

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



909 B

FROM: County Counsel/TLMA
Department of Building & Safety

SUBMITTAL DATE: February 26, 2003

SUBJECT: Abatement of Public Nuisance [Substandard Structure];
B&S Case No.: CV 02-1722
Subject Property: 477 Electric Avenue, Riverside; APN: 247-072-007
District Five

RECOMMENDED MOTION: Move that:

- (1) The substandard structure (single family dwelling) on the real property located at 477 Electric Avenue, Riverside, Riverside County, California, APN: 247-072-007, be declared a public nuisance and a violation of Riverside County Ordinance No. 457 (RCC Title 15) which does not permit substandard structures on the property.
- (2) Betty Ann Platt and Lawrence Michael Perales, the owners of the subject real property or whoever has possession or control of the premises, be directed to abate the substandard structure on the property by removing the same from the real property within ninety (90) days.
- (3) The owners be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.

Shirvan Sherma Acosta
SHIRVAN SHERMA ACOSTA,
Deputy County Counsel

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

Jennifer S. Siefert

Policy
 Betty

Consent
 Consent

Department Recommendation:
Per Executive Office:

- (4) If the owners or whoever has possession or control of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Department of Building & Safety, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, shall abate the substandard structure and contents therein, by removing the same from the real property.
- (5) The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Ordinance No. 725 (RCC Title 1).
- (6) County Counsel be directed to prepare the necessary Findings of Facts and Conclusions that the substandard structure on the real property is declared to be in violation of Riverside County Ordinance No. 457 (RCC Title 15) and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

JUSTIFICATION:

1. An initial inspection was made of the subject property by the Code Enforcement Officer on May 7, 2002. The inspection revealed a substandard structure (single family dwelling) on the subject property in violation of Riverside County Ordinance No. 457 (RCC Title 15). The substandard conditions of the structure included, but were not limited to the following: toilet not secured properly, no running water to toilet, sewage overflowing, no plumbing in toilet; missing electrical fixtures and exposed wires and outlets; heating unit not properly secured, deteriorated around vent, missing cover on heater; deteriorated flooring, mold; broken windows, open to the elements; general dilapidation, holes in walls, unsecured doors, dilapidated and missing exterior siding, walls and ceiling; garage area is dilapidated and has exposed wiring; abandoned, vacant, public and attractive nuisance.
2. Follow-up inspections on October 24, 2002 and February 6, 2003 revealed that the property continues to be in violation of Riverside County Ordinance No. 457 (RCC Title 15).
3. Staff and the Department of Building and Safety have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structures.