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

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MARK PESTRELLA, Director

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IN REPLY PLEASE
REFER TO FILE

December 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 ACTON, AGUA DULCE, ALTADENA, CLAREMONT, LA CRESCENTA, LA VERNE, LANCASTER, LITTLEROCK, LLANO, PALMDALE, PASADENA, QUARTZ HILL, ROOSEVELT, SAUGUS, AND VAL VERDE
(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:

6110 Valley Sage Road, Acton, CA 93510
821 Foreston Drive, Acton, CA 93510
11046 Mint Canyon Road, Agua Dulce, CA 91390
11052 Mint Canyon Road, Agua Dulce, CA 91390
2114-2116 North Raymond Avenue, Altadena, CA 91001
2912 Sterling Place, Altadena, CA 91001

3180 Crestford Drive, Altadena, CA 91001
4730 Palmer Canyon Road, Claremont, CA 91711
4939 Palmer Canyon Road, Claremont, CA 91711
5013 Palmer Canyon Road, Claremont, CA 91711
5023 Palmer Canyon Road, Claremont, CA 91711
4740 La Crescenta Avenue, La Crescenta, CA 91214
710 Payson Street, La Verne, CA 91750
12105 East Avenue F-6, Lancaster, CA 93535
2863 East Avenue H, Lancaster, CA 93535
41116 163rd Street East, Lancaster, CA 93535
44303 87th Street East, Lancaster, CA 93535
49846 110th Street West, Lancaster, CA 93535
50216 255th Street West, Lancaster, CA 93536
5134 West Avenue K-10, Lancaster, CA 93536
5160 East Avenue K-6, Lancaster, CA 93535
5210 Columbia Way, Lancaster, CA 93535
5358 West Avenue L-4, Lancaster, CA 93536
10026 East Avenue S-8, Littlerock, CA 93543
10707 East Avenue S, Littlerock, CA 93543
10754 East Avenue R-2, Littlerock, CA 93543
36318 82nd Street East, Littlerock, CA 93543
36345 87th Street East, Littlerock, CA 93543
8804 East Avenue T-2, Littlerock, CA 93543
9314 East Avenue T-4, Littlerock, CA 93543
9847 East Avenue S-10, Littlerock, CA 93543
20754 Fort Tejon Road, Llano, CA 93544
17718 Highacres Avenue, Palmdale, CA 93591
1717 North Michigan Avenue, Pasadena, CA 91104
564 Woodward Boulevard, Pasadena, CA 91107
6226 Corinthian Place, Quartz Hill, CA 93536
46041 Challenger Way, Roosevelt, CA 93535
23406 Lady Linda Lane, Saugus, CA 91390
29052 Val Verde Road, Val Verde, CA 91384
29054 Val Verde Road, Val Verde, CA 91384
29630 Central Avenue, Val Verde, CA 91384

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 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 September 9, 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: 6110 Valley Sage Road, Acton, CA 93510
Finding and Orders: The BRAB made a finding that by January 7, 2027, all 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: 821 Foreston Drive, Acton, CA 93510
Finding and Orders: The BRAB made a finding that by January 7, 2027, all inoperable vehicles be removed; the property must be cleared of all trash, junk, debris, discarded household furniture, construction debris, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 11046 Mint Canyon Road, Agua Dulce, CA 91390
Finding and Orders: The BRAB made a finding that by January 7, 2027, all 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: 11052 Mint Canyon Road, Agua Dulce, CA 91390
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all trash, junk, debris, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 2114-2116 North Raymond Avenue, Altadena, CA 91001
Finding and Orders: The BRAB made a finding that by January 7, 2027, all abandoned, wrecked, dismantled, or inoperable vehicles or parts thereof be removed; the property must be cleared of all trash, junk, debris, and all overgrown vegetation; and the property be maintained clear thereafter.

ADDRESS: 2912 Sterling Place, Altadena, CA 91001
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation; the structure(s) 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); and the property be maintained clear thereafter. If substantial progress is demonstrated, the compliance deadline may be extended to February 6, 2027.

ADDRESS: 3180 Crestford Drive, Altadena, CA 91001
Finding and Orders: The BRAB made a finding that by January 7, 2027, all 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: 4730 Palmer Canyon Road, Claremont, CA 91711
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all trash, junk, debris, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 4939 Palmer Canyon Road, Claremont, CA 91711
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all trash, junk, debris, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 5013 Palmer Canyon Road, Claremont, CA 91711
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all trash, junk, debris, and miscellaneous; and the property be maintained clear thereafter.

ADDRESS: 5023 Palmer Canyon Road, Claremont, CA 91711
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all trash, junk, debris, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 4740 La Crescenta Avenue, La Crescenta, CA 91214 Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all trash, junk, debris, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 710 Payson Street, La Verne, CA 91750
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all overgrown vegetation; the structure(s) 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); and the property be maintained clear thereafter.

ADDRESS: 12105 East Avenue F-6, Lancaster, CA 93535
Finding and Orders: The BRAB made a finding that by January 7, 2027, 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: 2863 East Avenue H, Lancaster, CA 93535
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all trash, junk, debris, discarded household furniture, tires, miscellaneous personal property, and all overgrown vegetation; and the property be maintained clear thereafter.

ADDRESS: 41116 163rd Street East, Lancaster, CA 93535
Finding and Orders: The BRAB made a finding that by January 7, 2027, all wrecked, dismantled, or inoperable vehicles, recreational vehicles, tires, or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded household furniture, neglected machinery, and broken equipment; and the property be maintained clear thereafter.

ADDRESS: 44303 87th Street East, Lancaster, CA 93535
Finding and Orders: The BRAB made a finding that by January 7, 2027, all inoperable vehicles, trailers, or campers or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded household furniture and appliances, broken equipment, tires, miscellaneous personal property, all overgrown vegetation, and dead trees; and the property be maintained clear thereafter.

ADDRESS: 49846 110th Street West, Lancaster, CA 93535
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all trash, junk, debris, discarded household furniture, miscellaneous personal property, and all overgrown vegetation; the structure(s) 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); and the property be maintained clear thereafter.

ADDRESS: 50216 255th Street West, Lancaster, CA 93536
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all overgrown vegetation; the structure 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); and the property be maintained clear thereafter.

ADDRESS: 5134 West Avenue K-10, Lancaster, CA 93536
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all trash, junk, debris, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 5160 East Avenue K-6, Lancaster, CA 93535

Finding and Orders: The BRAB made a finding that by January 7, 2027, all inoperable vehicles, trailers, boats, airplanes, and other mobile equipment 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.

ADDRESS: 5210 Columbia Way, Lancaster, CA 93535
Finding and Orders: The BRAB made a finding that by January 7, 2027, all dismantled vehicle 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.

ADDRESS: 5358 West Avenue L-4, Lancaster, CA 93536
Finding and Orders: The BRAB made a finding that by January 7, 2027, all inoperable vehicles or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded household furniture and equipment, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 10026 East Avenue S-8, Littlerock, CA 93543
Finding and Orders: The BRAB made a finding that by January 7, 2027, all inoperable vehicles be removed; the property must be cleared of all trash, junk, debris, discarded household furniture, construction debris, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 10707 East Avenue S, Littlerock, CA 93543
Finding and Orders: The BRAB made a finding that by January 7, 2027, the structure be repaired to code; and the property be maintained clear thereafter.

ADDRESS: 10754 East Avenue R-2, Littlerock, CA 93543
Finding and Orders: The BRAB made a finding that by January 7, 2027, 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: 36318 82nd Street East, Littlerock, CA 93543
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all trash, junk, debris, discarded household furniture and appliances, abandoned or broken equipment, miscellaneous personal property, and all overgrown vegetation; and the property be maintained clear thereafter.

ADDRESS: 36345 87th Street East, Littlerock, CA 93543
Finding and Orders: The BRAB made a finding that by January 7, 2027, all inoperable trailers or campers or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded household furniture, miscellaneous personal property, construction material, overgrown vegetation, and dead trees; and the property be maintained clear thereafter.

ADDRESS: 8804 East Avenue T-2, Littlerock, CA 93543
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all junk, debris, appliances, all overgrown vegetation, dead trees, and weeds; and the property be maintained clear thereafter.

ADDRESS: 9314 East Avenue T-4, Littlerock, CA 93543
Finding and Orders: The BRAB made a finding that by January 7, 2027, all 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: 9847 East Avenue S-10, Littlerock, CA 93543
Finding and Orders: The BRAB made a finding that by January 7, 2027, all abandoned, wrecked, dismantled, or inoperable vehicles, trailers, or campers or parts thereof be removed; the property must be cleared of all trash, junk, debris, discarded household furniture, miscellaneous personal property, neglected equipment, and all overgrown vegetation; and the property be maintained clear thereafter.

ADDRESS: 20754 Fort Tejon Road, Llano, CA 93544
Finding and Orders: The BRAB made a finding that by January 7, 2027, all abandoned or inoperable campers be removed; the property must be cleared of all trash, junk, debris, broken equipment, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation; the structure(s) 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); and the property be maintained clear thereafter.

ADDRESS: 17718 Highacres Avenue, Palmdale, CA 93591
Finding and Orders: The BRAB made a finding that by January 7, 2027, 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: 1717 North Michigan Avenue, Pasadena, CA 91104
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all trash, junk, debris, discarded household furniture, broken equipment, miscellaneous personal property, and all overgrown vegetation; and the property be maintained clear thereafter.

ADDRESS: 564 Woodward Boulevard, Pasadena, CA 91107
Finding and Orders: The BRAB made a finding that by January 7, 2027, all 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: 6226 Corinthian Place, Quartz Hill, CA 93536
Finding and Orders: The BRAB made a finding that by January 7, 2027, the property must be cleared of all trash, junk, debris, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 46041 Challenger Way, Roosevelt, CA 93535
Finding and Orders: The BRAB made a finding that by January 7, 2027, all inoperable trailers or campers be removed; the property must be cleared of all trash, junk, debris, discarded household furniture, tires, and appliances, and miscellaneous personal property; and the property be maintained clear thereafter.

ADDRESS: 23406 Lady Linda Lane, Saugus, CA 91390
Finding and Orders: The BRAB made a finding that by January 7, 2027, all abandoned, wrecked, dismantled, or inoperable vehicles, trailers, campers, or boats or parts thereof be removed; the property must be cleared of all trash, junk, debris, machinery, miscellaneous personal property, and

dead tree branches; and the property be maintained clear thereafter.

ADDRESS: 29052 Val Verde Road, Val Verde, CA 91384
Finding and Orders: The BRAB made a finding that by January 7, 2027, 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: 29054 Val Verde Road, Val Verde, CA 91384
Finding and Orders: The BRAB made a finding that by January 7, 2027, 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: 29630 Central Avenue, Val Verde, CA 91384
Finding and Orders: The BRAB made a finding that by January 7, 2027, all abandoned or inoperable tractors or 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.

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