COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331

http://dpw.lacounty.gov

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 14, 2015

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

35 April 15, 2015

PATRICK OGAWA
ACTING EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE UNINCORPORATED AREAS OF HUNTINGTON PARK AND LOS ANGELES (SUPERVISORIAL DISTRICT 1) (3 VOTES)

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides 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 THE BOARD:

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

161 South Arizona Avenue, Los Angeles, California 90022
1133 South Marianna Avenue, Los Angeles, California 90023
3017 Hill Street, Huntington Park, California 90255

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 provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Services Delivery (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. This action will also maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

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 owner(s). 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 owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the 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 the 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 the 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.

The 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 the Board.

ADDRESS: 161 South Arizona Avenue, Los Angeles, California 90022

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by April 10, 2015, the property be cleared of all trash, junk, debris, discarded household furniture, 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. Garbage cans stored in front or side yards and visible from public streets.

ADDRESS: 1133 South Marianna Avenue, Los Angeles, California 90023

Finding and Orders: The Building Rehabilitation 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 11, 2015, the property be cleared of all trash, junk, discarded household furniture and appliances, miscellaneous personal property, and maintained cleared thereafter, and (b) that by May 11, 2015, the wrecked, dismantled, or inoperable vehicle and parts thereof 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 dangerous to children 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. Garbage cans stored in front or side yards and visible from public streets.

ADDRESS: 3017 Hill Street, Huntington Park, California 90255

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 10, 2015, the property be cleared of all trash, junk, debris, including metal, steel, wood, machinery, discarded household furniture and appliances, and overgrown vegetation and maintained cleared thereafter, if substantial progress, extend to May 11, 2015, and (b) that by April 10, 2015, the wrecked, dismantled, or inoperable vehicle and parts thereof be removed and the property be maintained cleared thereafter, if substantial progress, extend to May 11, 2015.

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. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.

4. Broken or discarded furniture 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. Garbage cans stored in front or side yards and visible from public streets.

8. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

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 obstructs 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 the Department of Public Works, Building and Safety Division.

Respectfully submitted,

Gail Farber

GAIL FARBER
Director

GF:DH:es

c: Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office