



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

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

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

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

**GAIL FARBER, Director**

July 17, 2012

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

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

32 July 17, 2012

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

Dear Supervisors:

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE  
UNINCORPORATED AREAS OF LA PUENTE,  
LOS ANGELES, AND 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 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:

13509 East Deepriver Drive, Whittier, California 90601  
347 South Hambledon Avenue, La Puente, California 91744  
1407 Wybro Way, Los Angeles, California 90063  
142 North Bonnie Beach Place, Los Angeles, California 90063  
1254 Bannon Avenue, La Puente, California 91744

**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 (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. 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 your 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 property 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: 13509 East Deepriver Drive, Whittier, California 90601

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 July 20, 2012, the structure(s) be repaired to Code, (b) that the structure be maintained secured, and (c) that the property be maintained clean.

#### 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 or missing.
4. The roof is deteriorated.
5. Overgrown vegetation and weeds constituting an unsightly appearance.
6. Miscellaneous articles of personal property scattered about the premises.
7. 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: 347 South Hambledon Avenue, La Puente, California 91744

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 July 20, 2012, 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 July 20, 2012, the wrecked, dismantled, or inoperable vehicle(s) 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. 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: 1407 Wybro Way, Los Angeles, California 90063

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 July 20, 2012, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, if substantial progress, extend to August 20, 2012, 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. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
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. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 142 North Bonnie Beach Place, Los Angeles, California 90063

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 July 20, 2012, the structure(s) be repaired to Code, (b) that by July 20, 2012, the property be secured with perimeter fencing to prevent unauthorized entry and dumping and maintained secured thereafter, (c) that the structure(s) be maintained secured, and (d) that the property be maintained clean.

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 under floor ventilation screening is missing or damaged.
4. Portion of the exterior walls are defective, deteriorated, inadequate, and lack a protective coat of paint.
5. Doors and windows are broken.
6. Overgrown vegetation and weeds constituting an unsightly appearance.
7. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.

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

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

\*The following option was given to the owner

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 the "List of Defects," you may request a hearing within 10 days of receipt of this notice. If the required work is not performed within 10 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.

ADDRESS: 1254 Bannon Avenue, La Puente, California 91744

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 July 20, 2012, 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 July 20, 2012, the abandoned, wrecked, dismantled, or inoperable vehicle(s) 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. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Trash, junk, tires, and debris scattered about the premises.
4. Camper and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
5. Vehicle 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 finding that the listed property is substandard because it is 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.

The Honorable Board of Supervisors

7/17/2012

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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 (Rita Robinson)  
County Counsel  
Executive Office