



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

March 03, 2026

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 LAKE LOS ANGELES, LANCASTER,
LEONA VALLEY, PALMDALE, QUARTZ HILL, AND VAL VERDE
(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:

- 39532 163rd Street East, Lake Los Angeles, CA 93591
- 41055 178th Street East, Lancaster, CA 93535
- 11780 Elizabeth Lake Road, Leona Valley, CA 93551
- 38716 Yucca Tree Street, Palmdale, CA 93551
- 40251 164th Street East, Palmdale, CA 93591
- 4016 West Avenue L2, Quartz Hill, CA 93536
- 5345 West Avenue L2, Quartz Hill, CA 93536
- 29141 Rainbow Drive, Val Verde, CA 91384

2. Approve a new compliance date of 7 days from the date of Board approval for the properties listed above.

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 November 12, 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: 39532 163rd Street East, Lake Los Angeles, California 93591

Finding 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 February 10, 2026, 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. 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: 41055 178th Street East, Lancaster, CA 93535

Finding 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 February 10, 2026, 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 dilapidated, apparently abandoned, and fire damaged.
3. The roof sags and supports are inadequate due to fire damage.

ADDRESS: 11780 Elizabeth Lake Road, Leona Valley, CA 93551

Finding 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 February 10, 2026, all abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof be removed; the structure (s) be repaired to code, rebuilt to code, or demolished; the property must be cleared of all overgrown vegetation, trash, junk, debris, discarded household furniture, and miscellaneous personal property;

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. Doors and windows are broken and lacking constituting hazardous conditions and inviting trespassers.
3. The roof collapsed and supports are inadequate.
4. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.
5. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
6. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance or danger to public safety and welfare.

ADDRESS: 38716 Yucca Tree Street, Palmdale, CA 93551

Finding 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 February 10, 2026, the property must be cleared of all trash, junk, debris, and miscellaneous personal property; the structure(s) be repaired to code; 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. Doors and windows are broken and lacking constituting hazardous conditions and inviting trespassers.
3. Garbage cans stored in front or side yards and visible from public streets.
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: 40251 164th Street East, Palmdale, CA 93591

Finding 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 February 10, 2026, 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. 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. 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: 4016 West Avenue L2, Quartz Hill, CA 93536

Finding 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 February 10, 2026, 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. 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: 5345 West Avenue L2, Quartz Hill, CA 93536

Finding 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 February 10, 2026, all wrecked, dismantled, or inoperable vehicles or parts thereof be removed; the structure(s) be repaired to code; the property must be cleared of all trash, junk, debris, 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. The building is lacking adequate weather protection against the elements and to exclude dampness. Unpainted building causing dry rot, warping, and termite infestation.
3. The roof covering appears deteriorated and/or damaged.
4. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.
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.

ADDRESS: 29141 Rainbow Drive, Val Verde, CA 91384

Finding 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 February 10, 2026, the property must be cleared of all trash, junk, construction debris, miscellaneous items of personal property, discarded equipment, furniture and weeds and vegetation debris; 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 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 to prevent unauthorized persons from gaining access thereto.
3. Portions of the building lack the required foundation.
4. Portions of the building contain defective, deteriorated, or inadequate floor supports.
5. Portions of the exterior wall coverings are removed.
6. Portions of the north, south, east, and west exterior walls and wall coverings are missing.
7. Doors and windows are lacking constituting hazardous conditions and inviting trespassers.

8. The building is lacking adequate weather protection against the elements and to exclude dampness. Exposed framing members causing dry rot, warping, and termite infestation.
9. The roof covering appears deteriorated and damaged.
10. Portions of the interior walls and wall coverings are missing.
11. The electrical service and wiring are non-complying, damaged, missing, and hazardous due to exposed conductors.
12. Fixtures, receptacle outlets, light switches, junction boxes, and appliances are non-complying, damaged, and hazardous.
13. The water heater is lacking.
14. The building lacks hot and cold running water to the required plumbing fixtures.
15. The building's lavatory, water closet, bath facility, kitchen sink, laundry tray, and standpipe are lacking.
16. Portions of the private sewage, waste, vent, gas, and water piping are non-complying, damaged, and lacking.
17. Trash, junk, construction debris, and miscellaneous articles of personal property are scattered about the premises.
18. The premises contain abandoned or broken equipment and furniture constituting an unsightly appearance or attractive nuisance dangerous to children and to public safety.
19. 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 obstruct the free use of neighboring properties that interfere with the comfortable enjoyment of life and property.

The Honorable Board of Supervisors

3/3/2026

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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 fluid and cursive.

MARK PESTRELLA, PE

Director

MARK PESTRELLA, PE

Director of Public Works

MP:HH:ms

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