions at the above referenced development project site managed by Grant Keene and WJK Development Co. (OWNER).

I recently had another conversation with the Owner about the way the site has been maintained and the threat it currently poses to the public right of way. The Owner has acknowledged prior code compliance requests from the City, agreed that the site has not been properly maintained and promised to more regularly dispatch staff to conduct site visits from their offices in Orange County.

Regrettably, no action has yet been taken by the Owner to remedy the current, extremely dangerous situation at his property.

After years of my continued upkeep requests of the Owner, the fire that started on the neglected property in 2018 and the continued threat this site poses to the health and safety of our neighborhood, I again request that you issue a formal notice to comply to force the Owner to address the following issues.

1. Falling Hazard on Figueroa Public Right of Way
2. Abandoned Furniture and Televisions Onsite
3. Perimeter Fence Graffiti & Illegal Signage

Just this week I have personally witnessed trash dumping because the site is not secure (it already has abandoned furniture laying in plain view) and a mother pushing a stroller nearly fell off the sidewalk and into the several feet deep trench along the property's Figueroa frontage. The large ditch has exposed the soil under the sidewalk pavers and continues to undermine the integrity of the sidewalk. If someone fell into the ditch and was hurt, because this hazard was created the Owner, on his property and not blocked by a fence, are they liable for injuries? The fence is regularly covered with 6-foot-high graffiti. Photos of all this are attached.

I know you have encouraged this property owner to maintain his site in the past, for easy reference his contact information is copied below.

GRANT KEENE
PRESIDENT , WJK DEVELOPMENT CO.
(949) 677-0668
GRANT@WJKDEVELOPMENT.COM

WJK DEVELOPMENT CO
DBA WJK CONSTRUCTION AND DEVELOPMENT
16520 BAKE PKWY, STE 105
IRVINE, CA 92618

I have also attached photos to this letter to better demonstrate the threat this property poses to the wellbeing of our neighborhood. The most recent LADBS complaint Customer Service Request number is 480287.

With continued gratitude for your service to the community,

A handwritten signature in black ink, appearing to read "J Stevens". The signature is stylized and cursive.

JAKE STEVENS
(323) 445-8563

ATTACHMENTS: SITE PHOTOS ON 6 SEPTEMBER 2020



