



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

May 12, 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 AREA OF LOS ANGELES
(SUPERVISORIAL DISTRICT 1)
(3-VOTES)**

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

23 May 12, 2026

EDWARD YEN
EXECUTIVE OFFICER

SUBJECT

Public Works is seeking Board approval to adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to the Los Angeles County Code, Title 26 - 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:

- 671 South Hillview Avenue, Los Angeles, CA 90022
- 1224 South Fetterly Avenue, Los Angeles, CA 90022
- 1442-1444 South Woods Avenue, Los Angeles, CA 90022
- 4600 East Olympic Boulevard, Los Angeles, CA 90022

2. Approve a new compliance date of 30 days from the date of Board approval for the properties listed above.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to provide for the abatement of public nuisances through rehabilitation procedures. The Los Angeles County Code, Title 26 - Building Code, provides for a Building Rehabilitation Appeals Board (BRAB) to hear appeals on matters concerning public nuisances.

The actions will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthy conditions, which constitute a public nuisance. These actions will also improve the quality of life for the surrounding neighborhoods and the overall County community.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal C, Public Safety, Strategy i, Prevention, Protection & Safety, by providing services to the public that have a wide-reaching positive effect on the entire community by abating conditions that constitute a public nuisance. The recommendations also support North Star 2, Foster Vibrant and Resilient Communities, Focus Area Goal D, Sustainability, Strategy iv, Environmental Justice, by allowing 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, Title 26 - Building Code, provides for the abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

California Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board of Supervisors 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 BRAB with the requirement that the BRAB make a written recommendation to the Board.

The BRAB conducted the required hearing for the properties listed below on January 14, 2026. The BRAB considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The BRAB 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 BRAB without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 671 South Hillview Avenue, Los Angeles, CA 90022

Finding and Orders: The BRAB made a finding that by April 14, 2026, the property must be cleared of all overgrown vegetation; all trash bins visible from the public right-of-way be removed from the front yard; 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. Overgrown vegetation and weeds constituting an unsightly appearance or danger to public safety and welfare.

ADDRESS: 1224 South Fetterly Avenue, Los Angeles, CA 90022

Finding and Orders: The BRAB made a finding that by April 14, 2026, 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 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. 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, 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 and weeds constituting an unsightly appearance or danger to public safety and welfare.
7. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.

ADDRESS: 1442-1444 South Woods Avenue, Los Angeles, CA 90022

Finding and Orders: The BRAB made a finding that by April 14, 2026, 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; 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. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
4. The premises contain abandoned or broken equipment, furniture, junk, debris, tires, boxes, cans, and neglected machinery, constituting an unsightly appearance or an attractive nuisance dangerous to children and to public safety.
5. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.

ADDRESS: 4600 East Olympic Boulevard, Los Angeles, CA 90022

Finding and Orders: The BRAB made a finding that by April 14, 2026, the property must be cleared of all trash, junk, fire debris, discarded household furniture, appliances, miscellaneous personal property, and all overgrown vegetation; and the structure(s) be rebuilt to code or demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, and debris, and the proper abandonment of any sewer or sewage disposal system. The property is to be secured with perimeter fencing to prevent unauthorized entry and dumping and shall remain secure and maintained clear thereafter. If there is substantial progress on each issue, the compliance date may be extended to June 14, 2026.

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 open to unauthorized entry, dilapidated, apparently abandoned, and damaged by vandals.
3. Doors and windows are broken and/or lacking, constituting hazardous conditions and inviting trespassers.
4. The roof covering appears deteriorated and/or fire damaged.
5. The roof sags and the supports are inadequate.
6. Portions of the interior walls and/or wall covering are fire damaged.

7. Portions of the ceiling joists and/or covering are fire damaged, and inadequate to support the ceiling and roof loads.
8. Trash, junk, fire 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 BRAB.

CONCLUSION

The BRAB 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