

# Agenda Report

**DATE:** JANUARY 6, 2003  
**TO:** CITY COUNCIL  
**FROM:** CITY MANAGER  
**SUBJECT:** COST RECOVERY FOR DEMOLITION OF 1809 N. LOS ROBLES-UNSAFE STRUCTURE

## RECOMMENDATION

It is recommended that following a public hearing the City Council:

1. Confirm the total cost of \$19,942.50 for demolition of a single-family structure at 1809 N. Los Robles.
2. Order that said charges be assessed against the property and record such assessment with the Los Angeles County Assessor's Office.

## BACKGROUND

The property and structure at 1809 N. Los Robles had been a neighborhood eyesore and cause of blight for 4 years since three quarters of the structure burned in July 1998. The owner of the property passed away shortly before the fire and the decedent's siblings have been trying to resolve estate issues since then. Staff had been in contact with the decedent's daughter but she was unresponsive to repeated notices to abate violations at the property. As a result staff secured the property and the City's MASH unit regularly maintained the property by removing trash, cutting overgrown vegetation, and repairing the fence and boards that secure the property.

Staff tried to have the structure on the property either repaired or demolished. The decedent's daughter had been assuring staff for the past two years that she would make repairs to the structure as soon as she took title. However, given the condition of the property, the fact that the structure posed a life and safety hazard, the length of time the building had been vacant and in disrepair, and the negative impact it was having on the neighborhood, staff could no longer wait for the daughter to take possession and, as such, initiated a process through the court system to demolish the structure. Staff petitioned

the Courts to demolish the building and in April 2002 received final approval to do so. The structure was demolished on September 19, 2002.

Pursuant to 905.3 special assessment of the Uniform Code for the Abatement of Dangerous Buildings, staff recommends that the City Council confirm the cost of demolition as listed below and order that said charges be assessed against the property.

The legal description of the property is as follows:

Lot 21 of Buena Vista Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 10, Page 55 of Maps in the Office of the County Recorder of said County, EXCEPT the east 10 feet thereof, conveyed to the City of Pasadena, for widening Los Robles Avenue by deed recorded in Book 3107 Page 29 of Deeds.

The property required the capping of the sewer line, the redirecting of the gas line and installation of a new meter line to 427 Flower (the back unit), the installation of a new water supply line to 427 Flower, asbestos assessment and removal and demolition of the main structure (burned single family dwelling).

To complete the demolition of the fire damaged single family residence and retain utility services to the rear occupied unit on the lot, the following cost have been incurred (see attached invoices):

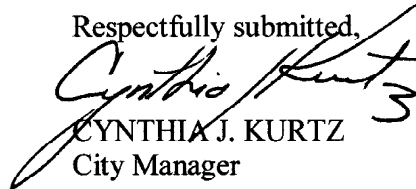
• Asbestos inspection and Report (Envirocheck, Inc.)	\$500.00
• Installation of a new gas meter and service line to 427 Flower (2 <sup>nd</sup> unit on lot) (Gas Company)	\$1,942.50
• Installation of a new water supply line to 427 Flower (PWP)	\$2,000.00
• Asbestos Removal and Demolition/Removal of Fire Damaged Single Family Residence (Cut-Core Demolition, Inc.)	\$15,500.00
<b>TOTAL</b>	<b>\$19,942.50</b>

Notices were posted on the property to assure that anyone with potential legal claims against the property was duly notified. Legal notices were also mailed to the owners of record and to their heirs at 1809 N. Los Robles, Pasadena, CA 91104.

## FISCAL IMPACT


The City will recover the cost when the property is either sold or its property taxes are made current.

Respectfully submitted,



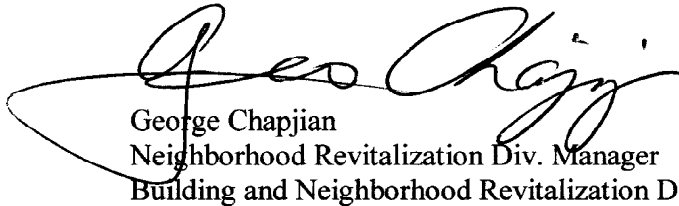
CYNTHIA J. KURTZ  
City Manager

Approved by:



Richard Bruckner, Director  
Planning and Development Department

Prepared by:



George Chapjian  
Neighborhood Revitalization Div. Manager  
Building and Neighborhood Revitalization Div.

Reviewed by:



Jay Goldstone  
Finance Director