COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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May 19, 2009

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

45 MAY 19, 2009

SACHI A. HAMAI
EXECUTIVE OFFICER

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 IN THE UNINCORPORATED AREAS OF BLACK BUTTE, FAIRMONT, LAKE LOS ANGELES, LAKE VIEW TERRACE, LANCASTER, LITTLEROCK, LLANO, AND SUN VILLAGE (SUPERVISORIAL DISTRICT 5) (3 VOTES)

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT YOUR BOARD:

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

13808 Purple Ridge Road, Lake View Terrace, California 91342
40337 Ronar Street, Lake Los Angeles, California 93591
48838 211th Street West, Fairmont, California 93536
41533 156th Street East, Lake Los Angeles, California 93535
3858 West Avenue D-8, Lancaster, California 93536

14215 East Avenue S, Sun Village, California 93543
33900 258th Street East, Black Butte, California 93591
36640 Dunford Avenue, Littlerock, California 93543
31000 233rd Street East, Llano, California 93544
31048 233rd Street East, Llano, California 93544

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code (Building Code) provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) 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.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

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 that 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.

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: 13808 Purple Ridge Road, Lake View Terrace, California 91342

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 15, 2009, the structure(s) be repaired per noted defects, (b) that the property be maintained clean, and (c) that the property be maintained secured to prevent unauthorized entry.

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 buildings were 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 buildings are apparently abandoned and damaged by vandals.

4. Doors and windows are broken.

5. The required heating system is inoperable.

6. The electrical service is fire damaged and potentially hazardous.

7. The water heater, lavatory, bath facility, kitchen sink, and laundry tray or standpipe of the dwelling are inoperable.

8. The premises contain attractive nuisances, i.e., overgrown vegetation, miscellaneous articles of personal property, trash, junk, and debris.

9. The premises contain abandoned or inoperable vehicles.

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

ADDRESS: 40337 Ronar Street, Lake Los Angeles, California 93591

Finding and Orders: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by May 15, 2009, the property be cleared of all excessive vegetation and maintained cleared thereafter, (b) that by May 15, 2009, the structure(s) be repaired per noted defects or demolished, and (c) that the property be maintained secured with perimeter fencing to prevent unauthorized entry. 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 fire damaged, open and accessible to children, vandalized, and a threat to public safety and welfare, until it was fenced, as requested by the Fire Department.

3. The floor supports or foundation systems are fire damaged.

4. The mudsill is fire damaged.

5. Portions of the interior and exterior walls are fire damaged.

6. Doors and windows are broken.

7. The ceiling and roof supports or systems are fire damaged.

8. The exterior landing is fire damaged.

9. The required heating system is fire damaged.

10. The electrical system is fire damaged.

11. The potable water system of the dwelling is fire damaged.

12. The water heater, lavatory, bath facility, kitchen sink, and laundry tray or standpipe of the dwelling are fire damaged.

13. The drain, waste, and vent systems are fire damaged.

14. Overgrown vegetation and weeds constituting an unsightly appearance.

15. 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: 48838 211th Street West, Fairmont, California 93536

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 by May 15, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by May 15, 2009, the abandoned, wrecked, dismantled, or inoperable vehicle(s) and trailer(s) be removed and the property be 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. Miscellaneous articles of personal property scattered about the premises.

3. Trailers 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: 41533 156th Street East, Lake Los Angeles, California 93535

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 by May 15, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by May 15, 2009, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be 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 and weeds constituting an unsightly appearance.

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, junk, and debris scattered about the premises.

6. Trailers, campers, boats, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

ADDRESS: 3858 West Avenue D-8, Lancaster, California 93536

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 by May 15, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, (b) that by May 15, 2009, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter, and (c) that by May 15, 2009, the structure(s) be repaired per noted defects, rebuilt to Code, or demolished. 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 nonconforming detached barns, shed, and animal shelters are in a state of disrepair, hazardous, and should be demolished.

3. Attractive nuisances 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, junk, and debris scattered about the premises.

7. Trailers, campers, boats and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

8. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 14215 East Avenue S, Sun Village, California 93543

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 by May 15, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by May 15, 2009, the dilapidated fencing and nonconforming structure be removed 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 nonconforming structure is in a state of disrepair, hazardous, and should be demolished.

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, junk, and debris scattered about the premises.

ADDRESS: 33900 258th Street East, Black Butte, California 93591

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 by May 15, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property 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. 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. Trailers and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

6. Abandoned or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 36640 Dunford Avenue, Littlerock, California 93543

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 by

May 15, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by May 15, 2009, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be 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. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.

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, junk, and debris scattered about the premises.

6. Trailers, campers, boats, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

7. Abandoned or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 31000 233rd Street East, Llano, California 93544

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 by July 14, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property, if substantial progress, extend to August 13, 2009, if further substantial progress, extend to September 14, 2009, if continued substantial progress, extend to October 13, 2009, and maintained cleared thereafter and (b) that by July 14, 2009, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed, if substantial progress, extend to August 13, 2009, if further substantial progress, extend to September 14, 2009, if continued substantial progress, extend to October 13, 2009, and the property be 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. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.

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, junk, and debris scattered about the premises.

6. Trailers, campers, boats, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

7. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 31048 233rd Street East, Llano, California 93544

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 by May 15, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, (b) that by May 15, 2009, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter, and (c) that by May 15, 2009, the structure(s) be repaired per noted defects or demolished. 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 contains deteriorated foundation systems.

4. Portions of the exterior walls are deteriorating and lack a protective coating of paint.

5. Doors and windows are missing.

6. The building contains defective and deteriorated ceiling and roof supports.

7. The required heating system is missing.

8. The electrical service is missing.

9. The potable water system is missing.

10. The water heater, lavatory, bath facility, kitchen sink, and laundry tray or standpipe are inoperable or missing.

11. The building contains defective, deteriorated, or inadequate drain, waste, and vent systems.

12. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.

13. Trash, junk, and debris scattered about the premises.

14. A wrecked and inoperable trailer on the premises.

***<u>The following option was given to the owner</u>**

"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."

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.

Please return one adopted copy of this letter to Department of Public Works, Building and Safety Division.

Respectfully submitted,

GAIL FARBER
Director of Public Works

GF:RP:pc

c: Chief Executive Office (Lari Sheehan)
County Counsel
Executive Office