



MARK PESTRELLA, Director

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

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**ADOPTED**

IN REPLY PLEASE  
REFER TO FILE

February 18, 2025

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

26 February 18, 2025

EDWARD YEN  
EXECUTIVE OFFICER

Dear Supervisors:

**MUNICIPAL SERVICES CORE SERVICE AREA  
ADOPT THE FINDINGS AND ORDERS OF THE  
BUILDING REHABILITATION APPEALS BOARD  
IN THE UNINCORPORATED AREAS OF LOS ANGELES AND WHITTIER  
(SUPERVISORIAL DISTRICT 1)  
(3 VOTES)**

**SUBJECT**

Public Works is seeking Board approval to adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthy conditions, which constitute a public nuisance.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for the abatement of public nuisances at the following locations:

- 5120 Carolina Place, Los Angeles, California 90022
- 608 School Avenue, Los Angeles, California 90022
- 1268 Grossmont Drive, Whittier, California 90601

2. Approve a new compliance date of 30 days from the date of Board approval for the properties listed above, ensuring property owners have adequate time to meet the prescribed conditions.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to provide for the abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthy conditions, which constitute a public nuisance. This action will improve the quality of life for the surrounding neighborhoods and the overall County community.

## **Implementation of Strategic Plan Goals**

The recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal C, Public Safety, Strategy i, Prevention, Protection & Safety, as it provides services to the public that have a wide-reaching positive effect on the entire community by abating conditions that constitute a public nuisance. The recommendations also support North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy iv, Environmental Justice, as it allows the County, when necessary, to take actions to demolish unsafe structures and clean up unsightly properties that pose health and safety threats to the community.

## **FISCAL IMPACT/FINANCING**

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the County Registrar-Recorder/County Clerk's office.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The County will abate public nuisances through Public Works personnel and/or on-call contract services or Departmental Service Orders with the Internal Services Department and Department of Agricultural Commissioner/Weights and Measures.

The Los Angeles County Code, Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board conducted the required hearing for the properties listed below on May 8, 2024, and July 10, 2024. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties a public nuisance. The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 5120 Carolina Place, Los Angeles, California 90022

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following order: by August 8, 2024, the property must be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation, and the property must be maintained clear thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Garbage cans stored in front or side yards and visible from public streets.
3. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
4. The premises contain junk, debris, tires, boxes, cans, and refrigerators constituting an unsightly appearance or attractive nuisance dangerous to children and to public safety.
5. Overgrown vegetation and weeds constituting an unsightly appearance or danger to public safety and welfare.
6. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 608 School Avenue, Los Angeles, California 90022

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following order: by August 8, 2024, all abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof must be removed, and the property must be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and overgrown vegetation, and the property must be maintained clear thereafter.

List of Defects

1. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
2. Overgrown vegetation and weeds constituting an unsightly appearance or danger to public safety and welfare.
3. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 1268 Grossmont Drive, Whittier, California 90601

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following order: by November 7, 2024,

the property must be cleared of all trash, junk, debris, miscellaneous personal property, and overgrown vegetation, and the property must be maintained clear thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
3. Overgrown vegetation and weeds constituting an unsightly appearance or danger to public safety and welfare.

New Compliance Date:

Since the Building Rehabilitation Appeals Board hearings' findings indicated compliance dates that have already passed, we recommend setting a new compliance date of 30 days from the date of Board approval to ensure property owners have adequate time to comply with the prescribed conditions.

**ENVIRONMENTAL DOCUMENTATION**

Find that the action set forth in this Board letter is not a project pursuant to the California Environmental Quality Act.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects as a result of adopting the findings and orders of the Building Rehabilitation Appeals Board.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties that interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this Board letter to Public Works, Building and Safety Division.

The Honorable Board of Supervisors

2/18/2025

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is written in a cursive, flowing style.

MARK PESTRELLA, PE

Director

MP:RD:ir

c: Chief Executive Office (Chia-Ann Yen)  
County Counsel  
Executive Office, Board of Supervisors