COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
http://dpw.lacounty.gov

MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

November 17, 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 AZUSA, COVINA,
HACIENDA HEIGHTS, LA PUENTE, LOS ANGELES,
ROSEMEAD, ROWLAND HEIGHTS, AND WALNUT
(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:

16731 Arrow Highway, Azusa, CA 91702
17160 East Tudor Street, Covina, CA 91722
1646 Golden View Drive, Hacienda Heights, CA 91745
2211 Moon View Drive, Hacienda Heights, CA 91745
1254 Bannon Avenue, La Puente, CA 91744
1436 Dawley Avenue, La Puente, CA 91744
1460 North Siesta Avenue, La Puente, CA 91746

15808 Hayland Street, La Puente, CA 91744
16142 Dubesor Street, La Puente, CA 91744
16702 Fellowship Street, La Puente, CA 91744
16918 Lawnwood Street, La Puente, CA 91744
18009 Jeannie Drive, La Puente, CA 91744
590 Lochmere Avenue, La Puente, CA 91744
440 South Sydney Drive, Los Angeles, CA 90022
455 North Dangler Avenue, Los Angeles, CA 90022
460 South Arizona Avenue, Los Angeles, CA 90022
560 Eastman Avenue, Los Angeles, CA 90063
564 South Arizona Avenue, Los Angeles, CA 90022
734 South Oakford Drive, Los Angeles, CA 90022
758 South Oakford Drive, Los Angeles, CA 90022
3226 East City Terrace Drive, Los Angeles, CA 90063
3524 Folsom Street, Los Angeles, CA 90063
3600 East City Terrace Drive, Los Angeles, CA 90063
3800 Woolwine Drive, Los Angeles, CA 90063
3865 Meisner Street, Los Angeles, CA 90063
5646 East 6th Street, Los Angeles, CA 90022
6206 East Southside Drive, Los Angeles, CA 90022
1725 Miralinda Drive, Rosemead, CA 91770
2119 Eckhart Avenue, Rosemead, CA 91770
18505 Colima Road, Rowland Heights, CA 91748
20223 Portside Drive, Walnut, CA 91789

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 August 13, 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: 16731 Arrow Highway, Azusa, CA 91702
Finding and Orders: The BRAB made a finding that by December 11, 2026, the property must be cleared of all trash, junk, debris, miscellaneous personal property, and all overgrown vegetation; the property and structure be maintained secured with perimeter fencing to prevent unauthorized entry and dumping; and the property be maintained clear thereafter.

ADDRESS: 17160 East Tudor Street, Covina, CA 91722
Finding and Orders: The BRAB made a finding that by December 11, 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: 1646 Golden View Drive, Hacienda Heights, CA 91745
Finding and Orders: The BRAB made a finding that by December 11, 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: 2211 Moon View Drive, Hacienda Heights, CA 91745
Finding and Orders: The BRAB made a finding that by December 11, 2026, the property must be cleared of all debris, weeds, and overgrown vegetation; and the property be maintained clear thereafter.

ADDRESS: 1254 Bannon Avenue, La Puente, CA 91744
Finding and Orders: The BRAB made a finding that by December 11, 2026, all abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof be removed; the property must be cleared of all trash, junk, debris, miscellaneous personal property, broken equipment, and all

overgrown vegetation; and the property be maintained clear thereafter. If substantial progress is demonstrated, the compliance deadline may be extended to January 10, 2027.

ADDRESS: 1436 Dawley Avenue, La Puente, CA 91744
Finding and Orders: The BRAB made a finding that by December 11, 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: 1460 North Siesta Avenue, La Puente, CA 91746
Finding and Orders: The BRAB made a finding that by December 11, 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: 15808 Hayland Street, La Puente, CA 91744
Finding and Orders: The BRAB made a finding that by December 11, 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: 16142 Dubesor Street, La Puente, CA 91744
Finding and Orders: The BRAB made a finding that by December 11, 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.

ADDRESS: 16702 Fellowship Street, La Puente, CA 91744
Finding and Orders: The BRAB made a finding that by December 11, 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: 16918 Lawnwood Street, La Puente, CA 91744
Finding and Orders: The BRAB made a finding that by December 11, 2026, all abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof be removed; 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: 18009 Jeannie Drive, La Puente, CA 91744
Finding and Orders: The BRAB made a finding that by December 11, 2026, the property must be cleared of all trash, junk, debris, and all overgrown vegetation; and the property be maintained clear thereafter.

ADDRESS: 590 Lochmere Avenue, La Puente, CA 91744
Finding and Orders: The BRAB made a finding that by December 11, 2026, all abandoned, wrecked, dismantled, or inoperable vehicles, campers, or parts thereof be removed; 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.

ADDRESS: 440 South Sydney Drive, Los Angeles, CA 90022
Finding and Orders: The BRAB made a finding that by December 11, 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: 455 North Dangler Avenue, Los Angeles, CA 90022
Finding and Orders: The BRAB made a finding that by December 11, 2026, all abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof be removed; and the property be maintained clear thereafter.

ADDRESS: 460 South Arizona Avenue, Los Angeles, CA 90022
Finding and Orders: The BRAB made a finding that by December 11, 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.

ADDRESS: 560 Eastman Avenue, Los Angeles, CA 90063
Finding and Orders: The BRAB made a finding that by December 11, 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, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 564 South Arizona Avenue, Los Angeles, CA 90022
Finding and Orders: The BRAB made a finding that by December 11, 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, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 734 South Oakford Drive, Los Angeles, CA 90022
Finding and Orders: The BRAB made a finding that by December 11, 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, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 758 South Oakford Drive, Los Angeles, CA 90022
Finding and Orders: The BRAB made a finding that by December 11, 2026, the property must be cleared of all trash, junk, debris, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 3226 East City Terrace Drive, Los Angeles, CA 90063
Finding and Orders: The BRAB made a finding that by December 11, 2026, the property must be cleared of all trash, junk, debris, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 3524 Folsom Street, Los Angeles, CA 90063
Finding and Orders: The BRAB made a finding that by December 11, 2026, the property must be cleared of all trash, junk, debris, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 3600 East City Terrace Drive, Los Angeles, CA 90063
Finding and Orders: The BRAB made a finding that by December 11, 2026, the property must be cleared of all trash, junk, debris, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 3800 Woolwine Drive, Los Angeles, CA 90063
Finding and Orders: The BRAB made a finding that by December 11, 2026, the property must be cleared of all trash, junk, miscellaneous personal property, and all overgrown vegetation; and the property be maintained clear thereafter.

ADDRESS: 3865 Meisner Street, Los Angeles, CA 90063
Finding and Orders: The BRAB made a finding that by December 11, 2026, all abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof be removed; the property must be cleared of all trash, junk, debris, miscellaneous personal property, and all overgrown vegetation; the structure(s) be secured to prevent unauthorized entry; and the property be maintained clear thereafter.

ADDRESS: 5646 East 6th Street, Los Angeles, CA 90022
Finding and Orders: The BRAB made a finding that by December 11, 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, and miscellaneous personal property; and the property be maintained clear thereafter. If substantial progress is demonstrated, the compliance deadline may be extended to January 10, 2027.

ADDRESS: 6206 East Southside Drive, Los Angeles, CA 90022
Finding and Orders: The BRAB made a finding that by December 11, 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: 1725 Miralinda Drive, Rosemead, CA 91770
Finding and Orders: The BRAB made a finding that by December 11, 2026, the property must be cleared of all trash, junk, debris, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 2119 Eckhart Avenue, Rosemead, CA 91770
Finding and Orders: The BRAB made a finding that by December 11, 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: 18505 Colima Road, Rowland Heights, CA 91748
Finding and Orders: The BRAB made a finding that by December 11, 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: 20223 Portside Drive, Walnut, CA 91789
Finding and Orders: The BRAB made a finding that by December 11, 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.

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:TM:ir

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