

APPENDIX Q

FIRE AND RISK MANAGEMENT LETTERS



City of Anaheim
FIRE DEPARTMENT
Prevention Bureau

To: Steve Sciortino, Integrated Resources Manager

From: Jeff Lutz, Fire Marshal

CC: Larry Davis, Electric Capital Projects Manager
Bob Logue, Fire Division Chief

Date: August 22, 2007

**RE: PROPERTY OWNED BY ELECTRIC UTILITIES
LOCATED AT 3071 EAST MIRALOMA**

It has been reported to my office that the City of Anaheim Electric Utilities Department recently purchased 9.2 acres located at 3071 East Miraloma. Included in the purchase of the property were three residential houses, among other things. These three residential buildings were constructed in the early 1950's, are in very poor condition, and have been boarded-up. As provided for under the California Fire Code for the Abatement of Dangerous Buildings (copy below), we are directing Utilities to repair, rehabilitate, demolish, or remove these residential buildings.

“CFC 103.4.5 - Unsafe buildings. Buildings or structures which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are, for the purpose of Section 103.4.5, unsafe buildings. Such unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal.”



City of Anaheim **RISK MANAGEMENT**

To: Steve Sciortino, Integrated Resources Manager

From: Tom Vance, Risk Manager 

Date: August 14, 2007

RE: Surplus Real Property Owed by the City of Anaheim

Hi, Stephen.

It has come to my attention that the City has acquired some property parcels in the East La Palma area.

While there may be other parcels involved, I am specifically referring to three acquired residential properties that still have the past-owners' homes (and their appurtenant structures) upon them. It is also my understanding that the City does not plan to reuse or sell these homes.

From the photographs I have seen, it appears that the City has done a good job of having these structures boarded-up. However, as I advise all City departments (most often the Redevelopment Agency) that come into possession of any structures which will not be reused, an empty structure, no matter how well boarded-up, is a significant liability exposure for the City. It is only a matter of time before a homeless person moves in and starts a fire (which has happened more than once), some young people start using it for illegal activities (such as those associated with being underage), it is used for drug-related activities, et cetera.

Since the City has no future use for these structures, I request that you have them demolished as soon as possible. Knowing that "proper" demolition of a structure in Orange County might be outside of your area of expertise, I have spoken with Stephen Stoewer, Anaheim Redevelopment Agency, Property Services, and he would be happy to assist you. Stephen handles all the structure demolition work for the Agency. His extension is 4338.

Please give me a call if you have any questions (ext. 5390).