



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 1, 2026

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

REVISED

**MUNICIPAL SERVICES CORE SERVICE AREA
ADOPT THE FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD IN THE
UNINCORPORATED AREAS OF AZUSA, COVINA,
HACIENDA HEIGHTS, LA PUENTE, LOS ANGELES,
ROSEMEAD, AND ROWLAND HEIGHTS
(SUPERVISORIAL DISTRICT 1)
(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
- 16221 East Clovermead Street, Covina, CA 91722
- 4547 North Irwindale Avenue, Covina, CA 91722
- 15568 Lujon Street, Hacienda Heights, CA 91745
- 16044 Folger Street, Hacienda Heights, CA 91745
- 1944 Lancewood Avenue, Hacienda Heights, CA 91745
- 1308 Glenshaw Drive, La Puente, CA 91744
- 15876 Fellowship Street, La Puente, CA 91744
- 16603 Francisquito Avenue, La Puente, CA 91744
- 16611 Francisquito Avenue, La Puente, CA 91744
- 3214 East Whiteside, Los Angeles, CA 90063
- 5141 Telegraph Road, Los Angeles, CA 90022
- 570 South Arizona Avenue, Los Angeles, CA 90022
- 547 Darlington Street, Rosemead, CA 91770
- 8424 Sarah Street, Rosemead, CA 91770
- 18070 Espito Street, Rowland Heights, CA 91748

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

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, 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: 16221 East Clovermead Street, Covina, CA 91722

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

and miscellaneous articles of personal property; garbage cans must not be visible from public streets; and the property be maintained clear thereafter.

ADDRESS: 4547 North Irwindale Avenue, Covina, CA 91722

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. If substantial progress is demonstrated, the compliance deadline may be extended to October 17, 2026.

ADDRESS: 15568 Lujon Street, Hacienda Heights, CA 91745

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

ADDRESS: 16044 Folger Street, Hacienda Heights, CA 91745

Finding and Orders: The BRAB made a finding that by September 18, 2026, all abandoned, 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, and all overgrown vegetation; the unsafe fire damaged building or structure must be secured; and the property be maintained clear thereafter.

ADDRESS: 1944 Lancewood Avenue, Hacienda Heights, CA 91745

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 and appliances, miscellaneous personal property, and all overgrown vegetation; and the property be maintained clear thereafter.

ADDRESS: 1308 Glenshaw Drive, La Puente, CA 91744

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 and appliances, miscellaneous personal property, and all overgrown vegetation; garbage cans must not be visible from public streets; and the property be maintained clear thereafter.

ADDRESS: 15876 Fellowship Street, La Puente, CA 91744

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, discarded household furniture and appliances,

miscellaneous personal property, and all overgrown vegetation; roof coverings must be repaired; and the property be maintained clear thereafter.

ADDRESS: 16603 Francisquito Avenue, La Puente, CA 91744

Finding and Orders: The BRAB made a finding that by September 18, 2026, all abandoned, wrecked, dismantled, or inoperable vehicles, trailers, and 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; garbage cans must not be visible from public streets; and the property be maintained clear thereafter.

ADDRESS: 16611 Francisquito Avenue, La Puente, CA 91744

Finding and Orders: The BRAB made a finding that by September 18, 2026, all abandoned, wrecked, dismantled, or inoperable vehicles and 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; garbage cans must not be visible from public streets; and the property be maintained clear thereafter.

ADDRESS: 3214 East Whiteside, Los Angeles, CA 90063

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; the structure must be 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 property be maintained secured with perimeter fencing to prevent unauthorized entry and dumping.

ADDRESS: 5141 Telegraph Road, Los Angeles, CA 90022

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 and appliances, miscellaneous personal property, and all overgrown vegetation; the 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 property be maintained secured with perimeter fencing to prevent unauthorized entry and dumping.

ADDRESS: 570 South Arizona Avenue, Los Angeles, CA 90022

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

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.

ADDRESS: 547 Darlington Street, Rosemead, CA 91770

Finding and Orders: The BRAB made a finding that by September 18, 2026, all abandoned, wrecked, dismantled, or inoperable vehicles and trailers 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); the property must be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation; the property be maintained clear thereafter; and the structure(s) be maintained secured to prevent unauthorized entry.

ADDRESS: 8424 Sarah Street, Rosemead, CA 91770

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, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 18070 Espito Street, Rowland Heights, CA 91748

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 and appliances, and miscellaneous personal property; and the property be maintained clear thereafter.

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.

The Honorable Board of Supervisors
September 1, 2026
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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,

A handwritten signature in black ink, appearing to read "Mark Pestrella".

MARK PESTRELLA, PE
Director of Public Works

MP:TM:ir

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