



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

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

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# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

IN REPLY PLEASE  
REFER TO FILE

June 17, 2025

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

38 June 17, 2025

*Edward Yen*  
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 LAKE LOS ANGELES, LANCASTER, PALMDALE,  
PEARBLOSSOM, AND SANTA CLARITA  
(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 abatement of public nuisances at the following locations:

- 41321 156 Street East (Temp Address), Lake Los Angeles, California 93535
- 5331 Columbia Way, Lancaster, California 93536
- 1603 Elizabeth Lake Road, Palmdale, California 93551
- 39352 180 Street East, Palmdale, California 93591
- 41640 30 West (Temp Address), Palmdale, California 93551
- 12515 Pearblossom Highway (Temp Address), Pearblossom, California 93553
- 27512 Oak Spring Canyon Road, Santa Clarita, California 91387

### **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 recommendation supports 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 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 April 9, 2025. 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: 41321 156 Street East (Temp Address), Lake Los Angeles, 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 July 8, 2025, all abandoned, wrecked, dismantled, or inoperable vehicles, trailers, campers, boats, or parts thereof be removed, and the property must be cleared of all trash, junk, debris, discarded household furniture and miscellaneous personal property, and all overgrown vegetation, and the property be maintained clear thereafter. If substantial progress (50% of inoperable vehicles removed) has been made by July 8, 2025, then an extension of 60 days will be granted, but full compliance must be met by September 6, 2025.

#### 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. Inoperable or abandoned motor vehicles, trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
3. Broken or discarded household furniture and equipment in yard areas for unreasonable periods of time.
4. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
5. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance or danger to public safety and welfare.

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 July 8, 2025, all abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof be removed, and the property must be cleared of all overgrown vegetation, and the structure(s) be repaired to code, rebuilt to code, or demolished, which includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system, and the property 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 fire damaged building was secure to prevent unauthorized entry.
3. Portions of the north, south, east, and west exterior walls appear to be fire damaged.
4. Doors and windows are broken and/or lacking due to fire damage, constituting hazardous conditions and inviting trespassers.

5. The roof covering appears deteriorated and/or damaged.
6. The roof covering appears to be lacking and damaged at garage due to fire.
7. The roof support is inadequate due to fire damaged members.
8. Portions of the interior walls are fire damaged and wall covering is damaged.
9. Electrical wiring is damaged and hazardous.
10. Fixtures, receptacle outlets, light switches, and junction boxes are fire damaged and hazardous.
11. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.

ADDRESS: 1603 Elizabeth Lake Road, Palmdale, California 93551

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 July 8, 2025, the property must be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property, and the property 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. Broken or discarded household furniture and equipment in yard areas for unreasonable periods of time.
4. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
5. The premises contain abandoned or broken equipment and 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.

ADDRESS: 39352 180 Street East, 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 July 8, 2025, all abandoned, wrecked, dismantled, or inoperable vehicles, trailers, campers, boats, or parts thereof be removed, and the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation, and the property 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 or abandoned trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
3. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
4. The premises contain abandoned or broken equipment and 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.
5. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance or danger to public safety and welfare.

ADDRESS: 41640 30 West (Temp Address), Palmdale, California 93551

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 July 8, 2025, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation, and the property 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. Broken or discarded household furniture and equipment in yard areas for unreasonable periods of time.
3. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

ADDRESS: 12515 Pearblossom Highway (Temp Address), 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 July 8, 2025, all abandoned, wrecked, dismantled, or inoperable vehicles, trailers, campers, boats, or parts thereof be removed, and the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation, the property be maintained clear thereafter, and the property be maintained secured with perimeter fencing to prevent unauthorized entry and dumping.

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

ADDRESS: 27512 Oak Spring Canyon Road, Santa Clarita, California 91387

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 July 8, 2025, all abandoned, wrecked, dismantled, or inoperable vehicles, trailers, campers, or parts thereof be removed, and the property be cleared of all trash, junk, debris, discarded or broken equipment, machinery, household furniture and appliances, and miscellaneous personal property, and the property be maintained clear thereafter. If substantial progress (85% cleaned up) has been made by July 8, 2025, then an extension of 30 days will be granted, but full compliance must be met by August 7, 2025.

#### 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 or abandoned trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
3. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.
4. Miscellaneous articles of personal property are scattered about the premises.
5. The premises contain abandoned or broken equipment and 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.

#### **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:HH:cm

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