



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
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 OF COMPTON AND LOS ANGELES
(SUPERVISORIAL DISTRICT 2)
(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:

- 14625 South White Avenue, Compton, California 90221
- 1249 East 80th Street, Los Angeles, California 90001
- 8636 Grape Street, Los Angeles, California 90002
- 11208 Mona Boulevard, Los Angeles, California 90059

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: 14625 South White Avenue, Compton, California 90221

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 equipment, 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/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 single-family dwelling and detached garage are fire damaged, dilapidated, apparently abandoned, and damaged by vandals.
3. The single-family dwelling and detached garage were open, apparently abandoned, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until the buildings were barricaded, as requested by the Sheriff's Department.
4. Portions of the north, south, east, and west exterior walls and wall coverings of the single-family dwelling and detached garage are deteriorating and/or damaged.
5. The roof coverings of the single-family dwelling and detached garage appear deteriorated and/or damaged.
6. The single-family dwelling and detached garage roofs sag and supports are inadequate.
7. Portions of the interior walls and/or wall coverings of the single-family dwelling and detached garage are damaged.
8. Portions of the ceiling joists and coverings of the single-family dwelling and detached garage are damaged and inadequate to support the ceiling and roof loads.
9. Detached garage firewall is damaged and/or inadequate.
10. Portions of the interior of the building were not readily accessible for inspection. Therefore, additional defects may be found when an interior inspection is made.
11. Broken or discarded household furniture and equipment in yard areas for unreasonable periods of time.
12. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

ADDRESS: 1249 East 80th Street, Los Angeles, California 90001

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, and miscellaneous personal property; the structure(s) be 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/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 damaged by vandals.
3. The building was apparently abandoned, vandalized, open, accessible to children, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department.
4. Portions of the north, south, east, and west exterior walls and wall coverings are deteriorating and/or damaged.
5. The roof covering appears deteriorated and/or damaged.
6. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

ADDRESS: 8636 Grape Street, Los Angeles, California 90002

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, 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. Garbage cans stored in front or side yards and visible from public streets.
4. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
5. Overgrown vegetation and weeds constituting an unsightly appearance or danger to public safety and welfare.

ADDRESS: 11208 Mona Boulevard, Los Angeles, California 90059

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 equipment and furniture, miscellaneous personal property, and all overgrown vegetation; the structure be rebuilt to code or demolished; and the property be maintained clear thereafter. 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 dilapidated, fire damaged, and apparently abandoned.
3. North, south, east, and west exterior walls and wall coverings are deteriorating and/or damaged.
4. The roof covering is deteriorated and damaged.
5. Interior walls and wall coverings are damaged.
6. Ceiling joists and coverings are damaged and inadequate to support the ceiling and roof loads.
7. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.
8. Broken or discarded household furniture and equipment in yard areas for unreasonable periods of time.
9. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
10. Overgrown vegetation, dead trees, and weeds 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

The Honorable Board of Supervisors

11/4/2025

Page 6

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,

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:HH:ls

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