



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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May 13, 2014

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

40 May 13, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE
UNINCORPORATED AREAS OF ALTADENA, CASTAIC,
LANCASTER, PALMDALE, AND SYLMAR
(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:

423 East Pine Street, Altadena, California 91001
47407 5th Street West, Lancaster, California 93534
38543 152nd Street East, Palmdale, California 93591
16237 Sweetaire Avenue, Lancaster, California 93535
12452 Trail 7, Sylmar, California 91342
31208 Quail Valley Road, Castaic, California 91384

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. 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: 423 East Pine 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 May 16, 2014, the property be cleared of all trash, junk, debris, broken or discarded household furniture and equipment, miscellaneous personal property, and overgrown vegetation and maintained cleared thereafter, and (b) that by May 16, 2014, permits be obtained and the fire-damaged structure be demolished and rebuilt to code. Demolition includes the removal of all foundations, slabs, and debris.

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 fire damaged, open and accessible to children, and a threat to public safety and welfare.
3. Portions of the interior and exterior walls are fire damaged.
4. Doors are fire damaged.
5. The building contains fire-damaged ceiling and roof supports.
6. 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: 47407 5th Street West, Lancaster, California 93534

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 16, 2014, the property be cleared of all trash, junk, debris, and miscellaneous personal property and household equipment and maintained cleared thereafter, if substantial progress, extend to June 16, 2014, (b) that by May 16, 2014, the wrecked, dismantled, and inoperable vehicles and parts thereof be removed and the property be maintained cleared thereafter, if substantial progress extend to June 16, 2014, and (c) that by July 15, 2014, permits be obtained and the structure be repaired to code or demolished. 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. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
4. Broken or discarded furniture and household equipment 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. Trailers, campers, and other mobile equipment stored for unreasonable periods of time.

8. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 38543 152nd 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 May 16, 2014, permits be obtained and the structure be repaired to code, (b) that the property be maintained clean, and (c) that the structure 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. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
4. Broken or discarded furniture and household equipment 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. Trailers, campers, and other mobile equipment stored for unreasonable periods of time.
8. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 16237 Sweetaire Avenue, 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 May 16, 2014, the property be cleared of all trash, junk, debris, discarded household furniture, and miscellaneous personal property and maintained cleared thereafter, (b) that by May 16, 2014, the wrecked, dismantled, and inoperable vehicles and parts thereof be removed and the property be maintained cleared thereafter, and (c) that the structure 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. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery was here.
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. R.V. and camper stored for unreasonable periods of time in yard areas contiguous to streets or highways.
7. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 12452 Trail 7, Sylmar, California 91342

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 16, 2014, the property be cleared of all trash, junk, debris, or discarded household furniture and appliance, and miscellaneous personal property and maintained cleared thereafter, and (b) that by May 16, 2014, permits be obtained and the structures be demolished. 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 fire damaged and open and accessible to children, vandalized, and is a fire hazard and a threat to public safety and welfare until it is barricaded.
3. 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.*
4. The building contains fire-damaged floor supports or foundation systems.
5. The mudsill is fire damaged.
6. Interior and exterior walls are fire damaged.
7. Doors and windows are broken.
8. The building contains fire-damaged ceiling, roof supports, and systems.
9. The required heating system is fire damaged.
10. The electrical service and wiring system are fire damaged.
11. The potable water system of the dwelling is fire damaged.
12. The plumbing of the dwelling is fire damaged.

13. The building contains fire-damaged waste systems.
14. Miscellaneous articles of personal property scattered about the premises.
15. Trash, junk, and debris scattered about the premises.

*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 this "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: 31208 Quail Valley Road, Castaic, California 91384

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 16, 2014, permits be obtained and the structure be repaired to code or demolished, (b) that the structure be maintained secured to prevent unauthorized entry, and (c) that the property be maintained clean. 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. Portions of the interior and exterior walls are fired damaged.
3. Doors and windows are broken.
4. The building contains fire-damaged ceiling and roof support.

The interior of the building was not readily 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.

The Honorable Board of Supervisors

5/13/2014

Page 7

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:DH:nm

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