



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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DONALD L. WOLFE, Director

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June 8, 2006

IN REPLY PLEASE
REFER TO FILE: **B-2**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for abatement of public nuisances at the following locations:

2848 Foss Avenue, Arcadia
2182 Oakdale Street, Pasadena
38962 180th Street East, Palmdale
39004 180th Street East, Palmdale
14619 Flintstone Drive, Elizabeth Lake
7052 East Avenue H, Lancaster
2773 Foothill Boulevard, La Crescenta

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99. The Building Code also provides for a Building Rehabilitation Appeals Board, appointed by your Board, for the purpose of hearing appeals on matters concerning public nuisances.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures which delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

Implementation of Strategic Plan Goals

This action meets County Strategic Plan Goals of Service Excellence and Children and Families' Well-Being as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions which constitute a public nuisance. It will require the repair or demolition of substandard structures and the removal of trash, junk, debris, inoperable vehicles, and overgrown vegetation from private property.

FISCAL IMPACT/FINANCING

There will be no negative fiscal impact or increase in net County cost.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 2848 Foss Avenue, Arcadia

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by June 26, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by June 26, 2006.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Garbage cans stored in front or side yards and visible from public streets.
6. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 2182 Oakdale Street, Pasadena

FINDING AND ORDER: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by July 18, 2006, and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Trash and junk scattered about the premises.
4. Garbage cans stored in front or side yards and visible from public streets.

ADDRESS: 38962 180th Street East, Palmdale

FINDING AND ORDER: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by June 26, 2006, and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.*
3. The building has been fire damaged and apparently abandoned.
4. Doors and windows are broken.
5. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, and junk.

***The following option was given to the owner:**

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item 2 on this 'List of Defects,' you may request a hearing within 10 days of receipt of this notice. If the required work is not performed within 10 days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

ADDRESS: 39004 180th Street East, Palmdale

FINDING AND ORDER: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that the structure(s) be repaired per noted defects or demolished by July 18, 2006. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.*
3. The building was fire damaged and demolished without permits.
4. Doors and windows are broken.
5. The roof is fire damaged.
6. The walls and wall covering are fire damaged.
7. Abandoned or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.
8. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, and junk.

***The following option was given to the owner:**

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item 2 on this 'List of Defects,' you may request a hearing within 10 days of receipt of this notice. If the required work is not performed within 10 days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

ADDRESS: 14619 Flintstone Drive, Elizabeth Lake

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all excessive vegetation by June 26, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by June 26, 2006.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The mobile home is open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The mobile home must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.
3. Doors and windows are broken.
4. The mobile home is nonconforming.

ADDRESS: 7052 East Avenue H, Lancaster

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by June 26, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by June 26, 2006.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, appliances, and junk.

3. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
4. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 2773 Foothill Boulevard, La Crescenta

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by June 26, 2006, and maintained cleared thereafter; (b) that the structure(s) be closed to prevent unauthorized entry by June 26, 2006, and maintained closed thereafter; and (c) that the structure(s) be repaired per noted defects or demolished by July 18, 2006. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was fenced.
3. The building lacks the required foundation.
4. Exterior wall covering lacks a protective coat of paint.
5. Doors and windows are broken.
6. The roof covering over the front porch has deteriorated.
7. The roof supports are inadequate.
8. The interior wall covering in the bedroom is damaged.
9. The ceiling covering is damaged.

10. The required heating appliance is damaged.
11. The attached rear porch is in a state of disrepair and should be demolished.
12. Electrical wiring in the interior is unsafe due to exposed conductors.
13. The dwelling lacks hot and cold running water to the required plumbing fixtures.
14. The water heater is missing.
15. The dwelling's bath facility is unsanitary.
16. The premises contain overgrown vegetation and debris.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

At such time as this recommendation is adopted, please return an adopted copy of this letter to Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

TEG:pc
P:REHAB/BOARDLET/FO5

cc: Chief Administrative Office
County Counsel