



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

June 16, 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 AGUA DULCE, LANCASTER,  
LITTLEROCK, PALMDALE, PEARBLOSSOM, AND SAN GABRIEL  
(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:

- 32229 Windrush Road, Agua Dulce, CA 91390
- 15614 Sweetaire Avenue, Lancaster, CA 93535
- 16514 Sweetaire Avenue, Lancaster, CA 93535
- 9840 E S-4 Avenue, Littlerock, CA 93543
- 17016 East Avenue P, Palmdale, CA 93591
- 39004 180th Street East, Palmdale, CA 93591
- 9246 East Palmdale Boulevard, Palmdale, CA 93591
- 11121 East Avenue W-8, Pearblossom, CA 93553

- 6752 North Karin Place, San Gabriel, CA 91775

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 March 11, 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: 32229 Windrush Road, Agua Dulce, CA 91390 (Temporary Address)

Finding and Orders: The BRAB made a finding that by June 10, 2026, all abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof be removed; 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. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
3. Abandoned, wrecked, dismantled, or inoperable vehicle stored for unreasonable periods of time.

ADDRESS: 15614 Sweetaire Avenue, Lancaster, CA 93535

Finding and Orders: The BRAB made a finding that by June 10, 2026, all abandoned, wrecked, dismantled, or inoperable vehicles, trailers, campers, or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, 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. Inoperable or abandoned trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
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. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance or danger to public safety and welfare.

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

ADDRESS: 16514 Sweetaire Avenue, Lancaster, CA 93535

Finding and Orders: The BRAB made a finding that by June 10, 2026, all abandoned, wrecked, dismantled, or inoperable vehicles, trailers, campers, or parts thereof be removed; 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. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance or danger to public safety and welfare.
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. Inoperable or abandoned trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

ADDRESS: 9840 East S-4 Avenue, Littlerock, CA 93543

Finding and Orders: The BRAB made a finding that by June 10, 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. Trash, junk, debris, and miscellaneous articles of personal property are scattered about the premises.
3. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.

ADDRESS: 17016 East Avenue P, Palmdale, CA 93591

Finding and Orders: The BRAB made a finding that by June 10, 2026, all abandoned, wrecked, dismantled, or inoperable vehicles, trailers, campers, boats 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. Inoperable or abandoned trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
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, and neglected machinery constituting an unsightly appearance or attractive nuisance dangerous to children and to public safety.
6. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance or danger to public safety and welfare.
7. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.

ADDRESS: 39004 180th Street East, Palmdale, CA 93591

Finding and Orders: The BRAB made a finding that by June 10, 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. 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. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.

ADDRESS: 9246 East Palmdale Boulevard, Palmdale, CA 93591

Finding and Orders: The BRAB made a finding that by June 10, 2026, the property must be cleared of all trash, junk, debris, discarded household furniture, miscellaneous personal property, and all overgrown vegetation; the structure(s) be rebuilt to code or demolished; the property is to be secured with perimeter fencing to prevent unauthorized entry and dumping and shall remain secure; 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. Portions of the north, south, east, and west exterior walls or wall covering of dwelling and attached garage are deteriorating and/or damaged.

3. The roof covering of dwelling and attached garage appears deteriorated and/or damaged.

4. Portions of the interior walls and/or wall covering of attached garage and/or dwelling is/are damaged.

5. Portions of the ceiling joists and/or covering of the dwelling and attached garage is/are damaged and/or inadequate to support the ceiling and roof loads.

6. 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.

7. Broken or discarded household furniture and equipment in yard areas for unreasonable periods of time.

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

ADDRESS: 11121 East Avenue W-8, Pearblossom, CA 93553 (Temporary Address)

Finding and Orders: The BRAB made a finding that by June 10, 2026, all abandoned, wrecked, dismantled, or inoperable vehicles, trailers, campers, 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. Inoperable or abandoned trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
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. Abandoned or inoperable vehicle(s) or parts thereof stored for unreasonable periods of time on the premises.

ADDRESS: 6752 North Karin Place, San Gabriel, CA 91775

Finding and Orders: The BRAB made a finding that by June 10, 2026, the property must be cleared of all trash, junk, debris, 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. Overgrown vegetation 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 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.

The Honorable Board of Supervisors

6/16/2026

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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, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA, PE

Director

MP:TM:ir

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