



**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>

**GAIL FARBER, Director**

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

March 19, 2013

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

31 March 19, 2013

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

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS  
BOARD IN THE UNINCORPORATED AREAS OF LANCASTER, LAKE LOS ANGELES, AND  
PALMDALE  
(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 THE BOARD:**

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

44038 75th Street East, Lancaster, California 93535  
44023 75th Street East, Lancaster, California 93535  
44022 75th Street East, Lancaster, California 93535  
8054 East Avenue H, Lancaster, California 93535  
39545 171st Street East, Lake Los Angeles, California 93591  
245 East Avenue G-8, Lancaster, California 93535  
40354 167th Street East, Palmdale, California 93591  
47516 20th Street East, Lancaster, California 93535

## **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 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: 44038 75th Street East, Lancaster, California 93535

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 March 22, 2013, the property be cleared of all trash, junk, debris, miscellaneous personal property, and all overgrown and dead vegetation and maintained cleared thereafter, (b) that by March 22, 2013, permits be obtained and the structure(s) be repaired to Code, rebuilt to Code, or demolished, and (c) that the structure(s) 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 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 Fire Department.
3. Doors and windows are broken.
4. Trash, junk, tires, 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: 44023 75th Street East, Lancaster, California 93535

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 March 22, 2013, the property be cleared of all trash, junk, debris, miscellaneous personal property, and all overgrown and dead vegetation and maintained cleared thereafter, (b) that by March 22, 2013, permits be obtained and the structure(s) be repaired to Code, rebuilt to Code, or demolished, and (c) that the structure(s) 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 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 Fire Department.
3. Doors and windows are broken.
4. Dead vegetation and weeds constituting an unsightly appearance.
5. Trash, junk, tires, 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: 44022 75th Street East, Lancaster, California 93535

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 March 22, 2013, the property be cleared of all trash, junk, debris, discarded household furniture, miscellaneous personal property, and all overgrown and dead vegetation and maintained cleared thereafter, (b) that by March 22, 2013, permits be obtained and the structure(s) be repaired to Code, rebuilt to Code, or demolished, and (c) that the structure(s) 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 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 Fire Department.
3. Doors and windows are broken.
4. Piles of dead trees and weeds constituting an unsightly appearance.
5. Broken or discarded furniture in yard areas for unreasonable periods.
6. Trash, junk, tires, 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: 8054 East Avenue H, Lancaster, California 93535

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 March 22, 2013, 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 March 22, 2013, permits be obtained and the structure(s) be repaired to Code, rebuilt to Code, or demolished, and (c) that the structure(s) 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 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 Fire Department.
3. Portions of the interior and exterior walls are defective, deteriorated, inadequate, or fire damage and lack a protective coating of paint.

4. The electrical service is not noncomplying missing, fire damaged, or potentially hazardous.
5. Overgrown vegetation, weeds, and dead trees constituting an unsightly appearance.
6. Broken or discarded furniture 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.

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

ADDRESS: 39545 171st 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 March 22, 2013, the property be cleared of all trash, junk, debris, and all overgrown vegetation and maintained cleared thereafter and (b) that by March 22, 2013, 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. Trash, junk, and debris scattered about the premises.
4. Inoperable vehicles or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 245 East Avenue G-8, Lancaster, California 93535

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 March 22, 2013, the abandoned mobile home and boat be removed and the property be maintained cleared thereafter, (b) that by March 22, 2013, 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, (c) that by March 22, 2013, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter, and (d) that the mobile home 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 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 Fire Department.

3. Door and windows are broken.
4. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
5. Broken or discarded furniture in yard areas for unreasonable periods.
6. Miscellaneous articles of personal property scattered about the premises.
7. Trash, junk, and debris scattered about the premises.
8. Trailer, camper, and boat stored for unreasonable periods of time in yard areas contiguous to streets or highways.
9. Abandoned inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 40354 167th Street East, Palmdale, 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 March 22, 2013, the structure be repaired to Code, (b) that by March 22, 2013, the property be cleared of all overgrown and dead vegetation and maintained cleared thereafter, and (c) that the structure(s) 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.

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

ADDRESS: 47516 20th Street East, Lancaster, California 93535

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 March 22, 2013, the structure(s) be repaired per noted defects, rebuilt to Code, or demolished, (b) that by March 22, 2013, 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 (c) that the structure(s) 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 was open and accessible to children, vandalized, and existed as a fire hazard and threat to public safety and welfare, until it was barricaded.
3. Portions of the walls are deteriorated or damaged and lack a protective coating of paint.
4. Doors and windows are broken.
5. The electrical system is damaged and potentially hazardous.
6. The potable water system of the dwelling is damaged and insanitary.
7. The water heater, lavatory, bath facility, kitchen sink, and laundry tray of the dwelling are damaged and insanitary.
8. The building contains defective, deteriorated, and damaged drain, waste, and vent systems.

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

#### **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.

The Honorable Board of Supervisors

3/19/2013

Page 8

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:DH:nm

c: Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office