



MARK PESTRELLA, Director

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

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

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

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 AZUSA, ROWLAND HEIGHTS, AND  
SAN GABRIEL  
(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, 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:

- 16624 East Laxford Road, Azusa, California 91702
- 2767 Batson Avenue, Rowland Heights, California 91748
- 5321 Bartlett Avenue, San Gabriel, California 91776

**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: 16624 East Laxford Road, Azusa, California 91702

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, trailers, 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 or abandoned trailers and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
3. 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.

ADDRESS: 2767 Batson Avenue, Rowland Heights, California 91748

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

ADDRESS: 5321 Bartlett Avenue, San Gabriel, California 91776

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 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 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.

**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 (Christine Frias)  
County Counsel  
Executive Office, Board of Supervisors