



LOS ANGELES COUNTY FACT SHEET BUILDING REHABILITATION APPEALS BOARD

EXECUTIVE OFFICE



Hear and consider all competent evidence offered by any person pertaining to matters set forth in the report of the Building Official.



QUALIFICATIONS*

Trained on matters pertaining to building construction and/or substandard buildings and property.

Experience in matters pertaining to building construction and/or substandard buildings and property.



TERM OF OFFICE

Indefinite

Members serve at the pleasure of the Board.

MEMBERS

5



One nominated by each Supervisor



MEETINGS

Third Wednesday of each month, at 1:00 p.m.
Department of Public Works Headquarters
900 South Fremont Avenue, Ground Level Conference Room C
Alhambra, CA 91803

Additional time commitment may be required.



COMPENSATION*

\$75 per day for each official meeting attended.

Not to exceed 10 meetings in any calendar month or 36 meetings in any one fiscal Year.



DUTIES*

Conduct hearings and adopt reasonable rules and regulations for conducting investigations pertaining to substandard building and property.

Write findings of fact as to whether a building or property is a substandard building or property.



APPOINTMENT

By Board of Supervisors



May be subject to file **FORM 700**

To view active members, vacancies and websites on Los Angeles County commissions, please visit: <http://bos.lacounty.gov/Services/Commission-Services/Membership-Roster>



QUALIFICATIONS

Qualified by experience and training to pass on matters pertaining to building construction and/or substandard buildings and property. Every member of the Board of Appeals (created by Section 105) is an ex-officio alternate member of the Building Rehabilitation Appeals Board, and may serve in the place and stead of any regular member of the Building Rehabilitation Appeals Board who is absent from any meeting and, at such meeting, shall be deemed to be a regular member of the Building Rehabilitation Appeals Board.



MEETINGS

Third Wednesday of each month at 1:00 p.m.
Department of Public Works Headquarters
900 South Fremont Avenue Ground Level
Conference Room C, Alhambra, CA 91803

Section 5.12.050 of the Los Angeles County Code provides that if any member (other than an ex officio member) fails to attend three consecutive meetings, unless excused by the members thereof, that member's office becomes vacant. The secretary shall so notify the appointing officer who shall immediately appoint a member to fill such vacancy.



DUTIES

The Building Rehabilitation Appeals Board shall make written findings of fact as to whether a building or property is a substandard building or substandard property.

DUTIES (continued)

The Board shall hold a hearing and consider all competent evidence, including verbal testimony and photographs, offered by any person pertaining to the matters set forth in the report of the building official.

The Board shall adopt reasonable rules and regulations for conducting its investigations into matters of substandard building and property for conducting its investigations into matters pertaining to substandard buildings and property.

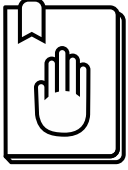
The Board may or may not confirm the building official's finding(s) that the property is substandard, and declare the property a public nuisance because it is:

- a. Injurious to health
- b. Offensive to the senses
- c. Obstructs the free use of neighboring property so as to interfere with the comfortable enjoyment of life and property

When the Board finds that the building is substandard building and is declared a public nuisance based on its findings, the Board shall order the abatement of this nuisance by barricading, demolition, repair or rehabilitation of the substandard building or portion thereof or at the option of the party concerned. The order also may require that the substandard building be vacated.

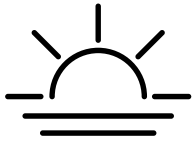
When the Board finds that any property is substandard property and is declared a public nuisance based on its findings, the said Board shall order the abatement of the nuisance by means the Board deems most feasible.

If requested, the Board will determine the reasonableness and correctness of the assessment, or both, also if requested, the necessity of demolition or other work. The Building Rehabilitation Appeals Board shall notify all such persons of its decisions in writing. The Board may also determine the reasonable value of salvage.



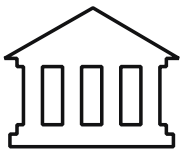
OATH

Required.



SUNSET REVIEW

Not Required.



AUTHORITY

Title 26, Section 105.3 and/or 9906 et seq. of the
Los Angeles County Code

May be subject to bylaws.