



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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February 24, 2005

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:

**FINDING AND ORDERS OF THE BUILDING REHABILITATION
APPEALS BOARD
SUPERVISORIAL DISTRICT 1
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the finding and orders of the Building Rehabilitation Appeals Board which provides for abatement of public nuisance at the following location:

17523-17525 East Arrow Highway, Azusa

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 owner 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 a substandard structure be rebuilt to Code or demolished 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 property listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard property. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following property to be a public nuisance.

Your Board may either adopt the finding 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: 17523-17525 East Arrow Highway, Azusa

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 perimeter fencing be installed to prevent unlawful dumping and trespassing by April 7, 2005. (b) Affirmed Board order of October 15, 2003, as follows: (i) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by November 14, 2003, and maintained cleared thereafter. (ii) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 14, 2003. (iii) That the structure be closed to prevent unauthorized entry by November 14, 2003, and maintained closed thereafter. (iv) That the structure be rebuilt to Code or demolished by December 4, 2003. 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

17523 EAST ARROW HIGHWAY, AZUSA

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. Portions of the exterior wall coverings are deteriorating.
4. Doors and windows are broken.
5. The flooring is deteriorating.
6. The interior walls are damaged.
7. The ceiling covering is damaged.
8. The electrical service is damaged and unsafe.
9. Electrical wiring is unsafe due to exposed conductors.
10. Fixtures and receptacle outlets are damaged and missing.
11. Portions of the waste, vent, gas, and water piping are damaged and insanitary.
12. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.
13. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, appliances, and junk.
14. The premises contain overgrown vegetation, weeds, trash, and debris.

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

***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 Number 2 on this 'List of Defects,' you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten 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."

17525 EAST ARROW HIGHWAY, AZUSA

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. Portions of the exterior wall coverings are deteriorating.
4. Doors and windows are broken.
5. The flooring is deteriorating.
6. The interior walls are damaged.
7. The ceiling covering is damaged.
8. The electrical service is damaged and unsafe.
9. Electrical wiring is unsafe due to exposed conductors.
10. Fixtures and receptacle outlets are damaged and missing.
11. Portions of the waste, vent, gas, and water piping are damaged and insanitary.
12. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

13. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, furniture, appliances, and junk.
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's finding that the listed property is substandard because it is injurious to health, offensive to the senses, and obstructs 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
Acting Director of Public Works

TEG:pc
P:REHAB/BOARDLET/FO2

cc: Chief Administrative Office
County Counsel