



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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March 23, 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:

9350 Northside Drive, Leona Valley
82 West Calaveras Street, Altadena
2801 Casitas Avenue, Altadena
4308 East Live Oak Avenue, Arcadia

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 the 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 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: 9350 Northside Drive, Leona Valley

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 April 17, 2006, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by April 17, 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. An attractive nuisance dangerous to children in the form of abandoned or broken equipment.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
6. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 82 West Calaveras 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 April 17, 2006, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by April 17, 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. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.

4. Miscellaneous articles of personal property scattered about the premises.
5. Trash and junk scattered about the premises.
6. Garbage cans stored in front or side yards and visible from public streets.
7. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 2801 Casitas Avenue, 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 April 17, 2006, and maintained cleared thereafter. (b) That the structure(s) be closed to prevent unauthorized entry by April 17, 2006, and maintained closed thereafter. (c) That the structure(s) be repaired per noted defects by May 9, 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 building is open and accessible to children and exists as a fire hazard and a threat to public safety and welfare.
3. Doors and windows are broken.
4. The building lacks hot running water to the required plumbing fixtures.
5. The water heater is missing.
6. The dwelling lacks a lavatory, bath facility, and kitchen sink.
7. Gas piping is uncapped.
8. Portions of the waste, gas, and water piping are missing.

9. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
10. Trash, junk, and debris scattered about the premises.

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

ADDRESS: 4308 East Live Oak 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, miscellaneous personal property, and all excessive vegetation by April 17, 2006, and maintained cleared thereafter. (b) That the structure(s) be closed to prevent unauthorized entry by April 17, 2006, and maintained closed thereafter. (c) That the structure(s) be repaired per noted defects by April 17, 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 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. Door is broken or missing.
4. The attached patio is in a state of disrepair and should be demolished.
5. Electrical wiring in the interior is unsafe due to exposed conductors.
6. Fixtures in the building are missing.
7. Electrical service to the spa is noncomplying.
8. The premises contain abandoned or broken equipment and furniture.

9. Garbage cans stored in front or side yards and visible from public streets.
10. Trash, junk, and debris scattered about the premises.

Portions of the interior of the building were 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 adopted copy of this letter to Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

MP:pc
P:REHAB/BOARDLET/FO5

cc: Chief Administrative Office
County Counsel