



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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

November 4, 2004

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 nuisance at the following locations:

40558 177th Street East, Lake Los Angeles  
446 East Mendocino Street, Altadena  
2261 North Lincoln Avenue, Altadena  
10645 East Avenue R-2, Littlerock  
42650 50th Street West, Lancaster  
45939 188th Street East, Lancaster  
1100 South Valley Center Avenue, San Dimas

**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 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 the County's 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 of substandard structures and the removal of trash, junk, debris, inoperable vehicles, and overgrown vegetation from private property.

### **FISCAL IMPACT/FINANCING**

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: 40558 177th Street East, Lake Los Angeles**

**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 November 22, 2004, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 22, 2004.

**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. An attractive nuisance dangerous to children in the form of abandoned or broken equipment.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash and junk scattered about the premises.

**ADDRESS: 446 East Mendocino Street, Altadena**

**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 November 22, 2004, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 22, 2004.

**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. Miscellaneous articles of personal property scattered about the premises.
4. Trash and junk scattered about the premises.

5. Garbage cans stored in front or side yards and visible from public streets.
6. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 2261 North Lincoln Avenue, Altadena**

**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 November 22, 2004, 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. Weeds and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Attractive nuisances dangerous to children in the form of abandoned or broken equipment and refrigerators.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash and junk scattered about the premises.
7. Garbage cans stored in front or side yards and visible from public streets.

**ADDRESS: 10645 East Avenue R-2, Littlerock**

**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 November 22, 2004, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 22, 2004.

**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. Trash, junk, and debris scattered about the premises.
3. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 42650 50th Street West, 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, and miscellaneous personal property by November 22, 2004, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 22, 2004.

**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. Attractive nuisances dangerous to children in the form of abandoned or broken equipment and neglected machinery.

4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash and junk scattered about the premises.
7. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
8. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 45939 188th Street East, 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 November 22, 2004, and maintained cleared thereafter. (b) That the structure(s) be repaired per noted defects by December 14, 2004.

**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 barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. The interior walls are damaged.
5. The detached utility sheds are in a state of disrepair and should be demolished.
6. Overgrown vegetation, dead trees, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.

7. Attractive nuisances dangerous to children in the form of abandoned or broken equipment and neglected machinery.
8. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
9. Miscellaneous articles of personal property scattered about the premises.
10. Trash and junk scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 1100 South Valley Center Avenue, San Dimas**

**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 November 22, 2004, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 22, 2004. (c) That the structure(s) be closed to prevent unauthorized entry by installing barricades on doors and windows or perimeter fencing around the structure(s) by November 22, 2004, and maintained closed thereafter. (d) That the structure(s) be repaired per noted defects by December 14, 2004.

**List of Defects**

**BUILDING 1**

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 barricaded, as requested by the Sheriff's Department.
3. The building is apparently abandoned and damaged by vandals.
4. Doors and windows are broken.

5. Electrical wiring in the interior is unsafe due to exposed conductors.
6. Fixtures and receptacle outlets are missing.
7. The premises contain the following inoperable or apparently abandoned vehicles which are readily visible to the public:
  - Chevrolet pick-up truck, License No. F85360
  - Buick Century, License No. 243FCN (Washington State)
  - GMC-6000 truck, License No. 2W28116
  - Ford Courier, License No. PER942 (Oregon State)
8. The premises contain weeds and overgrown vegetation.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

### **BUILDING 2**

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 barricaded, as requested by the Sheriff's Department.
3. The building has been fire damaged, apparently abandoned, and damaged by vandals.
4. The building is dilapidated, apparently abandoned, and damaged by vandals.
5. Doors and windows are broken.
6. The roof covering over the building has deteriorated.
7. The roof sags and supports are inadequate.
8. The interior stairway and landings are hazardous due to fire damage.

9. The interior walls in the building are damaged and inadequate to support the ceiling and roof loads.
10. Ceiling joists are damaged.
11. The heating appliance is damaged and inoperable.
12. Electrical wiring in the building is unsafe due to fire damage.
13. Fixtures and receptacle outlets are damaged and unsafe.
14. The building's lavatory is damaged and inoperable.
15. Portions of the waste, vent, gas, and water piping are damaged.
16. The premises contain overgrown vegetation i.e., abandoned or broken equipment, junk, weeds, and overgrown vegetation.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

### **BUILDING 3**

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 barricaded, as requested by the Sheriff's Department.
3. The building is dilapidated, apparently abandoned, and damaged by vandals.
4. Doors and windows are broken.
5. The interior walls are damaged.
6. Electrical wiring in the interior is unsafe due to exposed conductors.
7. Fixtures and receptacle outlets are damaged and unsafe.

8. Gas piping is uncapped.
9. Portions of the gas piping are damaged.
10. The premises contain weeds, overgrown vegetation, and junk.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

#### **Building 4**

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 barricaded, as requested by the Sheriff's Department.
3. The building is apparently abandoned and damaged by vandals.
4. Doors and windows are broken.
5. The interior wall covering is damaged.
6. The premises contain weeds, overgrown vegetation, abandoned or broken equipment, furniture, and junk.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

#### **Building 5**

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 barricaded, as requested by the Sheriff's Department.

3. The building is apparently abandoned and damaged by vandals.
4. Doors and windows are broken.
5. Electrical wiring in the interior is unsafe due to exposed conductors.
6. The premises contain weeds, overgrown vegetation, and junk.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

#### **Building 6**

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 barricaded, as requested by the Sheriff's Department.
3. The building is dilapidated, apparently abandoned and damaged by vandals.
4. Door is broken.
5. Trailers have been stored for unreasonable periods of time in yard areas.
6. The premises contain inoperable or abandoned vehicles.
7. The premises contain weeds, overgrown vegetation, abandoned or broken equipment, furniture, and junk.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

#### **Building 7**

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 barricaded, as requested by the Sheriff's Department.
3. The building is apparently abandoned and damaged by vandals.
4. Doors and windows are broken.
5. Electrical wiring in the interior is unsafe due to exposed conductors.
6. The premises contain weeds, dead branches, wood, abandoned or broken equipment, and junk.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

#### **Building 8**

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 barricaded, as requested by the Sheriff's Department.
3. Doors are broken.
4. The premises contain weeds.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

#### **Building 9**

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 barricaded, as requested by the Sheriff's Department.
3. Mobile equipment has been stored for unreasonable periods of time in yard areas.
4. The premises contain weeds, tires, dead branches, abandoned or broken equipment, and junk.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**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 property so as to interfere with the comfortable enjoyment of life and property.

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

Respectfully submitted,

DONALD L. WOLFE  
Interim Director of Public Works

TEG:pc  
P:REHAB/BOARDLET/FO5

cc: Chief Administrative Office  
County Counsel