

1 Steven H. Rosenblit, SBN 72435  
 2 Patricia Fitzgerald, SBN 167394  
 3 DAPEER, ROSENBLIT & LITVAK LLP  
 4 P.O. Box 2067  
 5 2770 E. Slauson Avenue  
 6 Huntington Park, CA 90255  
 7 Telephone: (323) 587-5221  
 8 Fax: (323) 587-4190

9 La Habra Heights City Prosecutors

10 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
 11 **COUNTY OF LOS ANGELES**

12 IN THE MATTER OF THE  
 13 APPLICATION OF THE CITY OF LA  
 14 HABRA HEIGHTS FOR A WARRANT  
 15 TO INSPECT, MEASURE, AND  
 16 PHOTOGRAPH, REAL PROPERTY  
 17 LOCATED IN LA HABRA HEIGHTS  
 18 AND IDENTIFIED AS: 1004,  
 19 PICAACHO DRIVE; LOS ANGELES  
 20 COUNTY ASSESSOR PARCEL NO.  
 21 8236-001-001.

WARRANT NO. SNF26139

INSPECTION WARRANT

22  
 23 TO THE PEOPLE OF THE STATE OF CALIFORNIA, TO ALL  
 24 LOS ANGELES COUNTY SHERIFF DEPUTIES, CITY OF LA HABRA HEIGHTS  
 25 EMPLOYEES AND CONTRACT PERSONNEL, AS WELL AS PERSONS WHO  
 26 PROVIDE ANIMAL CONTROL SERVICES TO THE CITY OF LA HABRA  
 27 HEIGHTS:  
 28  
 29

1 Proof by affidavit having been made this day before me, and it  
2 appearing therefrom that there is cause for believing that the following  
3 violations of the La Habra Heights Municipal Code may exist at the property  
4 located at 1004 Picaacho Drive, La Habra Heights, California and identified as  
5 Los Angeles County Assessor Parcel No. 8236-001-001 (hereafter the "Subject  
6 Property"):  
7

8 a. Maintaining in excess of four (4) large animals and four (4) small  
9 animals in violation of Section 7.10.40 A. of the La Habra Heights Municipal  
10 Code.  
11

12 b. Operation of businesses known as Universal Wellness LLC and  
13 Creations Station without home occupation permits or licenses in violation of  
14 Section 3.5.40 of the La Habra Heights Municipal Code.  
15

16 c. Operation of businesses known as Universal Wellness LLC and  
17 Creations Station without business licenses in violation of Section 10.2.20 A.  
18 of the La Habra Heights Municipal Code.  
19

20 d. Maintaining home occupations as accessory uses without home  
21 occupation permits in disregard of Section 7.3.20 B.2. of the La Habra  
22 Heights Municipal Code.  
23

24 e. Maintaining prohibited commercial animal-related uses in the  
25 R1-Agricultural Zone pursuant to Section 7.3.20 E.5. of the La Habra Heights  
26 Municipal Code.  
27  
28  
29

1 f. Failing to adhere to animal keeping use setbacks and waste  
2 impoundment requirements in violation of Section 7.10.40 C. of the La Habra  
3 Heights Municipal Code.  
4

5 g. Failing to adhere to performance standards for animal keeping  
6 development in violation of Section 7.10.30 of the La Habra Heights  
7 Municipal Code.  
8

9 h. Maintaining a public nuisance due to animal waste pursuant to  
10 Section 4.5.20 T. of the La Habra Heights Municipal Code.

11 i. Maintaining unlawful structures and uses at the Subject  
12 Property pursuant to Section 8.7.20 A. of the La Habra Heights Municipal  
13 Code, which states:  
14

15 "Any structure or use which is established, operated,  
16 erected, moved, altered, enlarged or maintained, contrary to the  
17 provisions of this Municipal Code or any applicable condition of  
18 approval, is declared to be unlawful and a public nuisance and  
19 shall be subject to the remedies and penalties specified in this  
20 Article."  
21  
22

23 **YOU ARE THEREFORE COMMANDED** to inspect the front, side and  
24 rear yards of the Subject Property, as well as the interior of all structures  
25 (including pens) in those yards that contain or appear to be designed to keep  
26 animals, or animal-related products or equipment in them within fourteen  
27 (14) days from the date of this Warrant, for the possible violations described  
28  
29

1 above, and after making the inspection search, you are directed to make a  
2 return to this court according to Section 1822.55 of the Code of Civil  
3 Procedure.  
4

5 **YOU ARE FURTHER AUTHORIZED AS FOLLOWS:**

6 1. The City of La Habra Heights ("City") may take measurements  
7 and photographs during the inspection.

8 2. Los Angeles County Sheriff Deputies may assist in the execution  
9 of the Warrant to ensure that interference with same does not occur.

10 3. The City Prosecutor's Office may attend the inspection.

11 4. Persons who provide animal control services to the City may  
12 participate in the inspection in the event it is necessary, for the safety of the  
13 inspecting officials, to restrain dogs and other animals on the Subject  
14 Property.  
15

16 5. In order to avoid possible concealment of evidence of municipal  
17 code violations at the Subject Property, the City may execute this warrant  
18 without prior notice of its issuance to Phillip Wayne Lough and Alda Lough,  
19 the property owners.  
20

21 6. The City may execute this warrant and conduct the inspection in  
22 the absence of Phillip Wayne Lough and Alda Lough, the property owners.  
23

24 7. The City may forcibly enter the Subject Property and use forcible  
25 entry in yards and structures in order to conduct the inspection if the owners  
26  
27  
28  
29

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

are not present, able or otherwise willing to provide access to all of the areas and structures that are covered by this warrant.

GIVEN UNDER MY HAND and dated March 15, 2011. @ 2:01A



*[Handwritten Signature]*  
\_\_\_\_\_  
Judge of the Superior Court

**OLIVIA ROSALES**