November 10, 2016

James and Patricia Krage
5708 Candor Street
Lakewood, California

Re: Building Rehabilitation Board Resolution 14-2016
5708 Candor Street, Lakewood, California

At its meeting of November 3, 2016, the Planning and Environment Commission, sitting as the Building Rehabilitation Board, adopted Resolution No. 14-2016 regarding the property referenced above. Attached is a copy of the resolution, which states the findings of the Building Rehabilitation Board and action necessary to abate the nuisance. Please be advised that the action of the Planning and Environment Commission shall be final, conclusive and effective five (5) calendar days from the date of this notice.

If you disagree with the findings, you may appeal your case to the City Council. Your written appeal must be filed with the City Clerk's Office within 5 (five) calendar days of delivery of these findings and shall be consistent with Section 9407 of the Lakewood Municipal Code or other applicable law and shall include:

1) Specific identification of the property;
2) A brief statement of the legal interest in the property;
3) A statement in ordinary and concise language of the specific order or action protested, together with any material facts supporting the contentions of the appellant;
4) Signatures of all parties named as appellants and their official mailing addresses;
5) Relief or action sought from the City Council;
6) An appeal fee of $300.00.

The matter would then be scheduled to be heard by the City Council at its earliest convenience.

Should you have any questions, please contact this office at (562) 866-9771, extension 2301.

Sincerely,

Sonia Dias Southwell, AICP
Director of Community Development

SDS/hk
enclosures: Resolution 14-2016

C: Howard Chambers
Jamaar Boyd-Weatherby
Steve Skolnik
City Council

RESOLUTION NO. 14-2016

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION SITTING AS THE BUILDING REHABILITATION BOARD OF THE CITY OF LAKEWOOD FINDING THE PROPERTY LOCATED AT 5708 CANDOR STREET TO BE A NUISANCE; ORDERING ABATEMENT OF THE NUISANCE WITHIN 15 DAYS BY THE OWNER; AND IF NOT TIMELY ABATED, AUTHORIZING THE CITY TO ABATE THE NUISANCE CONDITIONS BY WARRANT.

THE PLANNING AND ENVIRONMENT COMMISSION SITTING AS THE BUILDING REHABILITATION BOARD OF THE CITY OF LAKEWOOD HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1. On November 3, 2016, the Planning and Environment Commission sitting as the Building Rehabilitation Board of the City of Lakewood held a hearing to determine if the said property is a nuisance.

SECTION 2. 5708 Candor Street (the property) is more particularly described as Los Angeles County Assessor's Parcel Number 7171-031-019 and as: Lot 426 of Tract Number 16218 as per map recorded in Book 375, pages 33, 34, 35 and 36 of maps, in the Office of the County Recorder of Los Angeles County. This property is currently owned by James and Patricia Krage.

SECTION 3. A Notice of Hearing before the Planning and Environment Commission sitting as the Building Rehabilitation Board, regarding the nuisance conditions at the property was properly posted on September 29, 2016, as provided by law.

SECTION 4. On August 3, 2016 the owners failed to comply with the Final Notice of Violation issued by the City of Lakewood. This failure has resulted in scheduling a hearing on this matter before the Building Rehabilitation Board.

SECTION 5. Based upon the evidence received and considered, the Planning and Environment Commission sitting as the Building Rehabilitation Board finds that the property is a nuisance based on the following:

A. The property contains an accumulation of trash and debris in the rear yard. LMC §4323.C.1 and 2.

B. The garage door missing window pane and glazing. LMC §4323.I.

SECTION 6. The nuisance conditions at the property are a violation of Lakewood Municipal Code Section 4323. The substandard conditions create a nuisance and should be abated as provided by Section 4323 and 4330 of the Lakewood Municipal Code and Chapter 99 of the California Building Code, as adopted by the City of Lakewood.

SECTION 7. If the property owners fail to comply with this resolution ordering the abatement of the nuisance conditions within 15-days or as extended by the Community

Development Director and/or fails to continuously maintain the property in compliance with the Lakewood Municipal Code, the City shall have jurisdiction to abate the nuisances by warrant or any other actions authorized by law. All cost of abatement by the City, including but not limited to full staff costs and contractor costs, shall be the responsibility of the property owner and if not paid when billed, shall become a lien on the property.

SECTION 8. Any person with an interest in the property may appeal this order of the Planning and Environment Commission sitting as the Building Rehabilitation Board to the Lakewood City Council. A written, dated, and signed appeal can be filed with the City Clerk, 5050 Clark Avenue, Lakewood, California 90712. The appeal must be received by the City Clerk within five days from the date of service of this order.

The appeal shall contain the following: specific identification of the property; a brief statement of the legal interest in the property; a statement in ordinary and concise language of the specific order or action protested, together with any material facts supporting the contentions of the appellant; and the signatures of all parties named as appellants, and their official mailing addresses.

ADOPTED AND APPROVED this 3rd day of November, 2016, by the Planning and Environment Commission sitting as the Building Rehabilitation Board of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS:	Stuckey, McKinnon, Manis, Quarto, Samaniego
NOES:	COMMISSIONERS:	
ABSENT:	COMMISSIONERS:	
ABTAIN:	COMMISSIONERS:	

Vicki Stuckey, Chairperson

ATTEST:

J. Patrick McGuckian, AICP, Secretary