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August 11, 2026

Board of Building and Safety Commissioners
201 North Figueroa Street, Suite 1030
Los Angeles, CA 90012

VIA EMAIL

Re: Public Nuisance Declaration: 1220 S. Hope Street (APN 5139-022-003), 1224 S. Hope Street (APN 5139-022-004), and 1246 S. Hope Street (APN 5139-022-006)

Honorable Commissioners:

At a regular public meeting on August 11, 2026, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to provide the following comments below:

Vacant, fire-damaged, and unsecured structures present an **immediate and continuing threat to public safety**, putting at risk the lives of residents, property owners, and the firefighters and first responders repeatedly called upon to respond when these properties burn.

The conditions on Hope Street demonstrate the urgency. **At least five fires have occurred on this block in the past 18 months, with seven fires reported on Hope Street in the past three months.** The subject properties remain unsecured, with open access from the public right-of-way and the rear of the buildings. They have been repeatedly breached, and the owners **have failed to comply with the Department's abatement orders since January of 2025.**

Every additional day these structures remain unsecured is another day that residents, neighboring properties, and first responders are exposed to preventable danger. Fires at these properties threaten adjacent structures in the South Park neighborhood, where hundreds of residents live in surrounding high-rises and may be exposed to smoke and fire or forced to evacuate should a fire escalate into a major structure fire.

Division 89, Article 1, Chapter IX of the LAMC, recognizes that vacant buildings that become fire-damaged or are repeatedly used for unauthorized or illegal purposes may constitute a public

nuisance, and that their expeditious repair or demolition is necessary to eliminate fire hazards and blighting conditions.

The circumstances before the Board warrant immediate action. **Repeated fires, repeated unauthorized entry, prolonged vacancy, and failure to comply with abatement orders cannot become an accepted status quo.** This is precisely the type of “**Demolition by Neglect**” that has become a growing crisis across Downtown Los Angeles, allowing dangerous conditions to persist until the public is forced to bear the consequences.

Therefore, DLANC urges the Board to approve the Department’s findings and recommendations to declare 1220 S. Hope Street (APN 5139-022-003), 1224 S. Hope Street (APN 5139-022-004), and 1246 S. Hope Street (APN 5139-022-006) public nuisances. Additionally, DLANC **recommends that the Board instruct the Department to take immediate action to consider issuing an appropriate work order for City Abatement pursuant to LAMC Section 91.8904.1.2**, to secure and gate the properties, given the continued pattern of fires, security breaches, and hazardous conditions at these properties and the adjacent structures.

Sincerely,



Jens Midthun
President,
DLANC



Heera Kapoor
Chair,
DLANC Livability Committee

JM:RR

Cc: Council District 14 (via email)
Office of the Mayor (via email)
Department of Building & Safety (via email)
South Park Business Improvement District (via email)