



GAIL FARBER, Director

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**

June 30, 2009

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 EAST LOS ANGELES,
EL MONTE, HUNTINGTON PARK, AND SOUTH WHITTIER
(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 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:

3002 Olive Street, Huntington Park, California 90255
1517 North Herbert Avenue, East Los Angeles, California 90063
12445 Rush Street, El Monte, California 91733
10652 Mina Street, South Whittier, California 90605
6016 Allston Street, East Los Angeles, California 90022

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: 3002 Olive Street, Huntington Park, California 90255

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 June 26, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter, (b) that by June 26, 2009, the structure(s) be repaired per noted defects or demolished, and (c) that the property be maintained secured 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 is open and accessible to children, vandalized, and exists as a fire hazard and a threat to public safety and welfare.
3. The building has been fire damaged.
4. The building is dilapidated, apparently abandoned, and damaged by vandals.
5. The mudsill and wood members are damaged, decayed, and inadequate due to fire damage.
6. The exterior walls are fire damaged.
7. Doors and windows are broken.
8. The roof covering over the structure is fire damaged and has deteriorated.
9. The roof sags and supports are inadequate due to fire damage.
10. The exterior landings are hazardous due to fire damage.

11. The flooring in the structure is deteriorating due to fire damage.
12. The interior walls in the structure are damaged and inadequate to support the ceiling and roof due to fire damage.
13. The ceiling joists in the structure are fire damaged.
14. The detached garage is in a state of disrepair and should be demolished.
15. The electrical service is noncomplying.
16. Electrical wiring is unsafe due to fire damage.
17. Fixtures and receptacle outlets are fire damaged.
18. The dwelling lacks hot and cold running water to the required plumbing fixtures.
19. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.

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: 1517 North Herbert Avenue, East Los Angeles, California 90063

Finding and Order: The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by June 26, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation 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 and packing crates stored in front or side yards and visible from public streets.

ADDRESS: 12445 Rush Street, El Monte, California 91733

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 June 26, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter, (b) that by June 26, 2009, the structure(s) be repaired per noted defects, 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 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 and windows are broken.
4. Overgrown vegetation and weeds constituting an unsightly appearance.
5. Trash, junk, and debris 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: 10652 Mina Street, South Whittier, California 90605

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 June 26, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter and (b) that by June 26, 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. Garbage cans and packing crates stored in front or side yards and visible from public streets.
7. Trailers and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
8. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 6016 Allston Street, East Los Angeles, California 90022

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 June 26, 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 June 26, 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, neglected machinery, refrigerators, and freezers.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. 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 obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Respectfully submitted,



Fu GAIL FARBER
Director of Public Works

GF:RP:pc

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