



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 AREAS OF ACTON,
LANCASTER, AND PALMDALE
(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 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:

- 900 Searchlight Ranch Road, Acton, CA 93510
- 33792 Hubbard Road, Acton, CA 93510
- 45006 42nd Street E, Lancaster, CA 93535
- 40227 Fieldspring Street, Palmdale, CA 93591

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: 900 Searchlight Ranch Road, Acton, CA 93510

Finding and Orders: The BRAB made a finding that by April 14, 2026, the property be cleared of all trash, junk, debris, discarded household personal property, and all overgrown vegetation; and the structure(s) be repaired to code, rebuilt to code, or demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, and debris, and the property abandonment of any sewer or sewage disposal system. The property is to be secured to prevent unauthorized entry and 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 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. The roof covering is destroyed and 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 are non-compliant, damaged, and hazardous due to exposed conductors.
7. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.

ADDRESS: 33792 Hubbard Road, Acton, CA 93510

Finding and Orders: The BRAB made a finding that by April 14, 2026, 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. Windows are broken.

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

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

ADDRESS: 45006 42nd Street, Lancaster, CA 93535

Finding and Orders: The BRAB made a finding that by April 14, 2026, 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. Overgrown vegetation and weeds constituting an unsightly appearance or danger to public safety and welfare.

ADDRESS: 40227 Fieldspring Street, Palmdale, CA 93591

Finding and Orders: The BRAB made a finding that by April 14, 2026, 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. Broken or discarded household furniture and equipment in yard areas for unreasonable periods of time.

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, 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.

6. The building is dilapidated, apparently abandoned, and fire damaged.

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

- Blue Honda, CRX, License No. 3KFB099
- Black Chevrolet, Suburban, License No. 6WAZ035
- White Ford, Expedition, License No. 6WAK035
- Light Gray Honda, Civic, License No. 5TEE724
- Tan Honda, Accord, License No. APGH040

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