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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE

November 04, 2025

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

Dear Supervisors:

**MUNICIPAL SERVICES CORE SERVICE AREA
ADOPT THE FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD IN THE
UNINCORPORATED AREAS AGUA DULCE, LANCASTER, MONROVIA, PALMDALE, AND
QUARTZ HILL
(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, 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:

- 12934 Sierra Highway, Agua Dulce, California 91390
- 41113 171st Street East, Lancaster, California 93535
- 2502 South Myrtle Avenue, Monrovia, California 91016
- 15616 East Palmdale Boulevard, Palmdale, California 93591
- 17543 Highacres Avenue, Palmdale, California 93591
- 38905 Juniper Tree Road, Palmdale, California 93551
- 43361 50th Street West, Quartz Hill, California 93536

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action 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 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 August 13, 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: 12934 Sierra Highway, Agua Dulce, California 91390

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, all abandoned, wrecked, dismantled, or inoperable vehicles, trailers, campers, or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded appliances, neglected equipment and/or machinery, 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. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.
3. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
4. The premises contain abandoned or broken equipment and neglected machinery constituting an unsightly appearance.
5. Overgrown vegetation and weeds constituting an unsightly appearance.

ADDRESS: 41113 171st Street East, Lancaster, California 93535

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, the property must be cleared of all trash, junk, debris, discarded household furniture, 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. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
3. 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: 2502 South Myrtle Avenue, Monrovia, California 91016

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, all wrecked, dismantled, or inoperable vehicles, campers, or parts thereof be removed; 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. Inoperable camper stored for unreasonable periods of time in yard areas contiguous to streets or highways.
3. Inoperable vehicle stored for unreasonable periods of time on the premises.
4. Garbage cans stored in front or side yards and visible from public streets.
5. Broken or discarded household furniture and equipment in yard areas for unreasonable periods of time.
6. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
7. The premises contain broken equipment and furniture, junk, debris, tires, boxes, cans, and refrigerators constituting an unsightly appearance or attractive nuisance dangerous to children and to public safety.

ADDRESS: 15616 East Palmdale Boulevard, Palmdale, California 93591

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, all wrecked, dismantled, or inoperable vehicles or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded household furniture, 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. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.
4. Broken or discarded household furniture and equipment in yard areas for unreasonable periods of time.
5. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

6. 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.

7. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance or danger to public safety and welfare.

ADDRESS: 17543 Highacres Avenue, Palmdale, California 93591

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, the structure(s) be repaired to code, rebuilt to code, or demolished; and the property be maintained clear thereafter and structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, and debris, and the proper abandonment of any sewer or sewage disposal system.

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. The building is fire damaged, dilapidated, apparently abandoned, and is a health, fire, and safety hazard to the adjacent community. The building or structure must be maintained secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.
3. Portions of the exterior wall(s) and wall coverings are fire damaged.
4. Doors and windows are broken and lacking constituting hazardous conditions and inviting trespassers.
5. The roof covering appears deteriorated and fire-damaged.
6. The roof sags and supports are inadequate due to fire damage.
7. Portions of the ceiling joists and covering are fire damaged.
8. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

ADDRESS: 38905 Juniper Tree Road, Palmdale, California 93551

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, the property must be cleared of all trash, junk, debris, discarded household furniture, 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. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

3. 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: 43361 50th Street West, Quartz Hill, California 93536

Findings and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared it a public nuisance, and issued the following orders: by November 11, 2025, all abandoned, wrecked, dismantled, or inoperable vehicles, or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded household furniture, and miscellaneous personal property; the structure(s) be repaired to code, rebuilt to code, or demolished; and the property be maintained clear thereafter and the structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, and debris, and the proper abandonment of any sewer or sewage disposal system.

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 building is fire damaged, dilapidated, apparently abandoned, open and accessible to juveniles and transients, and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.

3. Doors and windows are broken and lacking constituting hazardous conditions and inviting trespassers.

4. Portions of the interior walls and wall coverings is/are damaged.

5. Portions of the ceiling joists and covering are damaged and inadequate to support the ceiling and roof loads.

6. The electrical service and electrical wiring is noncomplying, damaged, and hazardous due to exposed conductors.

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

8. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

9. Dead trees constituting an unsightly appearance or danger to public safety and welfare.

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:ms

c: Chief Executive Office (Christine Frias)
County Counsel
Executive Office, Board of Supervisors