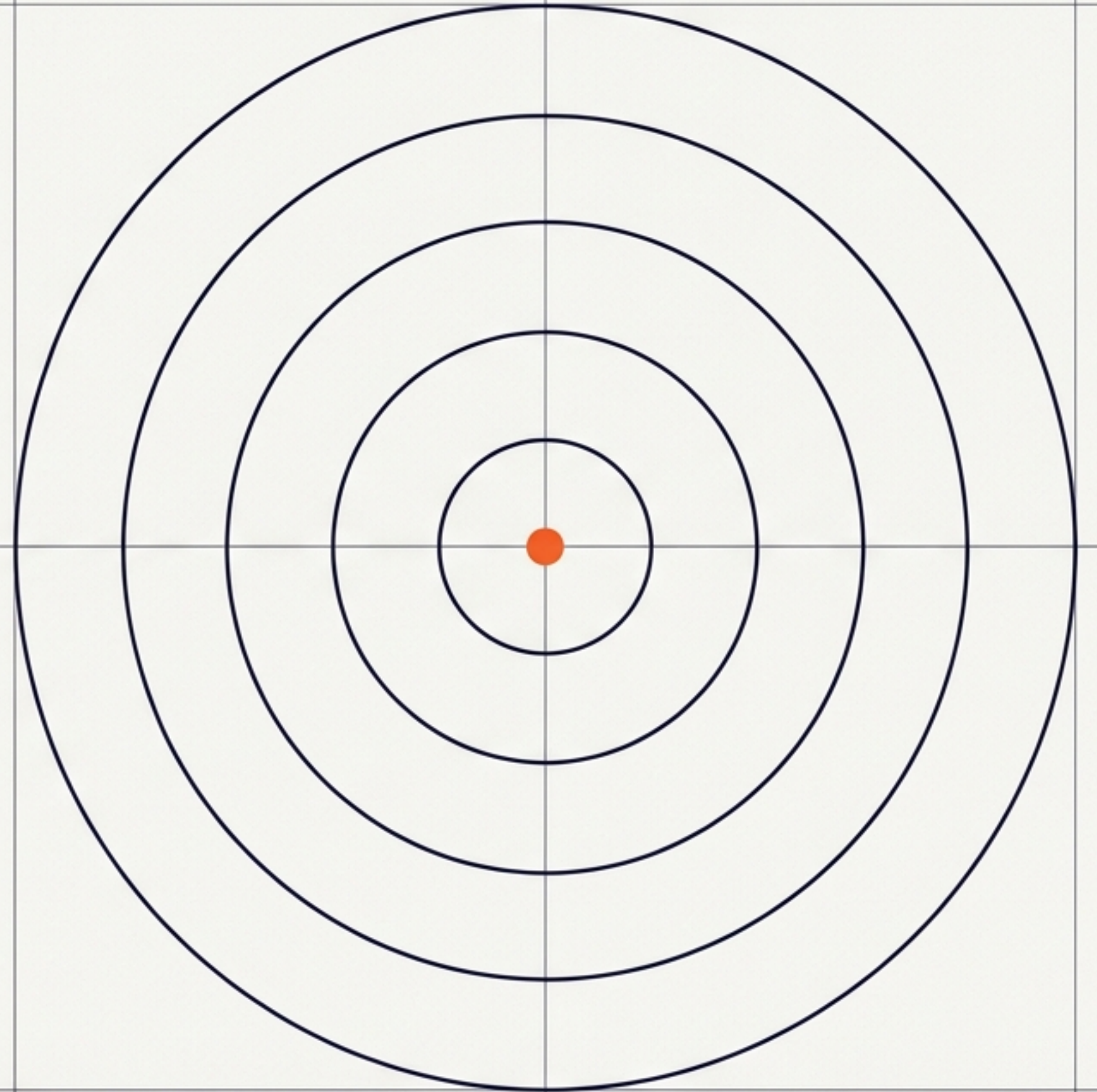



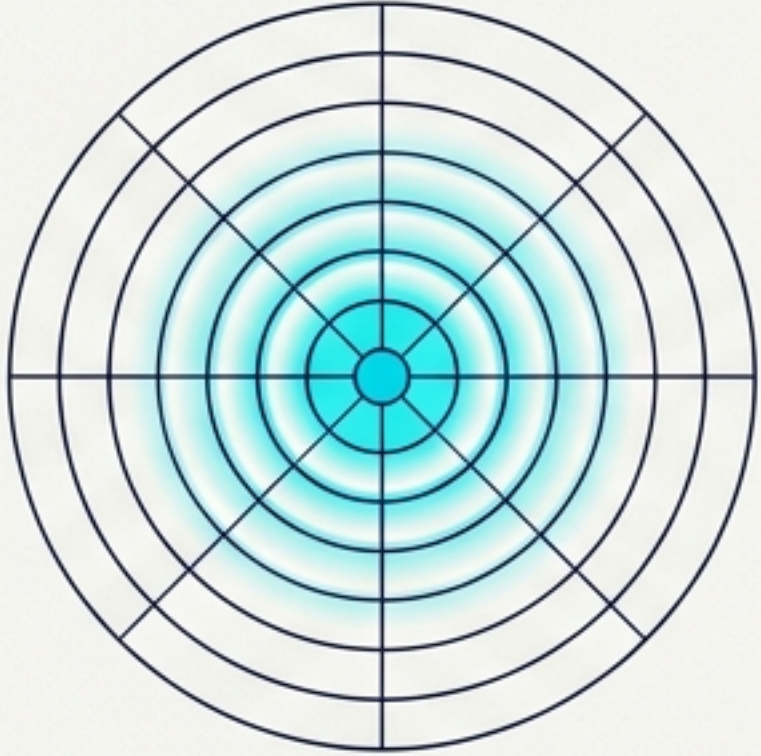
# Blight Sphere Diagnostic — Prototype 2026

sphere-based design prototype —  
City of Los Angeles — PDC



# A blighted parcel is not a failed building — it is a failed sphere.

THE OLD FRAMEWORK

Focus: Physical structure only
KPIs: Unit Count, Floor Area Ratio (FAR)
Action: Reactive code enforcement

THE NEW DIAGNOSTIC

Focus: Smallest intervention to repair the core and rebalance civic systems
KPI: Sphere-Rebalancing Score (SRS)
Action: Structural, concentric repair

## SUBJECT ID

267 S Ave 18, Lincoln Heights  
~5,500 SF lot  
End-of-useful-life structure

## BLIGHT SCORE

8.42

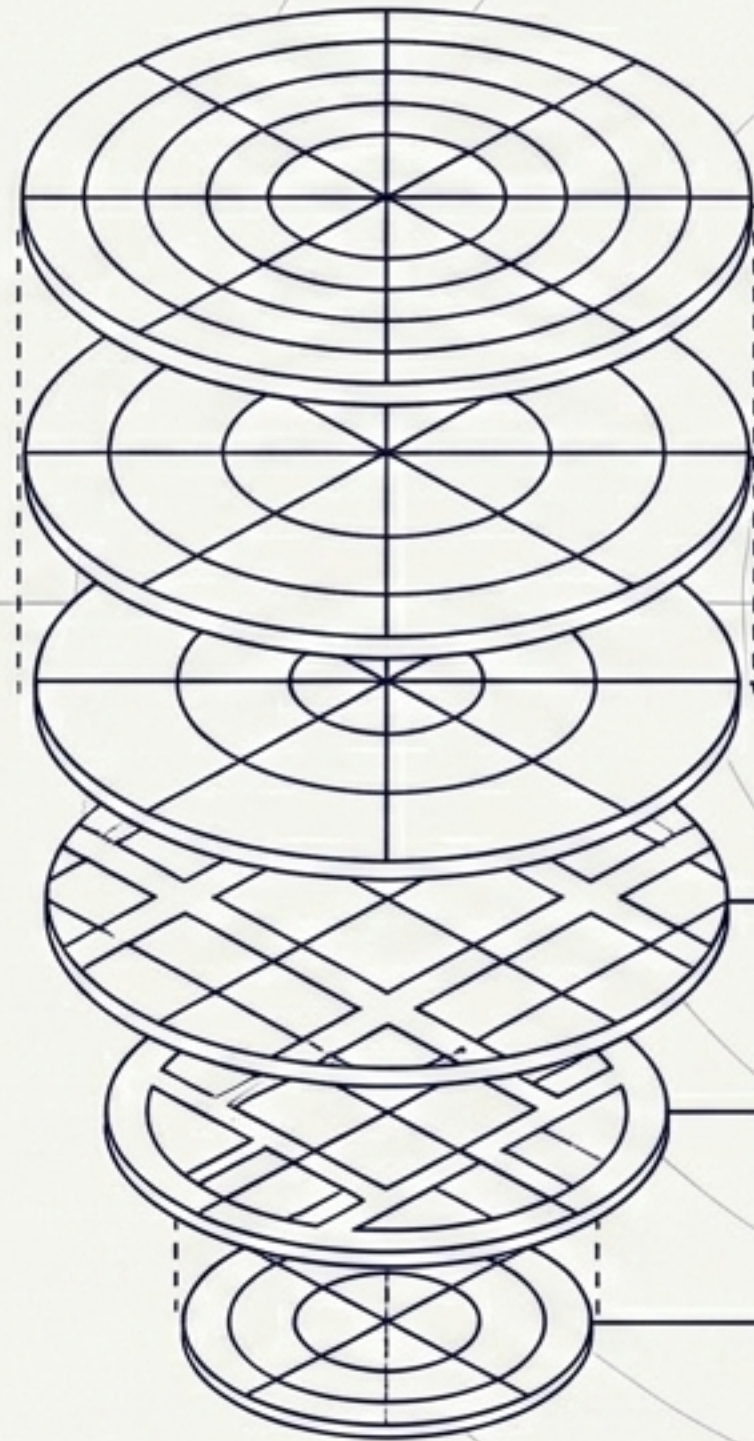
STATUS: Tier 1 eminent domain candidacy

## SYSTEM CHECK



3 / 6 sphere layers in failure state

# THE SIX-SPHERE SYSTEM FRAMEWORK

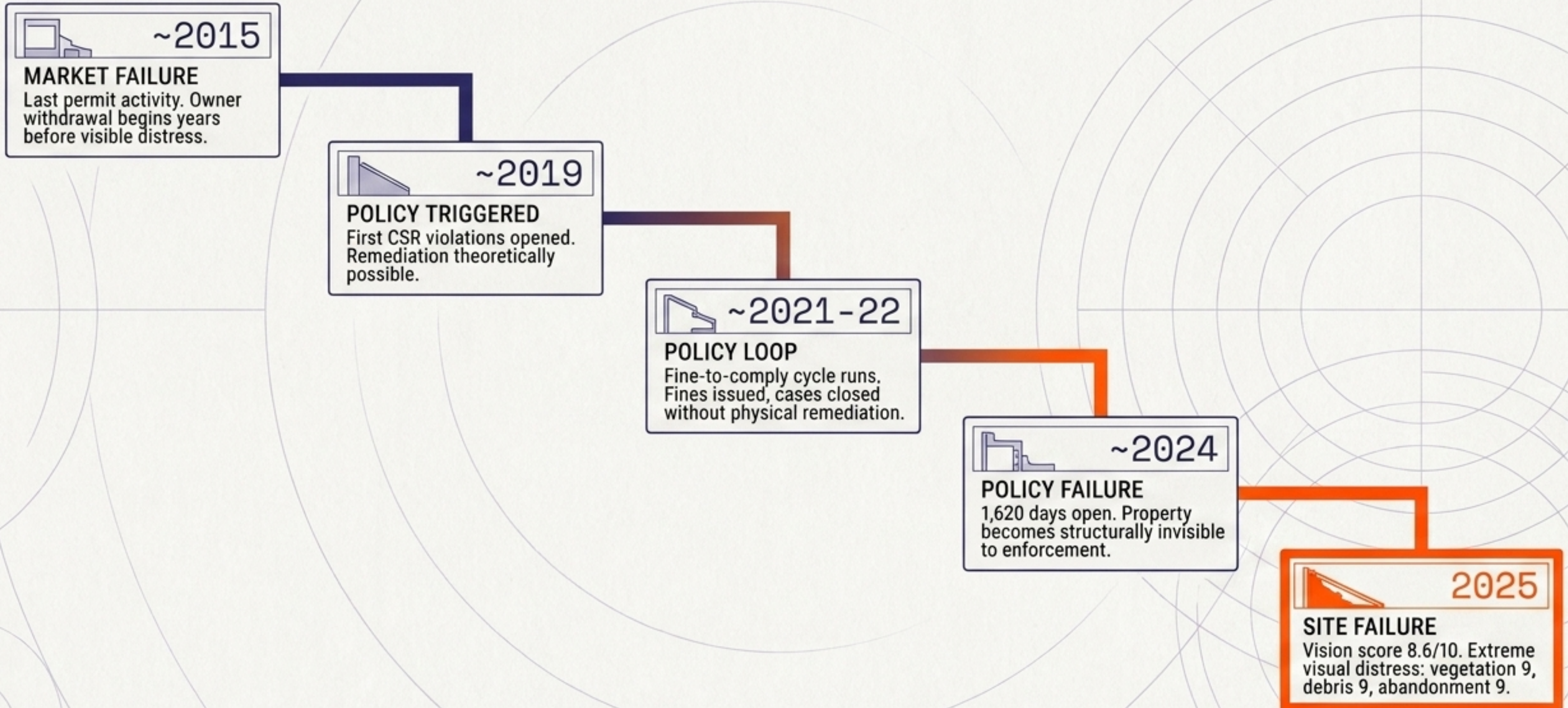


- 5.** Investment environment
- 4.** Regulatory environment
- 3.** Service grid and mobility
- 2.** Named neighborhood context
- 1.** Immediate block fabric
- 0.** The parcel itself

# DIAGNOSTIC MATRIX: 267 S AVE 18

SPHERE LAYER	SCOPE & DATA SOURCES	DIAGNOSTIC STATE
0 SITE	Blight score 8.42. Extreme distress across all five visual dimensions.	[FAILED]
1 BLOCK	Intact bungalow stock bearing visual blight, suppressed land value.	[STRESSED]
2 NEIGHBORHOOD	Setback rhythm is consistent single-family residential. No HPOZ.	[INTACT]
3 INFRASTRUCTURE	Metro Bus 0.25 mi away. Outside Tier 1-2 density bonus.	[STRESSED]
4 POLICY	8 cases, 1,620 days open. Fine-to-comply cycle ran to closure.	[FAILED]
5 MARKET	Zero permit activity since $\geq 2018$ . Value uplift received; no civic goods delivered.	[FAILED]

# THE PATHOLOGY OF BLIGHT: A TEN-YEAR CASCADE



# THE SPHERE-REBALANCING SCORE (SRS)

## SITE REPAIR

30%

Resolves physical distress, abandonment, structural safety risk.

## BLOCK REPAIR

25%

Reduces externality on adjacent parcels — daylight, value, visual blight.

## POLICY + MARKET REPAIR

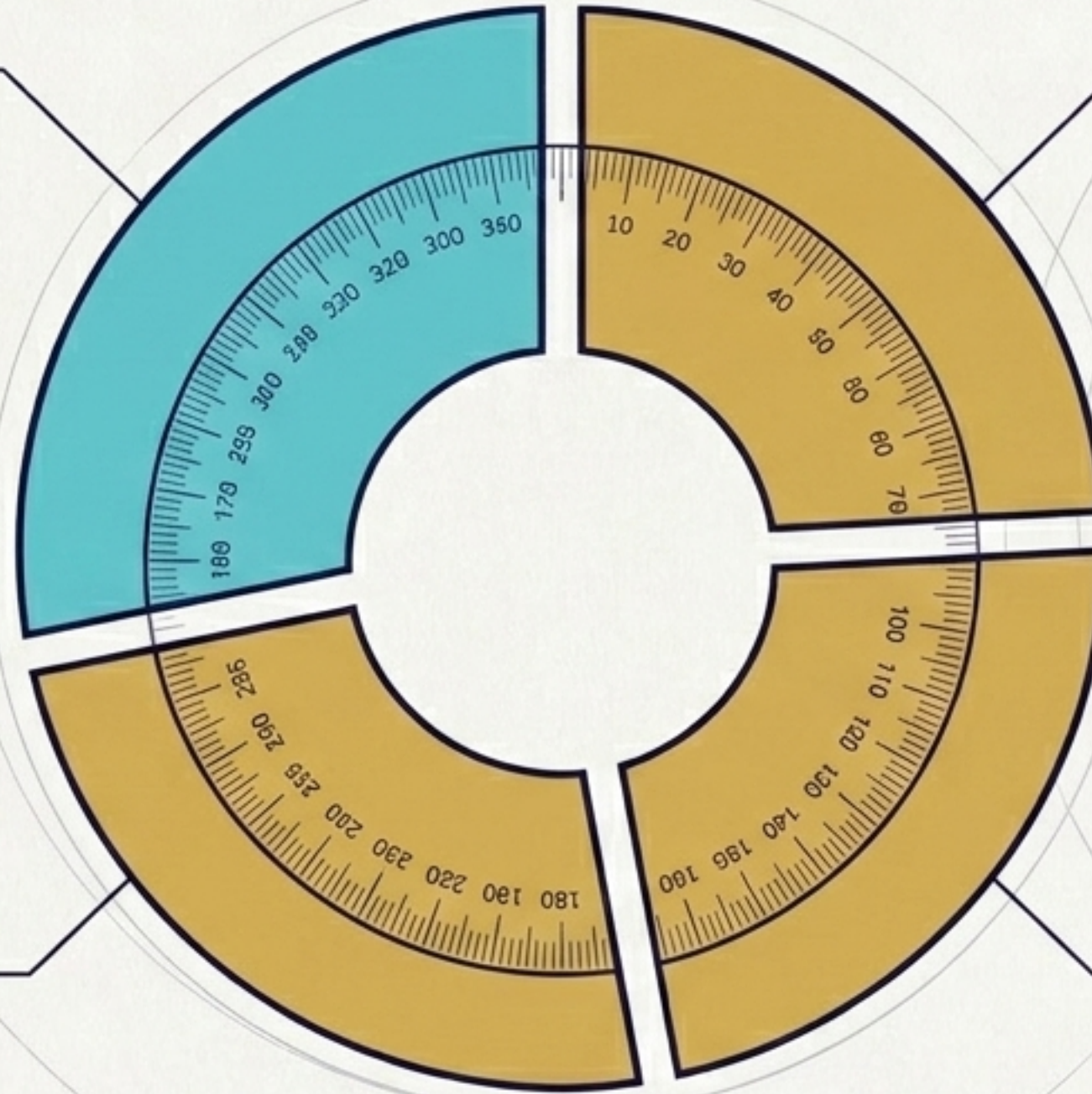
25%

Structurally prevents recurrence — ownership covenant, occupancy obligation.

## NEIGHBORHOOD COMPATIBILITY

20%

Matches street character, setback rhythm, residential scale.



# ADMINISTERING THE TREATMENT: 2-UNIT + ADU PROGRAM

## PROGRAM BRIEF

Adjacent owner priority purchase · owner-occupant acquisition · alley ADU · residential setback-match at grade.

### SITE (30%)

9/10  
+  
2.70

Full demolition and code-compliant rebuild.

### BLOCK (25%)

8/10  
+  
2.00

Setback-matching infill, alley ADU; visual blight eliminated.

### POLICY + MARKET (25%)

7/10  
+  
1.75

Proximity freedom cascade applied.

### NEIGHBORHOOD (20%)

8/10  
+  
1.60

Matches S Ave 18 single-family setback rhythm.

## COMPOSITE SRS

8.1/10

Strong rebalancing — all four sphere dimensions measurably improved.

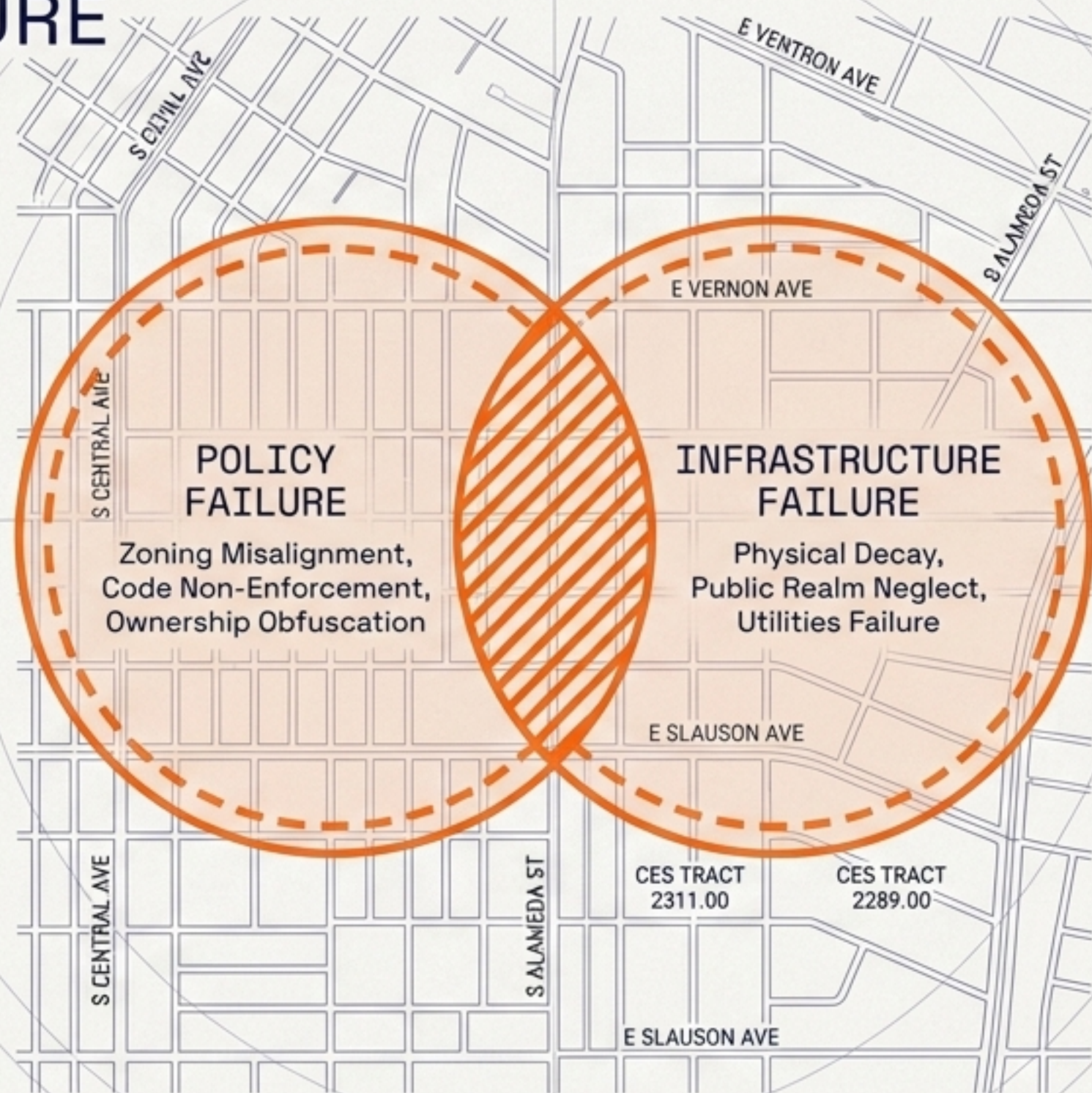
# DIAGNOSING THE INVISIBLE COMPOUND FAILURE

## THE DATA ANOMALY

Zero active CSR records + extreme visual distress.

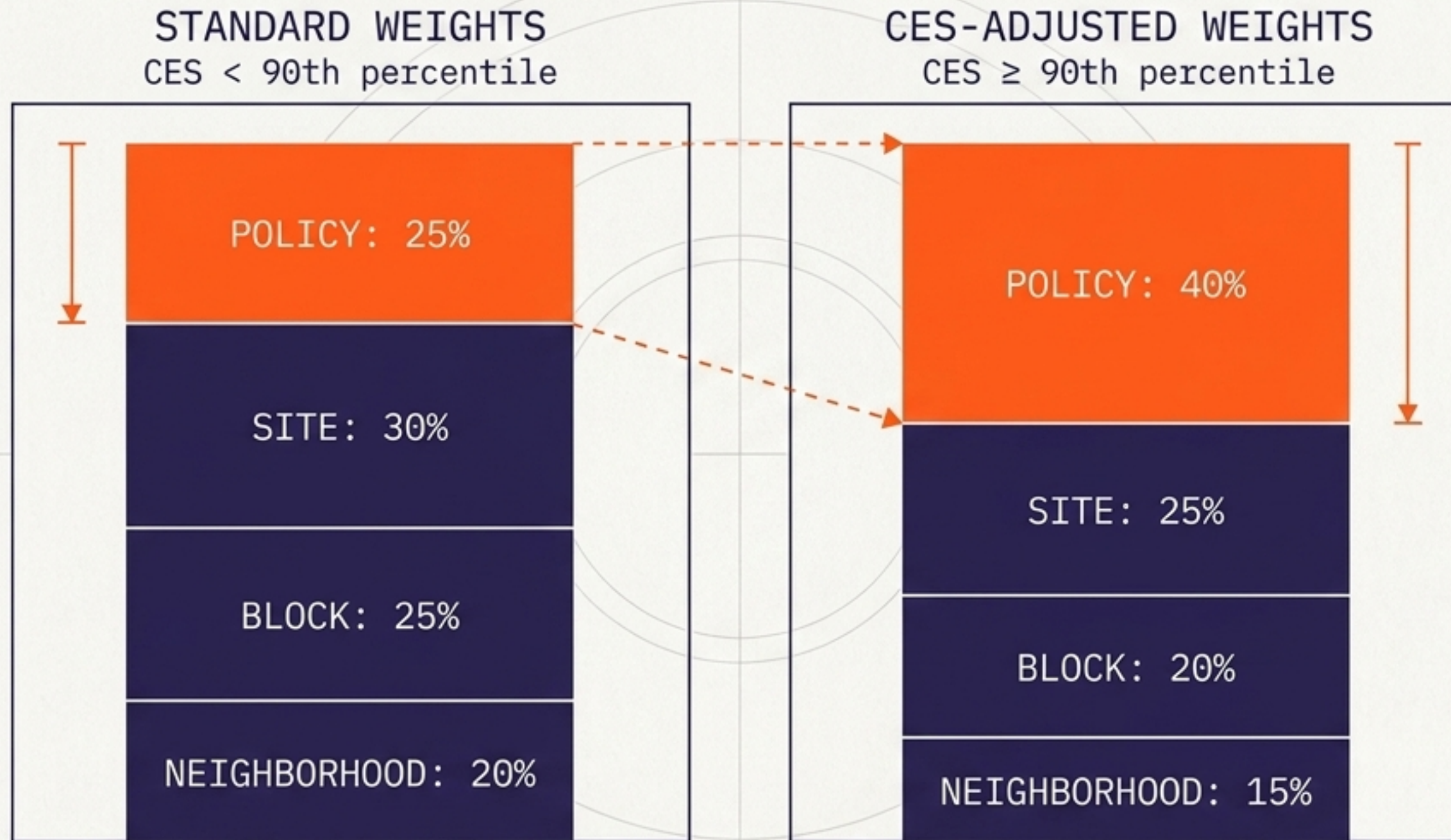
## THE PATHOLOGY

In extreme-burden tracts (CES  $\geq$ 90th percentile), both the Policy sphere and the Infrastructure sphere fail simultaneously. Neither registers in standard city enforcement data.



A localized architectural intervention alone cannot cure this compound failure.

# THE CES EXTERNALITY ADJUSTMENT



The algorithm adjusts to mandate heavier structural policy reform where baseline civic infrastructure has already failed.

# THE DISPOSITION CASCADE FOR TIER 1 PARCELS

## STEP 1

OWNER FINAL NOTICE **90 DAYS**

Final compliance notice with concurrent FMV buyout offer.

## STEP 2

ADJACENT OWNER PRIORITY **45 DAYS**

Exclusive window for adjacent owners. They are the primary externality victims.

## STEP 3

NEIGHBORHOOD BUILDER RFP **60 DAYS**

Qualified district builders. 18-month construction requirement. 10-year affordability covenant.

## STEP 4

OPEN COMPETITIVE BID **ROLLING**

Public bid to any qualified developer. No land-banking permitted.

# THE ENGINE BEHIND THE DIAGNOSTIC

## INPUTS

Google Street View

Claude Vision AI

LADBS CSR Data

CalEnviroScreen 4.0

## PROCESSING ENGINE

Automated vision  
pipeline processing  
187 classified parcels

## OUTPUT

Prototype isolated:  
267 S Ave 18

Score: 8.42

COMPUTATIONAL COST

\$7.60 per run

[ *A structural diagnostic capable of diagnosing systemic failure before the next visible collapse.* ]