



MARK PESTRELLA, Director

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

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

February 18, 2025

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

28 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 LANCASTER, LITTLE ROCK,
PALMDALE, PEARBLOSSOM, AND SAN GABRIEL
(SUPERVISORIAL DISTRICT 5)
(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:

- 5331 Columbia Way, Lancaster, California 93536
- 6201 East Avenue G8, Lancaster, California 93535
- 16717 Sweetaire Avenue, Lancaster, California 93535
- 9243 East Avenue U, Littlerock, California 93543
- 36056 87th Street East, Littlerock, California 93543
- 17140 Glenfall Avenue, Palmdale, California 93591
- 12632 East Avenue V14, Pearblossom, California 93553
- 9071 Camino Real, San Gabriel, California 91775

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 recommendation also supports 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 the 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; June 12, 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: 5331 Columbia Way, Lancaster, California 93536

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 October 8, 2024, all abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof be removed, and 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. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance or danger to public safety and welfare.

ADDRESS: 6201 East Avenue G8, Lancaster, California 93535

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 October 8, 2024, all inoperable vehicles and parts thereof must be removed, and the property must be cleared of all trash, junk, concrete, wood debris, and miscellaneous personal property, 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. Inoperable trailer stored for unreasonable periods of time in yard areas contiguous to streets or highways.
3. Broken or discarded household equipment in yard areas for unreasonable periods.
4. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
5. The premises contain abandoned or broken equipment, junk, debris, tires, neglected machinery, refrigerators, and freezers constituting an unsightly appearance or attractive nuisance dangerous to children and to public safety.
6. Overgrown vegetation and weeds constituting an unsightly appearance or danger to public safety

and welfare.

7. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 16717 Sweetaire Avenue, Lancaster, California 93535

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 October 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, discarded household furniture and appliances, 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. Broken or discarded household furniture and equipment in yard areas for unreasonable periods.
3. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
4. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance or danger to public safety and welfare.
5. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 9243 East Avenue U, Littlerock, California 93543

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 October 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. Broken or discarded household furniture and equipment in yard areas for unreasonable periods.
3. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

ADDRESS: 36056 87th Street East, Littlerock, California 93543

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 October 8, 2024, 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. Maintenance of premises so out of harmony and 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 and junk are scattered about the premises.
3. The premises contain abandoned or broken equipment, appliances, refrigerators, and freezers constituting an unsightly appearance or attractive nuisance dangerous to children and to public safety.

ADDRESS: 17140 Glenfall Avenue, Palmdale, California 93591

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 October 8, 2024, all abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof be removed, and the property must be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property, and the property must be maintained clear thereafter.

List of Defects

1. Maintenance of premises so out of harmony and 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. The premises contain abandoned or broken equipment, furniture, junk, debris, tires, boxes, cans, neglected machinery, refrigerators, and freezers constituting an unsightly appearance or attractive nuisance dangerous to children and to public safety.
3. Overgrown vegetation and weeds constituting an unsightly appearance or danger to public safety and welfare.
4. Abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 12632 East Avenue V14, Pearblossom, California 93553

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, and miscellaneous personal property, 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. The premises contain abandoned or broken equipment, furniture, tires, boxes, cans, neglected machinery, refrigerators, and freezers constituting an unsightly appearance or attractive nuisance dangerous to children and to public safety.

ADDRESS: 9071 Camino Real, San Gabriel, California 91775

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, all inoperable vehicles or parts thereof be removed, and the property must be cleared of all trash, junk, debris, and miscellaneous personal property, 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. Inoperable vehicles and parts thereof stored for unreasonable periods on the premises.

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.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:RD:lt

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