



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

September 01, 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 ANTELOPE VALLEY,
AZUSA, CASTAIC, LAKE HUGHES, LANCASTER,
PALMDALE, PASADENA, AND PEARBLOSSOM
(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:

- 5331 North Gareloch Avenue, Azusa, CA 91702
- 25606 Tapia Canyon Road, Castaic, CA 91390
- 25616 Tapia Canyon Road, Castaic, CA 91384
- 29238 Val Verde Road, Castaic, CA 91390
- 46921 266th Street West, Lake Hughes, CA 93532
- 19991 East Avenue M, Lancaster, CA 93535
- 2649 East Avenue G-6, Lancaster, CA 93535

- 4252 West Avenue L, Lancaster, CA 93536
- 43610 170th Street East, Lancaster, CA 93535
- 46057 Challenger Way, Lancaster, CA 93535
- 4818 West Avenue L-8, Lancaster, CA 93536
- 9365 West Avenue I, Lancaster, CA 93536
- 9821 West Avenue B, Lancaster, CA 93536
- 255 Westlake Drive, Palmdale, CA 93551
- 40921 13th Street West, Palmdale, CA 93551
- 729 East Avenue Q, Palmdale, CA 93550
- 1802 Oakwood Street, Pasadena, CA 91104
- 12517 Pearblossom Highway, Pearblossom, CA 93553

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action 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 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. It will also improve the quality of life for the surrounding neighborhoods and the overall County community.

Implementation of Strategic Plan Goals

These 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, 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 recommendation also supports 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 before the County proceeds with abatement of any nuisance. 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 May 21, 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: 5331 North Gareloch, Azusa, CA 91702

Finding and Orders: The BRAB made a finding that by September 18, 2026, all inoperable vehicles or parts thereof be removed; garbage cans must not be visible from public streets; the property must be cleared of all trash, junk, debris, miscellaneous personal property, and all overgrown vegetation; and the property be maintained clear thereafter.

ADDRESS: 25606 Tapia Canyon Road, Castaic, CA 91390 (Temporary Address)

Finding and Orders: The BRAB made a finding that by September 18, 2026, all inoperable vehicles, trailers, campers, and other mobile equipment or parts thereof be removed; the property must be cleared of all trash, junk, debris, broken equipment, furniture, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 25616 Tapia Canyon Road, Castaic, CA 91384 (Temporary Address)

Finding and Orders: The BRAB made a finding that by September 18, 2026, all inoperable vehicles, trailers, campers, and other mobile equipment or parts thereof be removed; the property must be cleared of all trash, junk, debris, abandoned or broken equipment, and miscellaneous personal property; and the property be maintained clear thereafter. If substantial progress is demonstrated, the compliance deadline may be extended to October 17, 2026.

ADDRESS: 29238 Val Verde Road, Castaic, CA 91390

Finding and Orders: The BRAB made a finding that by September 18, 2026, all 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.

ADDRESS: 46921 266th Street West, Lake Hughes, CA 93532

Finding and Orders: The BRAB made a finding that by September 18, 2026, the property must be cleared of all trash, junk, debris, discarded household furniture, pallets, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 19991 East Ave M, Lancaster, CA 93535 (Temporary Address)

Finding and Orders: The BRAB made a finding that by September 18, 2026, all wrecked, dismantled, or inoperable vehicles or parts thereof be removed; the property must be cleared of all trash, junk, debris, cans, tires, boxes, discarded household furniture and appliances, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 2649 East Avenue G-6, Lancaster, CA 93535 (Temporary Address)

Finding and Orders: The BRAB made a finding that by September 18, 2026, all wrecked or inoperable vehicles or parts thereof be removed; the property must be cleared of all trash, junk,

debris, discarded household furniture, tires, broken equipment, boxes, cans, refrigerators, freezers, miscellaneous personal property, and all overgrown vegetation; and the property be maintained clear thereafter.

ADDRESS: 4252 West Avenue L, Lancaster, CA 93536

Finding and Orders: The BRAB made a finding that by September 18, 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.

ADDRESS: 43610 170th Street East, Lancaster, CA 93535 (Temporary Address)

Finding and Orders: The BRAB made a finding that by September 18, 2026, the property must be cleared of all trash, junk, debris, tires, boxes, cans, neglected machinery, refrigerators, freezers, miscellaneous personal property, and all overgrown vegetation; and the property be maintained clear thereafter.

ADDRESS: 46057 Challenger Way, Lancaster, CA 93535 (Temporary Address)

Finding and Orders: The BRAB made a finding that by September 18, 2026, all wrecked, dismantled, or inoperable vehicles, trailers, campers, and other mobile equipment 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. 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.

ADDRESS: 4818 West Avenue L-8, Lancaster, CA 93536

Finding and Orders: The BRAB made a finding that by September 18, 2026, the fire damaged structure must be repaired to code, rebuilt to code, or demolished (demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system); the property be maintained clear thereafter; and the structure be maintained secured to prevent unauthorized entry. 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.

ADDRESS: 9365 West Avenue I, Lancaster, CA 93536

Finding and Orders: The BRAB made a finding that by September 18, 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.

ADDRESS: 9821 West Avenue B, Lancaster, CA 93536 (Temporary Address)

Finding and Orders: The BRAB made a finding that by September 18, 2026, the property must be cleared of all trash, junk, and debris; and the property be maintained clear thereafter.

ADDRESS: 255 Westlake Drive, Palmdale, CA 93551 (Temporary Address)

Finding and Orders: The BRAB made a finding that by September 18, 2026, the property must be cleared of all debris and miscellaneous articles of personal property; the vehicle parts stored for unreasonable periods of time be removed; and the property be maintained clear thereafter.

ADDRESS: 40921 13th Street West, Palmdale, CA 93551

Finding and Orders: The BRAB made a finding that by September 18, 2026, all wrecked, dismantled, or inoperable vehicles and trailers or parts thereof be removed; the property must be cleared of all trash, junk, debris, abandoned or broken equipment, tires, boxes, cans, neglected refrigerators, discarded household furniture, and miscellaneous personal property; and the property

be maintained clear thereafter.

ADDRESS: 729 East Avenue Q, Palmdale, CA 93550

Finding and Orders: The BRAB made a finding that by September 18, 2026, all abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof be removed; the fire damaged structure must be repaired to code, rebuilt to code, or demolished (demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system); any fire damaged doors, windows, roofing, electrical wiring, or heating appliances shall be immediately removed from service and shall not be used until they have been properly repaired or replaced; the property be maintained clear thereafter; and the structure(s) be maintained secured to prevent unauthorized entry.

ADDRESS: 1802 Oakwood Street, Pasadena, CA 91104

Finding and Orders: The BRAB made a finding that by September 18, 2026, the property must be cleared of all trash, junk, debris, miscellaneous personal property, and all overgrown vegetation; and the property be maintained clear thereafter.

ADDRESS: 12517 Pearblossom Highway, Pearblossom, CA 93553

Finding and Orders: The BRAB made a finding that by September 18, 2026, all wrecked, dismantled, or inoperable vehicles, trailers, and campers or parts thereof be removed; the property must be cleared of all trash, junk, debris, miscellaneous personal property, broken equipment, neglected machinery, and all overgrown vegetation, dead trees, and weeds; and the property be maintained clear thereafter. If substantial progress is demonstrated, the compliance deadline may be extended to October 17, 2026.

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.

The Honorable Board of Supervisors

9/1/2026

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