



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

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ALHAMBRA, CALIFORNIA 91803-1331  
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**GAIL FARBER, Director**

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

November 16, 2010

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:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

20 NOVEMBER 16, 2010

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION  
APPEALS BOARD IN THE UNINCORPORATED AREAS OF  
ARCADIA, ALTADENA, BLACK BUTTE, PEARBLOSSOM,  
QUARTZ HILL, AND SAUGUS  
(SUPERVISORIAL DISTRICT 5)  
(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 YOUR BOARD:**

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

33553 North Longview Road, Pearblossom, California 93553  
13705 East Avenue U, Pearblossom, California 93553  
39016 164th Street East, Lake Los Angeles, California 93591  
40240 200th Street East, Black Butte, California 93591  
1233 East Mendocito Street, Altadena, California 91001  
1241 East Mendocito Street, Altadena, California 91001  
9440 Sierra Highway, Saugus, California 91390  
2838 South 10th Avenue, Arcadia, California 91006  
4000 Avenue N-8, Quartz Hill, California 93551

## **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: 33553 North Longview Road, Pearblossom, California 93553

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 November 19, 2010, 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 November 19, 2010, the property be secured with perimeter fencing to prevent unauthorized

access and maintained secured 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 building was open, 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 Fire Department.
3. Unfinished building lacking required wall coverings, doors, windows, required heating system, and electrical system.
4. Unfinished building lacking the required water heater, lavatory, bath facility, kitchen sink, and laundry tray or standpipe.
5. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
6. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
7. Miscellaneous articles of personal property scattered about the premises.
8. Trash, junk, and debris scattered about the premises.

ADDRESS: 13705 East Avenue U, Pearblossom, California 93553

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 November 19, 2010, 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 November 19, 2010, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter, and (c) that by November 19, 2010, the well be capped and maintained capped 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, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

ADDRESS: 39016 164th Street East, Lake Los Angeles, California 93591

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 November 19, 2010, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter, (b) that by November 19, 2010, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter, (c) that by November 19, 2010, the structure(s) be repaired per noted defects and maintained secured, and (d) 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, 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 Fire Department.
3. Doors and windows are broken.
4. Electrical service is noncomplying, missing, or potentially hazardous.
5. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
6. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
7. Miscellaneous articles of personal property scattered about the premises.
8. Trash, junk, and debris scattered about the premises.
9. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

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

ADDRESS: 40240 200th Street East, Black Butte, California 93591

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 November 19, 2010, 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 November 19, 2010, 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. 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, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
6. Vehicle parts thereof stored for unreasonable periods on the premises.

ADDRESS: 1233 East Mendocito Street, Altadena, California 91001

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 November 19, 2010, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter and (b) that by November 19, 2010, 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, weeds, and debris constituting an unsightly appearance.
3. Miscellaneous articles of personal property scattered about the premises.
4. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 1241 East Mendocito Street, Altadena, California 91001

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 November 19, 2010, 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 November 19, 2010, the abandoned, wrecked, dismantled, or inoperable vehicle(s), boat(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. Trash, junk, and debris scattered about the premises.
4. Boats and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
5. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 9440 Sierra Highway, Saugus, California 91390

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 November 19, 2010, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter and (b) that by November 19, 2010, 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. Garbage cans and packing crates stored in front or side yards and visible from the public street.
7. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 2838 South 10th Avenue, Arcadia, California 91006

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 November 19, 2010, 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 November 19, 2010, 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. Miscellaneous articles of personal property scattered about the premises.
3. Trash, junk, and debris scattered about the premises.
4. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 4000 Avenue N-8, Quartz Hill, California 93551

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 November 19, 2010, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter and (b) that the well be maintained secured.

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 well was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was capped, as requested by the Fire Department.
3. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.

**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.

The Honorable Board of Supervisors  
11/16/2010  
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Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER  
Director

GF:RP:nm

c: Chief Executive Office  
County Counsel  
Executive Office