



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

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DAVID E. JANSSEN
Chief Administrative Officer

August 29, 2006

To: Mayor Michael D. Antonovich
Supervisor Gloria Molina
Supervisor Yvonne B. Burke
Supervisor Zev Yaroslavsky
Supervisor Don Knabe

From: David E. Janssen
Chief Administrative Officer

 Steve Cooley
District Attorney

Raymond G. Fortner, Jr. 
County Counsel

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

CODE ENFORCEMENT PROCESS IMPROVEMENTS – BIANNUAL REPORT

On November 30, 2004, your Board instructed the Chief Administrative Office (CAO), with the assistance of the District Attorney (DA), and County Counsel, to provide a biannual report to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. The first two Biannual Reports covered the 2005 calendar year. This third Report ("Report") covers the beginning of the 2006 calendar year, January 2006 through June 2006. The Report (see Attachment) provides a narrative of the strategies and efforts of the DA and County Counsel units. Exhibits 1 and 2 to the Report provide more detailed information regarding case status and disposition for the DA and County Counsel, respectively.

The Report includes information regarding the investigations undertaken by the DA Code Enforcement Section Investigators, the number of cases and prosecutions handled by the DA and County Counsel, and the disposition of these cases. The Report also includes "New Developments" in both the DA Code Enforcement Section and County Counsel Code Enforcement Unit; and references ongoing efforts between the DA, County Counsel, and involved County departments to further integrate and coordinate the County's code enforcement programs and promote collaboration among departments.

Each Supervisor
August 29, 2006
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If you have any questions, please contact one of us directly or your staff may contact Dorothea Park, Assistant Division Chief, Chief Administrative Office at (213) 974-4283; Sari Steel, Senior Deputy County Counsel at (213) 974-1927; or Michael Noyes, Deputy-in-Charge, District Attorney's Office, at (213) 580-8732.

DEJ:SC
RGF:pg

Attachments

- c: Executive Officer, Board of Supervisors
- Sheriff
- Fire Chief
- Acting Director, Public Health
- Agricultural Commissioner/Director of Weights and Measures
- Chief of Public Safety
- Director of Animal Care and Control
- Director of Community and Senior Services
- Director of Mental Health
- Director of Public Works
- Acting Director of Regional Planning
- Treasurer and Tax Collector

**CODE ENFORCEMENT PROCESS IMPROVEMENT
BIANNUAL REPORT
January 2006 through June 2006**

DISTRICT ATTORNEY CODE ENFORCEMENT SECTION

The District Attorney Code Enforcement Section (Section) has expanded its approach to code enforcement. The Section has kept voluntary compliance as its ultimate goal through office conferences, whenever possible, and through criminal prosecutions when compliance is not forthcoming. Additionally, the Section has continued to provide support and peace officer backup to code enforcement officers, as well as education in the effective use of the criminal justice system and encouraging multi-agency cooperation. However, the Section has identified certain situations, discussed below, that are not suitable for the office conference approach.

New Developments

Squatters on Vacant Land

The Section has developed a new approach to attack a serious issue confronting the code enforcement agencies and the community at large involving cases where the offender has no legal ties to the land. The Section has determined that in these cases the traditional office conference approach does not offer a viable solution. Squatting on vacant land is the primary issue being addressed. The District Attorney Investigators (DAI) have begun a program to issue citations on the spot following consultation at the scene with departmental code enforcement investigators. In this way, the case goes directly to court and the violator has immediate notice of the court date. To date, citations have been issued in the First and Fifth Supervisorial Districts to individuals for living on vacant land.

Illegal Grading

The Section has expanded the concept of issuing citations immediately in cases where the violator is caught in the act of committing a violation that permanently alters the land or may have an immediate negative impact on the neighboring properties. Illegal grading is a serious problem that the Section intends to pursue through immediate citation when an individual is caught in the act of such activity.

Conducting Business in an Unpermitted Location

The unincorporated urban communities have heightened concerns involving activities that are immediately offensive. The Section has cited one individual in East Los Angeles caught in the act of spray painting automobiles in a location where such activity is not permitted. The building was not properly vented and the Section was concerned with possible over-spray onto other cars and pollution in the neighborhood.

Antelope Valley Nuisance Abatement Team (NAT)

The DAIs plan to work with the new NAT in the Antelope Valley area which was funded in this fiscal year's budget. NATs have been a valuable tool in the San Gabriel Valley and East Los Angeles areas. The Section feels the close working cooperation of law enforcement with code enforcement staff will be equally successful in the desert areas and has been enthusiastically supported by the code enforcement departments.

District Attorney Investigations

The DAIs have assisted in both criminal and civil cases, and since January 1, 2006, have been involved in the inspections of more than 217 properties and in 25 NAT sweeps. They also provide support by providing security to inspectors in the field conducting inspections in high risk neighborhoods and to the task forces and NAT sweeps in the First and Second Supervisorial Districts.

The DAIs' participation in the inspections and sweeps has resulted in the filing of criminal charges in three felony cases which are being handled by another DA unit, ten misdemeanor cases, as well as 16 probable cause arrests and 20 arrests for outstanding warrants. They have assisted the Department of Regional Planning (DRP) in the investigation of a recycling center in the Second Supervisorial District and a gang-controlled market in City Terrace in the First District with multiple code violations.

Two new DAIs have been added to the staff this reporting period: Katina Street and Jeffery Scott bringing the number of code enforcement DAIs to 16.

Cases Handled by the District Attorney

During this reporting period, the Section received 60 referrals from County departments, reopened one case, and continued to work on 51 cases carried over from the prior reporting period. The Section worked with the following departments: DRP, Animal Care and Control (ACC), Fire, Public Health/Environmental Health (DPH/EH), Public Works (DPW), Treasurer and Tax Collector (T&TC), Sheriff (including the NATs and Community Oriented Policing Services), and the Office of Public Safety, as well as the following State agencies: Fish and Game (F&G), Department of Alcoholic Beverage Control, and Food and Agriculture (Milk and Dairy and Livestock Identification).

The Section set 37 office conferences, prosecuted 30 misdemeanor cases, and one felony probation case during this reporting period and met with numerous task forces to address problem properties. Additionally, the DA was involved in informal talks with numerous property owners. The Section closed 26 cases following successful resolution of the matters. No case was formally rejected.

See Exhibit 1 for a summary of the disposition of the cases, by Supervisorial District, handled by the DA Code Enforcement Section this reporting period.

COUNTY COUNSEL CODE ENFORCEMENT UNIT (CCCEU)

New Developments

Fourth Supervisorial District Code Enforcement Team Meetings

County Counsel has initiated code enforcement team meetings in the Fourth Supervisorial District, comprised of the County's code enforcement officers assigned to the Rowland Heights and Hacienda Heights areas. The meetings are designed to improve efficiency and coordination of code enforcement cases and avoid duplicative efforts expended by the various departments. It will also identify high priority cases for handling through multi-agency inspections. This task force met for its first monthly code enforcement meeting on June 6, 2006. Future meetings will take place on the first Wednesday of every month.

DA's Approval for County Counsel to File Unfair Business Practice Complaint

Also, during this reporting period, the DA's Consumer Protection Division gave its approval for County Counsel to proceed with an Unfair Business Practice cause of action, pursuant to the California Unfair Competition Act against a contractor and three developers involved in fraudulent residential projects in the unincorporated areas of Florence-Firestone and West Athens in South Los Angeles. The complaint, which involves 15 properties, also alleges violations of the County's Building and Zoning Codes. The lawsuit, which was filed in July, seeks injunctive relief to prevent the defendants from engaging in future unfair business practices, correction of the outstanding code violations, compensation to the persons who purchased the properties, including their costs to correct the code violations and civil penalties against the defendants for engaging in the unfair business practices.

Cases Handled by County Counsel

During this reporting period, the CCCEU received 18 new referrals and continued to work on 49 cases carried over from the prior reporting period. The CCCEU is handling three pending court matters, held three office conferences, and closed 25 cases when the properties were brought into substantial compliance.

See Exhibit 2 for a summary of the disposition of the cases, by Supervisorial District, handled by the CCCEU during this reporting period.

ONGOING EFFORTS TO INTEGRATE CODE ENFORCEMENT OPERATIONS AND PROMOTE DEPARTMENTAL COLLABORATION

Trainings and Conferences

Code Enforcement Cross-Training

A code enforcement cross-training session took place on May 24, 2006 at the Los Angeles County South Coast Botanic Garden. The DA and County Counsel trained code enforcement staff on such topics as preparing inspection warrants and the scope of administrative searches for code enforcement cases. Due to the increasing number of code enforcement cases involving alleged employee fraud, a new component to this training included a presentation by the Auditor-Controller's Office on "Inappropriate Solicitations and Gratuities; Fraud Awareness and Reporting." Feedback from conference participants indicates that this was a relevant, informative and important topic. The next code enforcement cross-training conference will be held in November 2006.

Statewide Conference on Community Prosecution

Some members of the CCCEU attended this conference which was held in Northern California in March 2006. The Deputy-in-Charge of the DA's Code Enforcement Section spoke on "The Nuts and Bolts of Code Enforcement" and highlighted some of the Section's success stories.

Second Annual Los Angeles County Hoarding Conference

For the second year, a member of the CCCEU participated as a panelist and gave a presentation on "Alternative Legal Remedies" to traditional code enforcement approaches at the Second Annual Hoarding Conference held at the Long Beach Convention Center. Other members of the CCCEU volunteered at the two-day conference, which was co-sponsored by the Department of Mental Health (DMH) and the Los Angeles Area Fire Marshals Association. The conference was well attended and included social workers, code enforcement officers, firefighters, animal control officers, and legal experts.

Residential Placement Protocol Task Force Training

Sober living homes do not require licensing and consequently are unregulated as such. Many of the residents in sober living homes are elder and dependent adults who have mental and physical disabilities and who have limited incomes. These factors make them susceptible to neglect in sober living homes. These facilities sometimes come to

the attention of code enforcement personnel due to associated code violations relating to unsanitary and substandard housing conditions.

The Residential Placement Protocol Task Force (RPP) is preparing a training conference scheduled for January 2007. This conference will focus on the sober living home problems encountered this past year so that enforcement officers, mental health, and social service agencies have an understanding of the complexity of the problem and are better able to work collaboratively to tackle these increasingly challenging and difficult cases. Presenters and topics will include:

- CCCEU: "Bridging the Gap – The Subtle Indicators of Abuse" and the "Multi-Agency Investigation – When and How It Is Used";
- DA's Elder Abuse Unit: "Recognizing Indicators of Elder/Dependent Adult Abuse;"
- DMH: "Unlicensed Facilities – Exploiting the Mentally Ill;" and
- Social Security Administration: "Recognizing and Reporting Representative Payee Fraud."

Workgroups and Special Projects

The Sober Living Home Workgroup

In January of this year, on motion of Mayor Antonovich and Supervisor Burke, the Board directed the Department of Mental Health, Community and Senior Services, DPH/EH, and the Sheriff to report back on the investigation of a sober living home located in unincorporated Lennox, as well as other issues and problems brought about by the operation of such unregulated residences.

The workgroup members have been meeting regularly during the reporting period and have included the following outside agencies: City of Los Angeles, California Community Care and Licensing, State Department of Justice, and the Social Security Administration. This group will be making recommendations to the Board to address the sober living home problem in September 2006.

Administrative Fines and Non-Compliance Fees Workgroup

The CCCEU and the CAO created a workgroup to implement the Administrative Fines and Non-Compliance Fee amendment to Title 1 of the Los Angeles County Code. The following County departments are workgroup participants: Agricultural Commissioner/Weights and Measures, ACC, DRP, DPH/EH, DPW (Building and Safety, Property Rehabilitation and Environmental Programs), T&TC, and the Fire Department. The workgroup has formed the following subcommittees with the following areas of focus:

- **Administrative Fines and Non-Compliance Fees:** Establish administrative fine and non-compliance fee amounts for code violations.
- **Hearing Officer:** Develop procedures and guidelines for a hearing officer to use in conducting administrative reviews of contested fine amounts.
- **Forms:** Standardization of code enforcement forms utilized by departments to comply with County code administrative fine and non-compliance fee requirements.
- **Liens:** Develop procedures for the creation of liens on real property for unpaid administrative fines.

The subcommittees meet monthly and make recommendations to the full group which also meets monthly. Upon completion of the various subcommittee tasks, a report with recommendations will be filed for Board approval. At the end of the first year of implementation, the program will be evaluated with a report back to the Board should additional modifications be required.

Amendment to the County's Anti-Peddling Ordinances

Illegal peddling is a serious concern in the East Los Angeles and Florence-Firestone communities. During the course of prosecuting numerous peddling cases, the DA Code Enforcement Section has identified inconsistencies, loopholes, and antiquated provisions in Titles 7, 8, and 11. The DA Code Enforcement Section is working with County Counsel to amend the applicable codes.

CONCLUSION

The aim of the County's code enforcement program is to improve the quality of life for the residents of the unincorporated areas of Los Angeles County consistent with Goal 6 of the County Strategic Plan. To this end, the actions taken by the Board to enhance the resources available for prosecution of code enforcement cases has resulted in increased DA criminal prosecutions and additional referrals to the CCCEU for pursuit of civil remedies.

District Attorney Code Enforcement Section
 Second Biannual Status Report for January 1, 2006 to June 30, 2006

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
First District							
Illegal grading		1	1			1	Violator arrested on unrelated felony charges.
Outside storage - inoperable vehicles and/or junk and salvage	2	2	2		1	3	1) Railroad posted signs and working with agencies to clean right-of-way; 2) Office conference to remove trailer held; 3) DRP continues monitoring of property; and 4) Property abated, case closed.
Improper uses within zone, blocking roadway, unpermitted construction; (Also refer to "Non-conforming use, illegal wiring, unpermitted structure in County Counsel Exhibit 2/First District)	1		1			1	Complex case -- car wash, apartment building and family business. Multiple departments involved: DPW, Building & Safety and Road Maintenance Divisions; DRP and County Counsel. Case pending DRP's application process. Meeting to be held in August to determine single use.
Unlicensed business	1		1	1	1		Multi-agency approach, NAT, gang market closed after Business License Commission hearing.
Unpermitted construction	1	2		1		3	1) DPW is further investigating; interviewing tenants; 2) One structure removed, DPW continues to monitor the conversion of a structure back to its use as a garage; monitoring will continue until conversion is complete; and 3) Criminal complaint filed; pretrial set for 9-5-06.
Vacant building/inoperable vehicles	2				2		Abandoned strip club, squatters, drug users, problem for Azusa & Covina. Buildings now torn down and fenced off.
Substandard apartment or dwelling		2	2			2	1) Criminal complaint to be filed in one case; and 2) Monitored through NAT team inspections; and the case has been referred to DPW's Building and Safety, Rehabilitation Unit.
Illegal signage		1			1		Graffiti abated at bakery; case resolved with Sheriff.

District Attorney Code Enforcement Section
 Second Biannual Status Report for January 1, 2006 to June 30, 2006

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Living in recreational vehicle		1		1		1	Two individuals - one pled guilty and one bench warrant was issued.
Living in garage; (Also refer to "Nuisance property in East L.A. with long history of drug and gang activity" case in County Counsel Exhibit 2/First District)	1			1		1	Instead of misdemeanor, DDA filed a probation violation in an existing felony case. Conditions of probation now include "no living in garage." Case being monitored by DPW, Building and Safety. Court is setting progress reports. Next court date 8-8-06. Last appearance property in compliance.
First District Total	8	9	7	4	5	12	
Second District							
Unpermitted construction	1	2	2			3	1) Wall construction without a permit: office conference held; DRP monitoring ; 2) Altering building without a permit: office conference held and DPW monitoring corrections; and 3) Altering building without a permit: an office conference will be set.
Outside storage - inoperable vehicle and/or junk and salvage	1	1	1			2	1) Property being monitored by DPW; 2) DRP and DPW continues monitoring the removal of exterior junk and salvage.
Improper use within zone	1	1				2	1) Commercial property not meeting development standards. Plot plan submitted to DRP; and 2) Illegal warehouse and commercial vehicles: DAI locating owner.
Illegal boarding house		1	1			1	Property now in compliance, but ongoing monitoring is being conducted by DRP to assure continued compliance.
Building not in compliance with fire code		1				1	Office conference to be scheduled.
Dumping tires		1		1		1	Violator cited to appear in court. Truck has been confiscated.

**District Attorney Code Enforcement Section
Second Biannual Status Report for January 1, 2006 to June 30, 2006**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Violations on residential properties: 1) Alcohol sales; and 2) cattle in residential zone		2		2	1	1	1) Parties pled guilty in alcohol case and condition abated; and 2) Cattle case pending in court.
Living in Trailers in R-1 Zone	1	1	1			2	1) Office conference held on the first case and violator is working towards compliance; and 2) an office conference will be scheduled for the new referral.
Second District Total	4	10	5	3	1	13	
First and Second District Anti-Peddling Task Force							
Peddling Citations in Florence-Firestone	16	13		13	9	20	Eleven of the cases are pending bench warrants; five cases are pending the filing of criminal complaints; four cases are still pending in court; and nine cases have been closed (eight guilty pleas and one dismissal).
First and Second District Task Force Total	16	13	0	13	9	20	
Third District							
Outside storage of inoperative vehicles, trash, RVs used for living, or mobile homes without CUP	1	1		1		2	1) Inspection warrant, multi-agency case, and trial set; and 2) Multi-agency case working with property owner.
Numerous mobile homes without permits	1					1	Met with DRP and Coastal Commission; DRP to conduct follow-up inspection with DAIs. DA will coordinate with Coastal Commission for potential prosecution.
Insufficient road access for Fire Department	1		1			1	Private road involving 11 properties. Met twice with property owners. Fire Dept monitoring progress.
Swimming pool violations		1				1	Office conference to be scheduled.
Third District Total	3	2	1	1	0	5	
Fourth District							
Unpermitted structure	1	1	2			2	1) Case reopened, follow-up office conference to be conducted; 2) Office conference held; DPW monitoring.
Fourth District Total	1	1	2	0	0	2	

District Attorney Code Enforcement Section
 Second Biannual Status Report for January 1, 2006 to June 30, 2006

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions ¹	Cases Closed	Cases Pending	Comments
Fifth District							
Improper use within zone	3			2		3	1) Compliance being monitored by DRP; 2) Criminal complaint filed; and 3) Court granted motion to withdraw plea, case pending for trial.
Outside storage of junk and salvage and/or inoperable vehicles	6	16	14	1	5	17	Five cases in compliance, including multi-agency task force case involving hundreds of vehicles; four cases involve monthly or bi-monthly inspections including one involving task force of DA, DRP, DPW, Fire, ACC and DPH. Thirteen properties being monitored by agencies for compliance.
Substandard apartment or dwelling	1	5	4		6	0	All Public Health referrals, all properties in compliance.
Living in recreational vehicles on vacant land	3	3		3		6	Three cases involve prosecution of 5 people: 3 bench warrants; 1 pending; 1 guilty plea. One case - multi-agency monthly visits progressing towards compliance; two cases being monitored by DRP and possible criminal complaints to be filed.
Unpermitted masonry	1			1		1	Court monitoring compliance.
Unpermitted grading	2	1	1	2		3	Court cases at pre-trial stage; 3 cases being prepared for criminal filing.
Oak tree permit violation		1	1			1	Involves DRP, DPW, Forestry. Office conference held followed by site visit with all agencies.
Insufficient road access for Fire Department	1			1		1	Road easement partially blocked; case to go to trial.
Altering water course	2		2			2	Properties being monitored by DPW, DRP, and State Fish and Game (F&G). Additional meeting held with DRP and F&G.
Fifth District Total:	19	26	22	10	11	34	
TOTAL CASES:	51	61*	37	31	26	86	

Footnotes:

¹ 30 misdemeanor prosecutions and ancillary involvement in 1 felony probation case

*60 new cases and 1 reopened case

County Counsel Code Enforcement Unit
 Status Report for January 1, 2006 to June 30, 2006

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
First District							
Zoning and building code violations and unfair business practices on four residential properties in the Florence-Firestone area (related to West Athens building code violation and unfair business practices matter in the First District.)	4					4	A lawsuit will be filed in early July in L.A. County Superior Court against the developers of all four of these properties for violation of B&P Code Section 17200, the California Unfair Competition Act and zoning code violations. The lawsuit seeks injunctive relief to prevent future unfair business practices, correct outstanding code violations, restore to property owners their costs to correct the code violations and impose civil penalties. ¹
Nuisance property in East L.A. with long history of drug and gang activity. (Also refer to living in garage case in DA Exhibit 1 - First District)	1				1		CCEU needs to take no further action on this case, since the violator is now in compliance; however, the violator is on probation and DA is monitoring progress reports being conducted by the court.
Residential/commercial property with long history of nuisance/criminal activities, located in unincorporated area near Azusa-West Covina border	1				1		Case closed. Property brought into substantial compliance.
Non-conforming use, illegal wiring, unpermitted structure. (Also refer to improper uses within zone, blocking roadway, unpermitted construction case in DA Exhibit 1 - First District)	1		1			1	Second office conference held this reporting period with property owner and counsel, County Counsel and all interested agencies present; DA instructed owner to devise a plan for the lawful use of the property and will follow-up with owner at the end of August, possible criminal and civil prosecutions pending.
First District Total	7	0	1	0	2	5	
Second District							
Recycling center operating without the required zoning approvals	1					1	Business license to operate recycling center was denied by County Business License Hearing Officer on 5/12/06. DRP is preparing a case referral report and, upon receipt, County Counsel will file a civil lawsuit.
Large number of adults residing in apartment units; poor sanitation and plumbing, lack of water, overcrowding, unpermitted construction	1				1		Case closed. County departments worked with property owner to bring the property into compliance, which was achieved after operator/violators abandoned property on January 25, 2006. However, a task force was formed to address the problems brought about by this case and unregulated sober living homes.
Second District (continued)	12	1			2	11	
Zoning and building code violations on 12 residential properties in the West Athens area (related to zoning and building code violations and unfair business practices matter in Florence-Firestone in the First District)							During this reporting period, 2 of these cases were closed when the property was brought into substantial compliance. A new case involving the same developers was opened this reporting period. A lawsuit will be filed in early July in L.A. County Superior Court against the developers of all eleven of these properties for violation of B&P Code Section 17200, the California Unfair Competition Act and zoning code violations. The lawsuit seeks injunctive relief to prevent future unfair business practices, correct outstanding code violations, restore to property owners their costs to correct the code violations and impose civil penalties. ²

County Counsel Code Enforcement Unit
 Status Report for January 1, 2006 to June 30, 2006

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Junk and salvage inside and outside of home, unlicensed and sick dogs, inoperable vehicles	1					1	County Counsel, DRP, Fire and DMH reinspected the property on 6/27/06 and noted the violations still exist; legal action will be initiated.
Inoperable vehicles, junk and salvage, unpermitted structure, electrical and plumbing; unpermitted car repair business		1		1		1	Lawsuit filed on 5/5/06; preliminary injunction was granted on 6/26/06; case will not be dismissed until substantial compliance is achieved.
Inoperable vehicles; parking within required yard setback; converted garage		1	1			1	Office hearing conducted on 6/20/06; owner given 30 days to bring the property into compliance.
Gang property responsible for narcotic sales, murder, assaults		1				1	County Counsel is working with the Sheriff to abate the gang activity on the property through the code enforcement process.
Second District Total	15	4	1	1	3	16	
Third District							
Storage container on property in violation of approved plot plan	1				1		Case closed. Property brought into substantial compliance.
Unpermitted structures encroaching upon County-owned land; zoning, building, and fire code violations	1					1	Notice of trespass issued by the CAO Real Estate Division; owner was given until the end of February 2006 to demolish the structure and correct violations. The owner did neither. County Counsel again attempted to work with the property owner to ensure voluntary compliance, but due to lack of owner cooperation, County Counsel intends to file a civil lawsuit in September 2006.
Removal of oaks trees without permit	1					1	On June 14, 2006, DRP sent another letter to the responsible party requesting additional information before they can continue processing the Oak Tree Permit. The applicant will be soliciting bids for an architect to draw landscaping plans shortly.
Third District Total	3	0	0	0	1	2	
Fourth District							
A business operation dispensing medical marijuana	1			1		1	Case has been settled as to one of the defendants; settlement talks continue with two defendants; discovery initiated against the three remaining defendants in preparation for trial. ³
Graffiti on abandoned railroad bridge over 605 Freeway	1					1	The County's jurisdiction over the matter is still being determined; the County still plans to work with CalTrans; but, if the portion of the 605 freeway, in which the bridge is located, traverses over and is bounded within the County land limits, County Counsel will recommend filing a civil action against the bridge owner for abatement of graffiti.
Motor home on Shadybend Avenue	1				1		Case closed. No code violation determined.
Operating a business from a residence		1			1		Case closed. Property brought into substantial compliance.
Abandoned house attracting transients and teenagers to break in; graffiti on property		1			1		Case closed. COPS unit investigated; graffiti cleaned-up; property brought into substantial compliance.

County Counsel Code Enforcement Unit
 Status Report for January 1, 2006 to June 30, 2006

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Citizens using buses in a commercial district are parking their cars in residential areas		1			1		Complainant residing in the neighborhood east of Daisetta and Nogales in Rowland Heights contacted SD 4 and complained that he and his neighbors were negatively impacted by the patrons of the commercial center across from the residential area in which they reside. The patrons park their cars in the neighborhood. Their neighborhood is also impacted by a tour bus operation working from this location. County Counsel is reviewing the matter and considering various options to address the problem.
Unpermitted construction, conversion of Single Family Dwelling (SFD) into a duplex without proper permits		1				1	DPW met with homeowner on 5/12/06. DPW and DRP conducting additional investigation. Homeowner submitted new plans on 5/22/06 and DPW issued a new building permit on 6/28/06.
Request to widen school district owned walkway easement that provides east-west access to Rowland Unified School District's Alvarado Intermediate School, in response to beating death of teenager.		1			1		Based on the documents presented by Rowland Unified School District, CCCEU and DPW advised that the right to widen the corridor is a civil issue between the school district and the property owners. Since there does not appear to be any legal obligation to widen the corridor on the County's part, case was closed.
Drug activity, health violations on residential property		1				1	Sheriff's COPS unit will conduct surveillance to see whether there are drug transactions on the property, thereafter, DRP, DPW, and DPH will visit the property for inspection.
Single family residence occupied as a boarding house		1				1	Second Notice of Noncompliance Fee was issued on 4/4/06; DRP to make referral to DA's code enforcement unit. County Counsel has initiated inquiries to DRP and DPH to determine the status of public health approvals.
Restaurant with on-site dining is maintained without DRP approval.		1				1	Final Zoning Enforcement Letter assessing cost/penalties was issued on 6/27/06. CCEU awaiting report back from DRP.
Posting handbills on public highway		3			3		Cases closed. Responsible parties contacted and they have agreed not to post signs.
Fourth District Total	3	11	0	1	8	6	
Fifth District							
Numerous inoperable vehicles, junk and salvage, unpermitted structures, and illegal grading and electrical work on a residential property	1			1		1	A judgment and order was issued in March 2006 granting a permanent injunction and ordering defendant to clean up property; clean-up is ongoing and some progress has been made.

County Counsel Code Enforcement Unit
 Status Report for January 1, 2006 to June 30, 2006

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Unpermitted and accessory structures on a residential property maintained within required setback area and in private and future street	1					1	Office hearing held on 1/11/06. Owner's attorney promised to work with County departments to bring property into compliance. DRP and DPW, Building & Safety, gave owner 30 days to obtain any required approvals and permits. As of 2/2/06, owner has paid all outstanding Notice of Violation fines, and received plot plan approval and building permit to remove structures in setback area. On 2/14/06 owner requested street vacation, on 3/7/06, applicant paid \$500 processing fee and DPW initiated processing initial phase of vacation. DPW has gathered responses from affected DPW divisions and is currently circulating letters to appropriate County agencies for their comments, recommendations and/or objections to vacation. If there are no objections, the last step of the initial phase is a letter to DRP for its approval. The final stage of the vacation process will be the preparation of a letter to the Board of Supervisors for public hearing on proposed vacation. DPW's vacation process can take a total of 12 to 16 months.
Recreational trailer park operating with an expired CUP and allowing residents to stay indefinitely; junk and salvage	1					1	DRP met with owner on 3/29/06. Owner had cleaned up junk and salvage and applied for CUP renewal at that meeting. Vacation notices sent to permanent residents. Pending CUP approval, the owner initiated a new program as follows: 1) primary residential offenders were evicted, 2) owner is allowing new tenants to stay a maximum of 9 weeks, and 3) owner is providing an updated list of tenants to DRP every 3 months.
Inoperable vehicles, junk and salvage, unpermitted structures, grading and electrical work	1					1	County Counsel has met with defendant's attorney and significant compliance has been achieved in the abatement of zoning violations. County Counsel to meet with DPW on the abatement of the building code violations.
Motel Task Force cases involving 8 motels, in unincorporated area of Pasadena, initiated due to complaints of loitering, prostitution and run-down conditions	8				7	1	Following two sweeps by the Mobile Home Task Force, 7 of the properties were brought into substantial compliance; as a result of ongoing monitoring on one of the properties, law enforcement reports an increase in calls for service and another sweep is being planned in the next few weeks.
Fifth District (continued)							
Speed bumps installed by four homeowners on private road without Fire Department's approval	4					4	County Counsel is working with the involved departments to facilitate a resolution between the developers and property owners on speed bump violations as well as related drainage course erosion and restoration issues.
Illegal grading, inoperable vehicles, oak tree encroachment, unpermitted retaining wall, small travel trailer, questionable weed abatement	1				1		Case closed. Property brought into substantial compliance.

Exhibit 2

**County Counsel Code Enforcement Unit
Status Report for January 1, 2006 to June 30, 2006**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Health and zoning violations, trash, yard waste, junk and salvage, unpermitted structure, inoperable vehicles, recreational vehicle used for residential purposes, illegal activity on property	1				1		Case closed. Property brought into substantial compliance.
Major illegal disposal operation	1					1	Significant progress towards compliance made during this reporting period, final compliance expected by August 2006.
Junk and salvage, owner conducting activities without a permit which is impacting oak trees	1				1		Case closed as to County Counsel involvement because DA has filed a criminal complaint, trial set to begin 8/7/06. ⁴
Garage conversion without zoning or building permits	1				1		Case closed. Property brought into substantial compliance.
Suspected criminal activity involving residents of an addiction treatment center		1				1	County Counsel visited location on 6/22/06; complaint to State Department of Alcohol and Drug Programs will be filed by mid-August; CCCCU gathering evidence in support.
San Dimas property owner has encroached onto a County Park without County permits; illegal grading; planting non-native vegetation; case ongoing since 1992		1	1			1	County Counsel negotiating resolution and coordinating restoration project among local, state and federal agencies; owner has deposited \$100,000 into an account for restoration work to commence upon issuance of all necessary permits ⁵
Dirt hauling contractor responsible for dumping unapproved concrete and fill into a water channel; unpermitted grading		1				1	DA filed a criminal proceeding on 8/11/05; pre-trial held on 4/12/06; trial set for 7/24/06. ⁶ County Counsel is waiting for the resolution of the criminal proceeding before pursuing possible civil action.
Fifth District Total	21	3	1	1	11	13	
TOTAL CASES	49	18	3	3	25	42	

¹ Lawsuit was filed July 7, 2006

² Lawsuit was filed July 7, 2006

³ Case filed against all defendants; the defendant operators must vacate on or before 4/30/07 (expiration of lease) otherwise defendant property owners to initiate unlawful detainer proceedings.

⁴ Defendant plead guilty; placed on three-year summary probation and ordered to clean up property.

⁵ On 8/17/06, owner required to give status on progress report and deposit an additional \$50,000.

⁶ On July 24, 2006 (date of trial) defendant failed to appear in court and a bench warrant was issued for \$50,000. DA's are looking for defendant.