



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

September 25, 2018

ADOPTED

Amy J. Bodek, AICP
Director

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

10 September 25, 2018

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


CELIA ZAVALA
EXECUTIVE OFFICER

Dear Supervisors:

**HEARING ON PROJECT NO. R2013-01325-(2)
CONDITIONAL USE PERMIT NO. 201300071
ENVIRONMENTAL ASSESSMENT NO. 201300127
APPLICANT: TONY AUTO PARTS
STARK PALMS ZONED DISTRICT
SECOND SUPERVISORIAL DISTRICT) (3-VOTES)**

This is an appeal by Tony Auto Parts (Applicant) of the Regional Planning Commission's (Commission) decision to deny the Conditional Use Permit (CUP) application to authorize the continued operation of an unpermitted junk and salvage yard and to authorize the addition of an unpermitted existing automobile dismantling yard at 9625 South Alameda Street (Project Site) in the unincorporated community of Florence-Firestone.

SUBJECT

The Applicant, requested the CUP to authorize the continued operation of an unpermitted junk and salvage yard, and to authorize the addition of an existing unpermitted automobile dismantling yard in the Heavy Manufacturing Zone (M-2). The unpermitted junk and salvage yard has been operating with an expired CUP for approximately three decades, and the existing unpermitted dismantling yard has never had a permit.

The Project Site is part of the 9600 Block of South Alameda Street (Property), which is under the ownership of the Eleanor Friend Trust (Property Owner). The Property is comprised of ten parcels. From 1968 to 1988, the Property was permitted to operate one junk and salvage yard. Since that permit expired in 1988, the Property has come to be occupied by eleven separate, unpermitted businesses. However, only three CUP applications, to legalize only three businesses, were submitted for the Property. The entire Property is in a severe state of disrepair, and none of the three CUP applications were

adequate to address the eleven unpermitted businesses, property conditions, and the substantial list of zoning violations and health and safety issues.

The application for the CUP was inadequate and the materials had inaccuracies. The Project Site, which consists of five parcels with a combined area of 29,400 square feet in the southeast corner of the Property, is occupied fully or partially by six unpermitted businesses; however, the Applicant only requested to legalize his own business, Tony Auto Parts. The site plan that was submitted with the application displayed inaccurate operating boundaries as Tony Auto Parts operates on only a portion of the five parcels identified as the Project Site, with neighboring businesses encroaching on the rest of the Project Site. The Project Site has numerous violations of development standards for the the M-2 Zone and the Florence-Firestone Community Standards District (CSD). These development standards include providing the required parking, unpermitted signage, maintaining on-site circulation routes, maintaining the property free of graffiti, trash and debris, and the stacking of materials above fence height. Notices of Violations (NOV) were issued as recently as March 13, 2018.

The Applicant was unable to take direction from Department of Regional Planning (DRP) staff (Staff) to address the numerous issues with the Project and the Property, and the Property Owner was unresponsive to Staff's requests for information. Staff asked to meet with the Property Owner on several occasions to discuss the Property, Project issues, and Property violations; however, Staff had only one meeting with the Property Owner's representatives. There was no follow up from the Property Owner on the Property issues and violations discussed at this meeting, and further requests for meetings were ignored. Staff also requested that the Applicant update application materials to show a Project Site that corresponds to the operational boundaries of the business, but these materials were not received.

On May 16, 2018, the Commission denied the Project. The Commission's decision was based on the evidence that the Applicant operated an unpermitted heavy industrial land use and did not make an adequate effort to obtain the required land use permit for the business. In addition, the Commission found that the Property had a documented history of zoning violations and safety issues. Finally, the Commission found that the Project did not meet the CUP Burden of Proof and Findings as outlined in Section 22.56.040 and 22.56.090 of the Los Angeles County (County) Code, which require that projects do not adversely affect the health, peace, comfort or welfare of persons residing or working in the area, and jeopardize, endanger or constitute a menace to the public's health, safety, or general welfare.

The Applicant appealed the Commission's decision to deny the CUP application. The appeal contends that the Applicant has complied with the County's minimum development standards and Staff's requests, that both the property owners and surrounding business have been negligent in regards to the County's requirements, and the Applicant

believes that he has been in communication with various County departments throughout the years.

Since the Commission's denial of the Project on May 16, 2018, Staff conducted a site visit on July 19, 2018, and verified that the unpermitted uses on the property are still operating. Staff observed continued violations, including blocked circulation paths, the presence of dismantled vehicles, and encroachment by neighboring businesses into the Project Site. Staff does not agree with the Applicant's claim that adequate work has been done to address the existing violations.

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING,

1. Affirm that the Project is statutorily exempt pursuant to State and local California Environmental Quality Act (CEQA) Guidelines;
2. Indicate its intent to deny the appeal, and instruct the County Counsel to prepare the necessary findings to uphold the Commission's denial of CUP No. 201300071.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Applicant requested a CUP to authorize the continued operation of an existing junk and salvage yard, and to authorize a new automobile dismantling yard in the M-2 Zone pursuant to County Code Section 22.32.190.

On May 15, 2018, the Commission denied the Project based on the evidence that the Applicant operated an unpermitted heavy industrial land use since 1988, did not make an adequate effort to obtain the required land use permit for the business, the Property has a documented history of zoning violations and safety issues, and the Project does not meet the CUP Burden of Proof, as summarized below:

- The Applicant has operated multiple heavy industrial land uses (junk and salvage yard and automobile dismantling yard) without the required land use permit since 1988. Additionally, five additional businesses not listed on the application, including auto parts businesses and an auto repair yard, also operate on the Project Site without the required land use permits.
 - On May 14, 2013, the Applicant applied for a CUP to operate an auto dismantling yard on the Project Site. The Applicant was already operating an unpermitted junk and salvage yard on the Project Site without an active CUP at the time of the application submittal.
 - During regular site visits, up until the Commission hearing, Staff observed five additional businesses operating on the Project Site. These businesses were not included in the application nor shown on the site plan. Staff requested that the Project Site boundaries correspond with the business

boundaries, but the Applicant did not complete this work, and the Property Owners were unresponsive.

- The Applicant made an inadequate effort to obtain the required land use permits to operate the junk and salvage yard and auto dismantling yard.
 - The Applicant filed a CUP application on May 14, 2013. In the following five years, Staff has requested several updates to the application and site plan, including updates that would show how required development standards would be met. The Project Site depicted on the submitted site plan did not correspond to the operational boundaries of the business, and the applicant was unable to produce a site plan that showed the accurate operational boundaries for the Project Site.
 - On December 14, 2017, Staff sent a letter to the Property Owner regarding the outstanding application, the number of unpermitted businesses, and the various zoning violations. On January 25, 2018, the Property Owner's representative contacted Staff with questions about the letter. Staff requested a meeting to discuss the case in detail and the owner's representative agreed. Staff followed-up with an email and suggested meeting dates, but did not receive a response. Staff again followed up with phone calls and emails on February 5 and February 13, 2018, and did not receive a response.
 - On March 1, 2018, Staff sent a letter to the Applicant and Property Owner stating that they had not complied with any of the requests from the December 14, 2017 letter, and furthermore, did not respond to any of the meeting requests from Staff, and therefore the Project was scheduled for denial.
 - On March 19, 2018, Staff met with the Property Owner's representatives and requested a full list of businesses on the Property and a depiction of the operational boundaries for each business. Staff also discussed the continued presence of zoning violations on the Property and repeated that zoning violations must be abated. There was no response from the Property Owner regarding these issues.
- The Property is in violation of the County Code and has open Zoning Enforcement cases. NOVs Nos. RPCE2018000952, RPCE2018000953, RPCE2018000954, RPCE2018000955, and RPCE2018000956 for each of the parcels on the Project Site were issued on March 13, 2018, for the following violations:
 - Operating an auto dismantling business without the required land use permits.
 - Not maintaining off-street parking.
 - Not maintaining the property free of graffiti and free of trash and debris.
 - Violation of development standards for auto dismantling yards.

- The Applicant allowed unsafe and illegal activities on the Property.
 - On every site inspection, Staff observed the unpermitted dismantling of automobiles or the presence of dismantled vehicles, and the handling of hazardous materials on the Property without the required land use permits or hazardous materials permits.
 - The Fire Department's Health Hazardous Materials Division cited the Applicant in 2018 for failing to submit the business plan and site map with all required content, including safety and emergency response plan.
 - The required environmental review of the Project Site was never completed, and the extent of the environmental impacts from these uses on neighboring properties, including residences 200 feet to the west, could not be determined.
 - The Property contains multiple illegal structures, which have not been permitted or inspected by the Building and Safety Division of the Department of Public Works, and present safety issues for workers and visitors to the Property.
 - The Applicant does not have a valid County business license from the Department of Treasurer and Tax Collector, and does not have an auto dismantler's license from the State of California Department of Motor Vehicles.

- The Project did not meet the CUP Burden of Proof and Findings, as outlined in Sections 22.56.040 and 22.56.090 of the County Code, which require that:
 - The proposed use is consistent with the adopted General Plan.
 - The proposed use does not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public's health, safety or general welfare.
 - The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
 - The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

Implementation of Strategic Plan Goals

Action on the Project is supported by the County Strategic Plan Goal 1 (Make Investments That Transform Lives), Goal 2 (Foster Vibrant and Resilient Communities), and Strategy II.1 (Support the Wellness of our Communities.) The Commission's decision to deny the Project was in part based on evidence that the Project presented a health and safety concern to neighboring businesses and residents because the Applicant was operating heavy industrial uses without the required land use permits or appropriate measures to conduct the operation safely and in accordance with County Code standards. The Board action on the Project addresses the overall wellness of the surrounding community, which suffers from environmental justice concerns related to the close proximity of heavy industrial uses to residential neighborhoods. Finally, taking action on businesses that operate heavy industrial uses without the required County permits reinforces the goal of fostering a vibrant community that supports County resident's wellness and health.

FISCAL IMPACT/FINANCING

Action on the Project will not result in significant costs to the County. On May 16, 2018, the Commission denied the Project. The Board's decision to uphold the Commission's decision means that the CUP is denied, the decision by the Board is final, and no other administrative action can be taken on the Project. The Board's decision to grant the appeal would send the Project back to DRP for further review, and the review cost is built into the CUP application fee.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The relevant permit history for the Project site is as follows:

- May 14, 1968: Zone Exception Case No. 8778 approved junk and salvage sales, sorting, and storage on the subject Property and surrounding parcels. This permit expired on May 14, 1988.

The Applicant submitted an application to DRP requesting the CUP to operate an auto dismantling yard on May 14, 2013.

From June 18, 2013 through May 16, 2018, Staff attempted to work with the Applicant and the Property Owner on the Project, but the Applicant and Property Owner were unresponsive or put forth an inadequate effort to provide the County with the materials to process the application or to abate the ongoing record of zoning violations on the Property. Since 2017, Staff sent two incomplete application letters and five NOVs, and requested a meeting three times with no response.

Based on the evidence and testimony given at the May 16, 2018, public hearing, the Commission denied the Project.

ENVIRONMENTAL DOCUMENTATION

On May 16, 2018, the Commission found that the Project was statutorily exempt pursuant to CEQA Guidelines Section 15270, because CEQA does not apply to projects which a public agency rejects or disapproves. Therefore, the Project qualified as a Statutory Exemption (projects which are disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the Project is not anticipated to have a negative impact on current services. The Board's decision to uphold the Commission's decision means that the CUP is denied, and the decision by the Board is final and no other administrative action can be taken on the Project. The Board's decision to grant the appeal would send the Project back to DRP for further review, and the review cost is built into the CUP application fee.

For further information, please contact Greg Mirza-Avakyan at (213) 974-6462 or gmirza-avakyan@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director

AJB:SA:NP:GM:ems

Attachments: Findings and Conditions
Commission Staff Reports and Correspondence.

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

APPLICANT

Date 5/30/18

Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

PROJECT
NO./CUP NO.: RCUP-2013-01325

APPLICANT: Tony Auto Parts

LOCATION: 9625 South Alameda st

Zoned
District:

Related zoning matters:

CUP(s) or VARIANCE No. _____

Change of Zone Case No. _____

Other _____

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order, made payable to the "Board of Supervisors" (check or money order must be presented with personal identification), during regular business hours of 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. (Appeal fees subject to change). Contact the Zoning section of the Board of Supervisors for more information: (213) 974-1426.

This is to appeal: (Check one)

The Denial of this request \$7,844* OR

2 or less conditions of the Project to be listed below: \$915.00*

*For Subdivisions \$260.00 of this amount is to cover the cost of the hearing by the Board of Supervisors

Briefly, explain the reason for this appeal (attach additional information if necessary):

x. 

(Signed)

Appellant

Majid Mahramnia

Print Name

9625 S. Alameda St

Street Address

Los Angeles, CA 90002

Louis Aguilar

City/Zip

562-394-2974

714-309-0005

Day Time Telephone Number

lm.environmental@gmail.com

E-mail Address

/mmahramnia@aol.com



May 30, 2018

RE: Project # RCUP-2013-01325 / Summary for the Appeal Form

Here are the reasons for this appeal;

1. To demonstrate to the Board of Supervisors the continuance of compliance with the County Minimum Development Standards.
2. To continue to comply with Code Enforcement and Regional Planning Request.
3. To discuss our project to the board of supervisors to inform them that we should not be hold liable for the negligence of the property owner and surrounding neighbors for their lack of compliance on meeting counties minimum developments standards and they also have CUP application on file since 2007.
4. To discuss with the Board the lengthy communication the agent/ applicant has had with various planner and complying with their each request.
5. To demonstrate to the board that the three County agencies;
Public Works, Public Health and Fire Department have clear the project. (See attach letters)


1st Planner: Shaun Temple

2nd Planner: Shanna Farlay- Judkins

3rd Planner: Greg Mirza-Avakyan

Thank you for your time regarding this matter.

Sincerely,



Louis Aguilar
Storm Water Consultant Specialist
L&M Environmental Services
(562)394-2974 - Office
(310)984-6214 - Fax

L&M Environmental Services

PO Box 828, Paramount, CA 90723

Office: (562)394-2974 **Fax:** (310)984-6214

Website: www.lmenvironment.com ~ **Email:** lm.environmental@gmail.com



MARK PESTRELLA, Director

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>

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

IN REPLY PLEASE
REFER TO FILE:

September 12, 2017

TO: Nooshin Paidar
Zoning Permits West Section
Department of Regional Planning

Attention Greg Mirza-Avakayan

FROM: Art Vander Vis
Land Development Division
Department of Public Works

PLAN NO. RCUP-201300071

PLAN TYPE: PERMITS & REVIEWS

WORK CLASS: CUP

PROJECT NAME: R2013-01325

9625 SOUTH ALAMEDA STREET

**ASSESSOR'S MAP BOOK NO. 6046, PAGE NO. 9, PARCEL NOS. 14, 15, 16, 17, 18
UNINCORPORATED COUNTY COMMUNITY AREA FLORENCE / FIRESTONE**

Thank you for the opportunity to review the site plan and zoning permit application for the project located at 9625 South Alameda Street in the unincorporated County area of Florence/Firestone. The applicant is requesting a Conditional Use Permit (CUP) to establish an auto dismantling operation in conjunction with an existing used auto parts establishment. There are no proposed improvements.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents, and therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

1. Environmental

- 1.1. Prior to construction, installation, modification or removal of underground storage tanks (Los Angeles County Code [LACC] Title 11, Division 4),

industrial waste treatment or disposal facilities, and/or storm-water treatment facilities, Environmental Programs Division must be contacted for required approvals and operating permits. For additional information please visit: <http://dpw.lacounty.gov/epd/Stormwater/inspection.cfm>. Specific industry types will also be subject to registration and inspections related to implementation of best management practices to prevent storm-water related pollution (LACC Title 12, Chapter 12.80).

For questions regarding the environmental condition, please contact Nilda Gemeniano from Environmental Programs Division at (626) 458-5184 or ngemenia@dpw.lacounty.gov.

2. Water

- 2.1 Comply with the requirements as stipulated by the attached Will Serve letter dated February 17, 2017 from the Golden State Water Company to the satisfaction of Public Works. The Will Serve letter will expire on February 17, 2018. It shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration (if necessary) and abide by all the requirements of the water purveyor.

For questions regarding the preliminary water condition, please contact Tony Khalkhali from Land Development Division at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

If you have any questions or require additional information, please contact Toan Duong of Land Development Division at tduong@dpw.lacounty.gov or (626) 458-4945.

AM:

\\Pw01\pwpublic\dpw\SUBPCHECK\Plan Checking Files\CUP\CUP 201300071 - 9625 SOUTH ALAMEDA AVENUE\TCUP 201300071\2017-06-08 TCUP 201300071 SUBMITTAL\DPW_Cleared_2017-08-26_RPPL201300071.docx



February 17, 2017

Mr. Louis Aguilar
L&M Environmental Services
11490 Wright Road Unit C
Lynwood, California 90262

**Re: Will Serve Letter
9625 S. Alameda St.
Los Angeles, California**

Dear Mr. Aguilar:

This letter is to inform you that water service is available to the above referenced address from Golden State Water Company's (GSWC) Central District water system located in Los Angeles. Service to the address can be provided from our existing water facilities within Alameda Street.

Upon completion and execution of an agreement between Golden State Water Company (GSWC), and that contains satisfactory financial arrangements and other provisions governing the extension of water service under the Water Service Agreement, GSWC will begin providing water service for the referenced address once all owner obligations have been satisfied. Analysis of more detailed development plans may require the owner to participate in the construction of special facilities prior to the Company providing water service.

GSWC is committed to providing water service to all customers within its service area, consistent with the company's obligations under rules, statutes and regulations of both the California Department of Public Health and the California Public Utilities Commission.

Unless modified or extended by GSWC, this Will Serve Letter shall terminate and be of no further force and effect one year from the date indicated above.

If you have any questions concerning the issues addressed in this letter, please let us know.

Sincerely,

Melynda Holm
Operations Engineering Technician
Central District



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

- Gloria Molina
First District
- Mark Ridley-Thomas
Second District
- Zev Yaroslavsky
Third District
- Don Knabe
Fourth District
- Michael D. Antonovich
Fifth District

October 25, 2013

TO: Shaun Temple
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS *M.T.*
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2013-01325/ RCUP 201300071
9625 S. Alameda Ave., Los Angeles

- Public Health recommends approval of this CUP.
- Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CUP is to authorize the establishment of an auto dismantling operation in connection with an existing used auto parts establishment.

The Department recommends approval of this CUP with the following conditions:

1. The project shall remain connected to existing public water and public sewer facilities.
2. The project shall comply with the requirements of the Los Angeles County Noise Control Ordinance as found in Title 12 Chapter 12.08 of the Los Angeles County Code.

If you should have any questions or need additional information, please contact me at (626) 430-5382.



COUNTY OF LOS ANGELES FIRE DEPARTMENT

Fire Prevention Division - Land Development Unit

5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783

DATE: November 18, 2016 **SITE PLAN DATE:** 11/07/2016

TO: Department of Regional Planning
Zoning Permits - Shanna Farley-Judkins

PROJECT #: R2013-01325 ____

LOCATION: 9625 South Alameda Ave., Los Angeles

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is _____ gallons per minute for _____ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

Install _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
Provide Fire Flow Test for _____ existing public fire hydrant(s).

Water: The fire flow is adequate for this project per fire flow test dated 11/12/13 by the Golden State Water Company.

Access: Provide access to within 150 feet of all exterior portions of the proposed building from both South Alameda Ave. and 96th Place.

Maintain a minimum of 5-foot walking path from each street to and around the office.

All gate locations shall have an approved Fire Department locking device.

Conditions for Approval:

Comments: The proposed project is "cleared" to proceed to public hearing.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: Wally Collins



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

May 16, 2018

Tony Auto Parts
9625 South Alameda St.
Los Angeles, CA 90002

**REGARDING: PROJECT NO. R2013-01325-(2)
CONDITIONAL USE PERMIT NO. 201300071
9625 SOUTH ALAMEDA STREET
(APNs: 6046-009-014; -015; -016; -017; -018)**

The Regional Planning Commission, by its action of **May 16, 2018**, has **DENIED** the above-referenced project. Enclosed are the Commission's Findings.

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **May 30, 2018**. **Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

For questions or for additional information, please contact Greg Mirza-Avakyan of the Zoning Permits West Section at (213) 974-6462, or by email at gmirza-avakyan@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP

Greg Mirza-Avakyan, Regional Planning Assistant II
Zoning Permits West Section

Enclosures: Findings
c: Board of Supervisors; Zoning Enforcement;

NP:GM

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01325-(2)
CONDITIONAL USE PERMIT NO. 201300071**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 200700069 ("CUP") on May 16, 2018.
2. The permittee, Tony's Auto Parts ("permittee"), requests the CUP to authorize the continued operation of an existing junk and salvage yard, and to authorize the addition of a new automobile dismantling yard ("Project") on a property located at 9625 South Alameda in the unincorporated community of Florence-Firestone ("Project Site") in the M-2 (Heavy Manufacturing) Zone pursuant to Los Angeles County Code ("County Code") section 22.32.190. In addition, pursuant to Section 22.44.138.D.9, the Florence-Firestone Community Standards District (CSD) requires a CUP for all principal business uses that are conducted outside of an enclosed structure and are within 250 feet of a residential zone.
3. The Project Site is 0.68 acres (29,727 square feet) in size and is located on Assessor's APNs ("APNs") 6046-009-014 through 6046-009-018. The Project Site is irregular in shape with level topography and is developed with a junk and salvage yard and an unpermitted automobile dismantling yard.
4. The Project Site is located within the Stark Palms Zoned District and is currently zoned M-2.
5. The Project Site is located within the Heavy Industrial (IH) land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: M-2
 - South: M-2; City of Los Angeles
 - East: M-2; City of South Gate
 - West: M-2; M-1 (Light Manufacturing); R-3 (Limited Density Multiple Residence)
7. Surrounding land uses within a 500-foot radius include:
 - North: Automobile dismantling yards, an automobile body and fender repair shop.
 - South: Automobile dismantling yard, a welding business, an auto repair business, and an auto body and paint business, auto glass installation, single-family residence, church, retail shopping plaza under construction.
 - East: Alameda Rail Corridor, single-family and multi-family housing (City of South Gate).
 - West: Automobile repair shop, auto body and fender shop, wire manufacturer, single family and multi-family housing.

8. Previous Cases / Zoning History:

The following section outlines the permit history for the Project Site area (APNs 6046-009-014 through 6046-009-018). The permits also detail other parcels due to the encroachments of other businesses on the Project Site.

- June 27, 1932: Ordinance No. 2111 was adopted by the Board of Supervisors establishing the M-2 (Heavy Industrial) Zone on the subject property.
- May 21, 1950: Special Permit No. 680 approved a truck wrecking yard on APNs 6046-009-013 through -018.
- September 24, 1952: Special Permit No. 864 expanded an existing truck parts & junk yard to include a portion of APN 6046-009-032.
- May 14, 1968: Zone Exception Case No. 8778 approved junk & salvage sales, sorting, and storage on the subject property and on APNs 6046-009-012, 6046-009-021, and 6046-009-031. This permit expired on May 14, 1988.
- April 14, 1970: Zone Exception Case No. 9409/Special Permits Case No. 1983 approved the expansion of a scrap metal processing facility on the entirety of the 9600 Block of South Alameda Street (except APNs 6046-009-022 and 6046-009-023). This permit expired on May 14, 1988.
- December 9, 1993: CUP 93-201 requested automobile dismantling and the sale of used auto parts on APN 6046-009-031 and a portion of APN 6046-009-032. The application was replaced by CUP No. 200700026, filed on January 29, 2007 for auto dismantling on APN 6046-009-031. This CUP is currently pending a decision. However, the actual business boundaries encroach into the Project Site on APN 6046-009-018, which is associated with the Project Site for this CUP application.
- December 19, 1995: CUP95-036 approved auto dismantling on a 6,250-square-foot area in the northeast corner of the APN 6046-009-032. CUP95-036 expired on December 19, 2005. CUP No. RPPL200700069 was filed for "Alameda Imports" auto dismantling and junk & salvage yard on APN 6046-009-032, and is currently pending a decision. The actual business boundaries encroach into the Project Site on APN 6046-009-014, which is associated with the Project Site for this CUP application.
- May 19, 2004: Site Plan Review No. 49214 for the replacement of a fire-damaged building 9,500-square-foot warehouse, filed on September 3, 2003, was denied due to inactivity.
- November 8, 2005: Site Plan Review No. 200501059 for an "auto parts retail yard" is denied because it is determined that a junk and salvage yard is operating on the site, and a CUP is required.
- August 10, 2006: Business License Referral No. 200600612 was filed with Regional Planning on APN 6046-009-016. It is not finalized. Information of the purpose of the Business License is not available.
- October 19, 2006: Business License Referral No. 200600877 was filed with Regional Planning for "used auto part store" with no auto dismantling on APN 6046-009-016. It was not finalized.

- March 25, 2007: Business License Referral No. 200700250 was filed with Regional Planning for “second hand dealer (auto parts)” on APN 6046-009-016. It was not finalized.
 - June 26, 2012: Business License Referral No. 201200194 was filed with Regional Planning for “motor vehicle repair/second hand dealer with a new use (auto dismantling)” on APNs 6046-009-016 and APN 6046-009-017. This business license is associated with this CUP application, and will be not be approved if this CUP is denied.
 - March 25, 2017: Site Plan Review No. RPPL2016000730 for Sabir’s Auto Body & Repair on APN No. 6049-009-012 was denied. The actual business boundaries encroach into the Project Site on APN 6046-009-014, which is associated with the Project Site for this CUP application.
9. The Project Site is accessible via South Alameda Street to the east and East 96th Place to the south. Primary access to the Project Site is via an entrance/exit on South Alameda Street. Secondary access is via an entrance/exit on East 96th Place to the south.
10. Staff recommends denial of the Project. The heavy industrial use on the Project Site has been operating heavy industrial land uses without a valid land use permit, the permittee and the property owner have not made the adequate effort to complete the County’s requirements for the CUP application, and the property has a substantive record of zoning violations and safety issues.
- a. The existing junk and salvage yard does not have a current land use permit, and has been operating without the required land use permit for three decades by multiple operators. The most recent permit at this Project Site, ZEC No. 9409, approved an expanded junkyard on March 14, 1970 and expired on May 13, 1988. ZEC No. 9409 included most of the property bounded by South Alameda Street, East 96th Street, Laurel Street, and East 96th Place. This property is currently under the ownership of Eleanor Friend Family Trust, and the Project Site is a part of this property. Automobile dismantling has not been a part of any approval within the Project Site area, and has been operating without a permit.
 - b. The permittee and the property owner have not adequately responded to the County’s request for information and requirements for a CUP application. Staff has made approximately 15 requests for application materials and site plan changes since June of 2013. The application and site plan submitted by the permittee still does not depict Project Site boundaries that reflect the actual business boundaries currently in place. The proposed Project Site on the submitted application materials clearly depicts boundaries of the Project within APNs 6046-009-014 through -018. However, portions of APN 6046-009-014 and 6046-009-018 are being used by businesses not identified on the application materials. There are multiple unpermitted businesses on the block that encroach on the Project Site. Staff estimates that there are over 11 separate businesses operating on the block without land use permits, and, only

three businesses on the block have a current application with Regional Planning. The property owners have not taken the necessary steps to remedy the issues or to provide staff with an acceptable accounting of the number and location of the businesses on the properties.

- c. The Project Site has a history of zoning violations over the years that create safety concerns and represent a nuisance to the community. Notices of Violations from 2011 state that unpermitted auto dismantling and junk and salvage yard operations were established on the premises. Recent site visits by staff confirmed many continued violations at the Project Site, including, but not limited to unpermitted auto dismantling on the premises, blocked vehicle circulation paths, over-stacking of junk and salvage materials, and unpermitted signage. The most recent zoning enforcement case was opened on March 13, 2018, and Notices of Violation sent to the permittee and owner cited automotive dismantling work operating without a permit, required off-street parking not being maintained or provided, trash and debris on and around the property, and the violation of development standards for Projects in M-2 (Heavy Manufacturing) Zone. During the most recent site visit on April 12, 2018, staff observed some improvements made by the Project permittee. Vehicle circulation areas were cleared, debris has been cleared, and auto dismantling appeared to have been discontinued. The encroachment into the Project Site by the adjacent businesses persists. However, the interior fences are in a state of disrepair and appear to be unsafe for the employees and customers on the Project Site. There are unpermitted structures used by the permittee and other structures used by adjacent businesses that encroach on the Project Site, many of which require building permits. Moreover, there does not appear to be a permanent bathroom facility.
- d. The Project Site has a history of violations with other County agencies. In 2002, the Building and Safety/Land Development Division of Public Works issued a citation on this property for converting a required garage into dwelling units at 9625 South Alameda Street and 2317 East 96th Place. The buildings were damaged by fire and were demolished in 2003. LA County Fire Department's Health Hazardous Materials Division also cited the permittee in 2018 for failing to submit the business plan and site map with all required content, including safety and emergency response plan. In addition, the permittee does not appear to have a valid County business license from the LA County Treasurer and Tax Collector, and does not have an auto dismantler's license from the Department of Motor Vehicles.
- e. The permittee and property owner have failed to comply with zoning development standards and abate all the existing zoning violations. Therefore, staff believes the permittee has not met the required burden of proof for a CUP and recommends denial of this application.

11. The following history outlines staff efforts to work with the permittee on this Project. All of the correspondence referenced below is attached.
- a. June 20, 2011: NOV No. 11-0014973 was sent to property owner, citing an unpermitted automobile dismantling yard and a violation of development standards for parking and outdoor storage.
 - b. May 31, 2012: Final Zoning Enforcement Order No. 11-0014972 was sent to owner and operator of the Project Site citing an unpermitted automobile dismantling yard and the violation of development standards for parking and outdoor storage and landscaping.
 - c. August 20, 2012: Final Zoning Enforcement Order was sent to owner and operator of the Project Site citing an unpermitted junk and salvage yard and the violation of development standards for parking and outdoor storage.
 - d. May 14, 2013: The CUP application, requesting the authorization to operate an auto dismantling yard, was submitted.
 - e. June 18, 2013: The CUP application was incomplete and staff requested the Ownership Disclosure with a copy of current trust documents and a notarized letter of authorization from the property owner.
 - f. October 7, 2013: Staff requested site plan updates regarding landscaping details.
 - g. April 30, 2015: Staff requested updates from the permittee based on the comments from the review by Public Works.
 - h. September 29, 2016: Staff requested corrections to the site plan in regards to Project Site, circulation plan, updates to landscaping and fence details.
 - i. October 24, 2016: Staff requested payment for the Initial Study fee.
 - j. October 31, 2016: Staff requested updates to site plan details for fencing, landscaping, existing materials and structures, and to remove existing signage from the site plan.
 - k. December 28, 2016: Staff requested updates based on the second round of consultation comments from Public Works.
 - l. January 10, 2017: Staff conducted a site inspection and observed multiple zoning violations. The parking areas were used for storing partially dismantled cars, stacking exceeded the height of the surrounding fences, unpermitted business signs, and vehicle circulation areas were blocked by auto dismantling activity. The conditions did not represent the layout that was depicted on the submitted plans.
 - m. January 26, 2017: Staff requested additional changes to the site plan, adding a permanent restroom to the proposed site plan, changing the proposed fencing material and setback, and following all applicable standards in Title 22. In addition, staff requested that the permittee tie the APNs as one APN.
 - n. May 17, 2017: Staff requested additional corrections to the site plan, and sent a reminder to submit payment for the Initial Study fee.
 - o. June 6, 2017: Staff sent the applicant an e-mail, stating the amount to be paid for the Initial Study, a reminder to submit corrections, and stating that the fact that the parcels are not tied is an issue that must be resolved.
 - p. June 8, 2017: Staff sent the permittee an e-mail, stating that a Certificate of Compliance is required for the Project.
 - q. July 13, 2017: Staff sent the applicant an e-mail with directions on how to pay the Initial Study Fee.

- r. September 20, 2017: Staff confirmed that the permittee paid the Initial Study Fee.
- s. October 23, 2017: Staff met with the permittee to discuss the scope of the Project. Staff stated that the environmental impacts of adding an auto dismantling use would be greater than to maintain the junk yard use, as was previously approved with the expired permit, and that County requirements for environmental analysis may be different. The permittee expressed interest in scaling back the Project to remove auto dismantling from the proposal.
- t. November 20, 2017: Staff sent an e-mail to the permittee, requesting updated site plans to reflect only junk and salvage use, and to remove auto dismantling. In addition, permittee was asked to clean up the property's boundary walls to reflect the boundaries by APNs shown on the site plan. Staff told the permittee that the Project cannot proceed until the encroachment by various businesses on the property is resolved.
- u. December 5, 2017: The permittee e-mailed staff, stating that representatives from the neighboring businesses that encroach on the Project Site asked him to reach out to the property owners. Per the permittee, the property owner was not willing to relocate or remove the encroaching structures.
- v. December 14, 2017: Staff sent a letter to the property owner regarding the 9600 Block of South Alameda Street, the three CUP applications on the block, the number of unpermitted businesses on the property, and the various zoning violations. Staff requested that the owner provide a complete listing of all the individual businesses located on the APNs included in the 9600 Block of South Alameda Street under the Eleanor Friend Trust ownership, a graphic showing what area on each property is leased to each of the individual businesses, and a complete inventory of all the approved building permits. The letter requested that all unpermitted businesses should cease operations. Finally, the property owner was given 30 days to respond (by January 14, 2017) with the warning that failure to respond to the request could result in CUPs being scheduled for denials.
- w. January 25, 2018: Frank Cimino contacted staff stating he was a longtime business associate of the property owner and represented the property owner in business decisions regarding these properties. Staff stated that due to the conflicting boundary issues between the lease areas, proposed CUP operating areas, and APN boundaries, and due to the operation of several illegal businesses, that a meeting between staff and the ownership group was necessary in order to move these cases forward. Staff requested a meeting with the ownership group in a follow-up email with suggested dates. No response to the meeting request was received.
- x. February 5, 2018: Staff sent a follow-up email to Mr. Cimino again requesting a meeting with the ownership group. No response was received.
- y. February 13, 2018: Staff contacted Mr. Cimino by phone reiterating that a meeting between staff and the ownership group was necessary in order to move these cases forward and that staff would need a list of available dates for a meeting from the ownership group by the next day. Mr. Cimino emailed staff the same day confirming that staff had his correct email. No follow-up email was received by Mr. Cimino.

- z. February 27, 2018: Staff conducted a joint site inspection with DRP Zoning Enforcement of all the APNs of the 9600 Block of South Alameda Street under the Eleanor Friend Trust ownership and took an inventory of all the existing businesses and created an updated list of all the zoning violations on the property. Staff observed numerous violations, including automobile dismantling work operating without a permit, required off-street parking not being maintained or provided, trash and debris on and around the property, and the violation of development standards in the M-2 Zone for automobile dismantling and wall signs.
- aa. March 1, 2018: Staff sent a letter to the property owner and the permittee stating that they had not complied with any of the requests from the December 14, 2017 letter and furthermore did not respond to any of the meeting requests from staff and as a result the Project was scheduled for denial on May 2, 2018.
- bb. March 2, 2018: Frank Cimino contacted staff requesting a date for a meeting between the ownership group and staff.
- cc. March 13, 2018: Staff sent NOV Nos. RPCE2018000952, RPCE2018000953, RPCE2018000954, RPCE2018000955, and RPCE2018000956 to the property owners citing the operation of an auto dismantling yard without a permit, required off-street parking not being maintained or provided, trash and debris on and around the property, and the violation of development standards in the M-2 Zone for automobile dismantling and wall signs.
- dd. March 19, 2018: Staff met with Frank Cimino, his daughter Annette, Eleanor Friend's son Rick, and their attorney. Staff stated they needed to know what businesses would be part of which CUPs and on which APNs they will operate. Staff also listed the continuing zoning violations and stated that they needed to continue working on abating those violations.
- ee. April 3, 2018: Staff conducted a joint site inspection with Zoning Enforcement on the subject property, and observed auto dismantling on the western side of APN 6046-009-016. Some progress had been made by the permittee in clearing the circulation areas and removing over stacking. Parking was being used for partially dismantled vehicles. Staff instructed the permittee to continue to clear the paths, to cease dismantling work, and continue to abate the violations.
- ff. April 3, 2018: Staff received an email from Zoning Enforcement that eviction notices were sent to four of the businesses located in the southwest corner of the 9600 Block of South Alameda Street. None of these businesses were located in the Project Site of this CUP.
- gg. April 12, 2018: Staff posted the hearing notice on the subject property. The property was inspected, and more progress had been made. All vehicle circulation paths were cleared, the over-stacking was mostly cleared, and auto dismantling was not being conducted. The encroachment into the Project Site by the adjacent businesses continued.
- hh. April 24, 2018: Staff e-mailed the property owners and their attorney, requesting a meeting to discuss potential options of moving the cases forward ahead of the public hearing. The attorney responded that the owners cannot attend an in-person meeting.

- ii. May 2, 2018: staff e-mailed the property owners and their attorney, notifying them of the imminent availability of the hearing packages, and requesting a meeting the week of May 7 through May 10.
12. Staff consulted with the Los Angeles County Departments of Fire ("Fire"), Public Works ("DPW"), and Public Health ("DPH"). Previous iterations of the proposed project have been reviewed and cleared Fire letters dated March 12, 2014, and November 18, 2016, Public Health in a letter dated October 25, 2013, and DPW in a letter dated September 12, 2017. However, staff has not been unable to circulate an accurate plan with clear project boundaries that matches the areas of the business operations. No environmental review has been initiated and the departments have not had the opportunity to provide comments on the expected environmental issues and mitigation required for the heavy industrial uses proposed on the project site.
13. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Statutory Exemption (Projects Which Are Disapproved) from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because pursuant to CEQA Guidelines Section 15270, CEQA does not apply to Projects which a public agency rejects or disapproves.
14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, library, the Department's website, and property posting.
15. Staff received one phone call on March 12, 2018 from a local resident. The caller was inquiring about the nature of the Project. The caller stated that the heavy industrial uses on South Alameda are a nuisance to the community.
16. A duly noticed public hearing was held on May 16, 2018 before the Regional Planning Commission. Commissioners Smith, Louie, Shell, and Moon were present. Commissioner Modugno was absent. The Commissioners heard a staff presentation, which highlighted the violations on the project site, lack of timely responsiveness by the property owners, and inadequacy of the submitted materials. The applicant's representative, Louis Aguilar, requested more time to comply with the requirements. The attorney representing the property owners also requested more time to resolve the boundary encroachment issues. The applicant testified as well requesting additional time to resolve the issues. There being no further testimony, the Commission closed the public hearing and denied the Project. On the same date, the Commission also denied CUP Nos. 200700069 and 200700026 for adjacent businesses that encroached into the Project Site, referenced in Finding No. 8.
17. The Commission finds that the permittee, Tony's Auto Parts, as well as multiple other businesses not listed on the application nor shown on the site plan, are operating on the Project Site without the required permits.

18. The Commission finds that the Project Site has a record of zoning violations and safety issues going back more than a decade. The most recent zoning enforcement case was opened on March 13, 2018, and the Notices of Violation sent to the Permittee and owner cited automotive dismantling work operating without a permit, required off-street parking not being maintained or provided, trash and debris on and around the property, and the violation of development standards for Projects in M-2 (Heavy Manufacturing) Zone. To date, several violations have not been abated.
19. The Commission finds that the Permittee and the property owner have not adequately responded to staff requests for information to process the CUP application and have not made an adequate effort to obtain the required land use permits for the properties or abate existing zoning violations. Staff has contacted the property owners several times, including by letter, requesting that a list of business operating on the 9600 block of South Alameda Street be provided to include the APNs on which they will be operating, and how all the development standards will be met for those businesses on those APNs.
20. The Commission finds that the Permittee is not able to adequately substantiate all facts identified by the Conditional Use Burden of Proof and findings as outlined in Sections 22.56.040 and 22.56.090 of the County Code. The existing junk and salvage yard has been operating without a permit for three decades, and an auto dismantling use has been conducted onsite without a permit. Staff believes that land uses at this location have adversely affected the health, peace, comfort or welfare of persons residing or working in the area, and jeopardized, endangered or constituted a menace to the public health, safety, or general welfare. Residential neighborhoods are 200 feet to the west of the Project Site, and the property has an extensive list of zoning violations and safety issues, including unpermitted automobile dismantling, unpermitted structures, and trash and debris on and around the property.

The immediate area is impacted by the property owner's lack of oversight of these properties. Several businesses are operating without permits and without meeting development standards. The existing businesses do not meet zoning requirements for parking, wall/fence standards, and landscaping. Many of the interior walls and structures do not have building permits and are in a severe state of disrepair. The existing businesses do not have adequate parking or ingress and egress. Finally, the property has had multiple inspections and found the area around the property is not well-maintained and there were visible piles of trash, litter, and materials from on-site businesses.

21. The Commission finds that that the junk and salvage yard with the additional auto dismantling use is not adequate in size and shape to accommodate all the development features prescribed in Title 22. The Project Site has had an open Notice of Violation for multiple development standards, and the property owner and the permittee have not demonstrated the ability to meet the zoning requirements for the M-2 Zone, the Florence-Firestone CSD, or for auto dismantling and junk and salvage yard uses. In addition, the Project Site is not in compliance with Title 22 development standards for these uses related to parking, signage, landscaping, fence/wall requirements. The property owner has not provided an accurate list of the businesses

operating on the property nor building permits or plans to demolish unpermitted buildings. Finally, there has been little to no effort to address the substantive list of violations and safety issues at the Project Site despite numerous warnings and staff inspections of the property.

22. The Commission finds that since the notice was given to the Permittee and property owner that the Project was scheduled for denial, the property owner has not made substantive efforts to address staff's requests to provide an accurate list of the businesses operating on the property nor building permits or plans to demolish unpermitted buildings. The owner's representative contacted staff one time following the receipt of the warning letter dated March 1, 2018 that the Project was scheduled for denial. Staff met with the owner's son, and three others representing the owner. The owner's representatives stated that they would work to resolve the issues. Staff has not heard back from the owner's representatives since the meeting, has not received updates to the application or site plans, and has seen minimal effort in abating the zoning violations.
23. The Commission finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper (*Huntington Park Bulletin* and *La Opinion*), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Florence-Firestone. On April 5, 2018, a total of 91 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as two (2) notices to those on the courtesy mailing list for the Stark Palms Zoned District and to any additional interested parties.
24. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use may be consistent with the adopted General Plan, but the Permittee and the property owner are not able to provide adequate information or application materials to determine the compatibility of the use with the surrounding area.
- B. The proposed use at the site adversely affects the health, peace, comfort or welfare of persons residing or working in the surrounding area, will be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because the Permittee and the property

owner allow unpermitted heavy industrial uses on the Project Site, and the properties have a substantive record of zoning violations and safety issues, and the Permittee and property owner have not abated these violations.

- C. The proposed site is not adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area because the Permittee and the property owner have not shown the ability to meet the development standards for the proposed uses, M-2 Zone, outside storage and display, and the Florence-Firestone CSD, and the properties have a substantive record of zoning violations.
- D. The proposed site is not adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required because the Permittee and the property owner are unable to demonstrate the ability to comply with the regulations to operate the proposed uses at this location.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that pursuant to the California Environmental Quality Act Sections 15061 and 15270 of the State CEQA Guidelines, CEQA does not apply to Projects that the public agency rejects or disapproves, and therefore an environmental analysis was not required to be completed; and,
2. Denies Conditional Use Permit No. 201300071

ACTION DATE: May 16, 2018

VOTE: Concurring:Dissenting:Abstaining:Absent: 4:0:0:1

Concurring: Smith, Louie, Shell, Moon

Dissenting: 0

Abstaining: 0

Absent: Modugno

NP:GM
May 16, 2018

c: Each Commissioner, Zoning Enforcement, Building and Safety

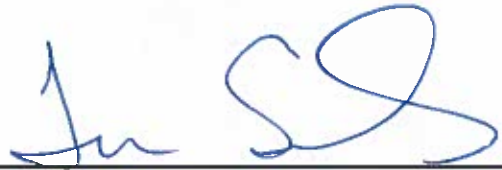
Regional Planning Commission Transmittal Checklist

Hearing Date
05/16/2018

Agenda Item No.
9

Project Number: R2013-01325-(2)
Case(s): Conditional Use Permit No. 201300071
Planner: Greg Mirza-Avakyan

- Project Summary
- Property Location Map
- Figure A - CUPs submitted on the 9600 block of South Alameda Street
- Figure B - Observed businesses on the 9600 block of South Alameda Street
- Staff Analysis
- Draft Findings (includes staff's communication with applicant)
- Other department letters of recommended conditions
- Previous permit Conditions of Approval
- Burden of Proof Statement(s)
- Photographs
- Land Use/Zoning Map
- Site Plan / Floor Plans / Elevations

Reviewed By: 



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2013-01325-(2)

HEARING DATE

May 16, 2018

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201300071
Environmental Assessment No. 201300127

PROJECT SUMMARY

OWNER / APPLICANT

Eleanor Friend Family Trust / Tony Auto Parts

MAP/EXHIBIT DATE

June 8, 2017

PROJECT OVERVIEW

The project is a request for a conditional use permit (CUP) to authorize the continued operation of a junk and salvage yard, and to authorize the addition of a new automobile dismantling yard. Pursuant to Section 22.32.190 of the County Code, the operation of a Junk and Salvage Yard and the operation of an Auto Dismantling Yard in the M-2 (Heavy Manufacturing) Zone requires a CUP. In addition, pursuant to Section 22.44.138.D.7.b of the Los Angeles County Code, the Florence Firestone Community Standards District (CSD) requires that all principal business uses that are conducted outside and that are located within 250 feet of a residential zone obtain a CUP.

Staff is recommending denial of the CUP. The project is part of the Industrial Use Task Force Program and the applicant and property owner have not met the compliance requirements requested by staff. The junk and salvage yard has been operating without the required land use permits since 1988, when the previous permit expired, and the automobile dismantling yard has been operating without the required land use permits since at least 2011. The applicant and property owners have not made an adequate effort to submit the requested materials and complete the requested changes. The application and site plan submitted by the applicant depict project site boundaries that do not reflect the actual business boundaries currently in place. There are multiple unpermitted businesses on the block which encroach on the project site. The operating boundaries of the adjacent businesses conflict with the APN boundaries and the submitted project materials, and therefore preclude the project from moving forward.

In addition to operating without the current land use permits, the junk and salvage yard has a substantial history of zoning violations and safety issues and the property represents a nuisance to the community. Recent site visits by staff confirm that many violations still exist at the project site, including, but not limited to unpermitted auto dismantling on the premises, blocked vehicle circulation paths, and the over-stacking of junk and salvage materials.

LOCATION

9625 S. Alameda Street, Florence-Firestone

ACCESS

S. Alameda Street; E. 96th Place

ASSESSORS PARCEL NUMBER(S)

6046-009-014 through -018

SITE AREA

Approximately 29,400 sq. ft. (0.67 Acres)

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

Stark Palms

LAND USE DESIGNATION

IH (Heavy Industrial)

ZONE

M-2 (Heavy Manufacturing)

PROPOSED UNITS

None

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Florence-Firestone

ENVIRONMENTAL DETERMINATION (CEQA)

Statutory Exemption (Section 15270, Projects Which Are Disapproved)

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.138 (Florence-Firestone CSD Requirements)
 - 22.32.200 (M-2 Zone Development Standards)
 - 22.52, Part 4, Automobile Dismantling Yards (also applies to Junk & Salvage Yards)

CASE PLANNER:

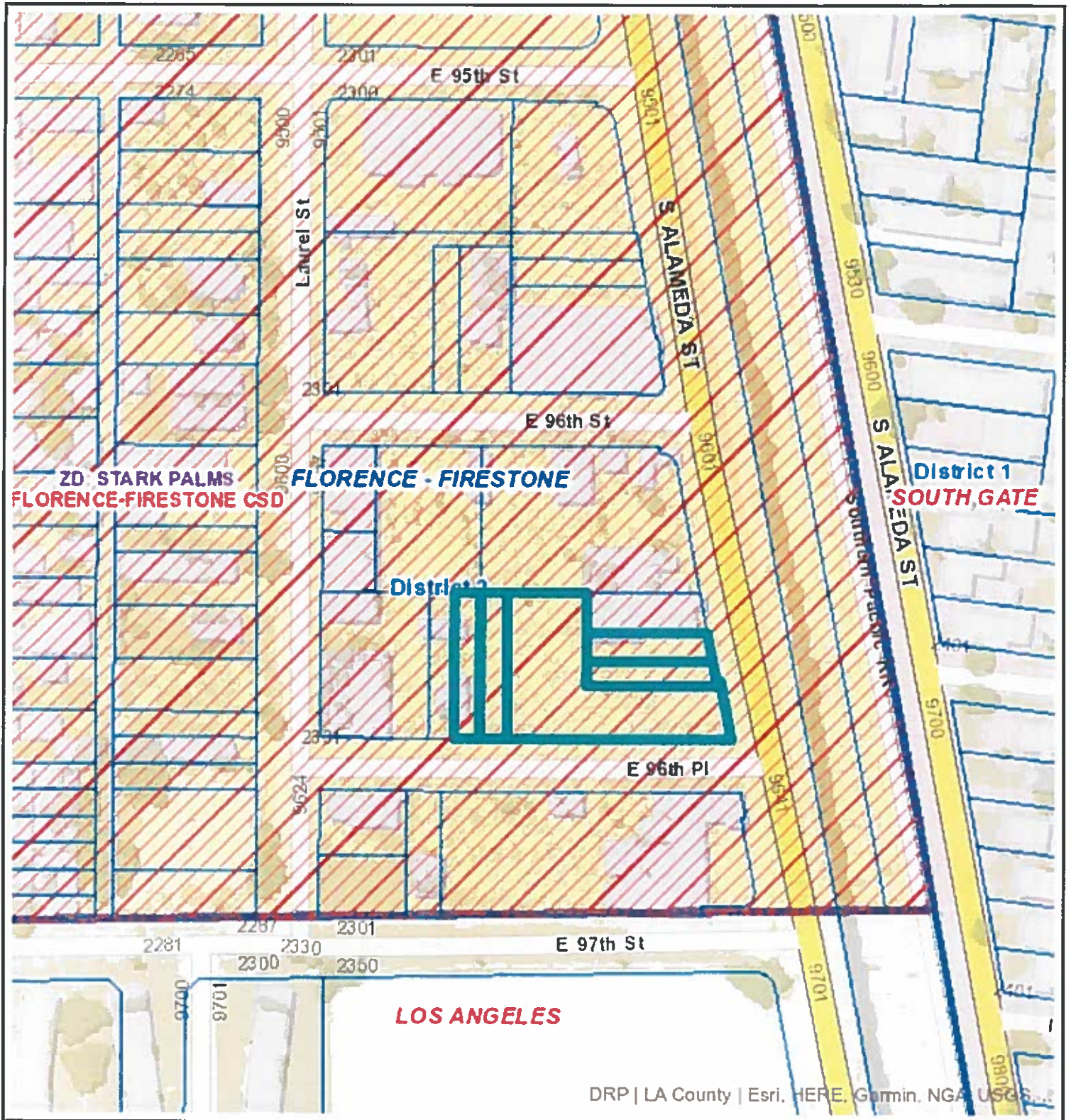
Greg Mirza-Avakyan

PHONE NUMBER:

(213) 974 - 6462

E-MAIL ADDRESS:

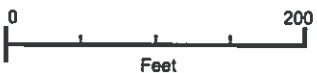
Gmirza-avakyan@planning.lacounty.gov



9625 South Alameda Street

6046-009-014 through -018

Printed: May 01, 2018



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FIGURE A – CUPs SUBMITTED ON THE 9600 BLOCK OF SOUTH ALAMEDA STREET

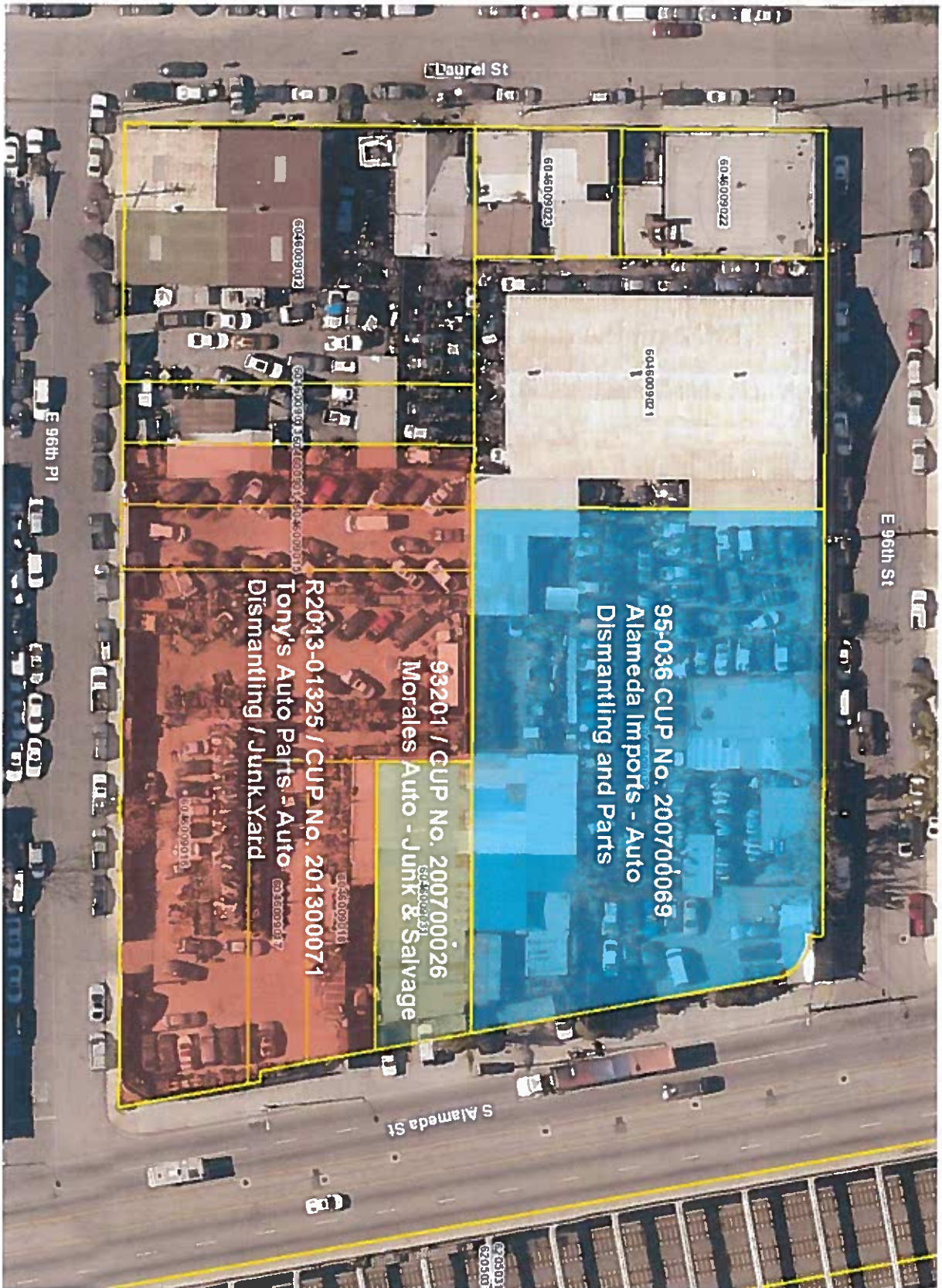
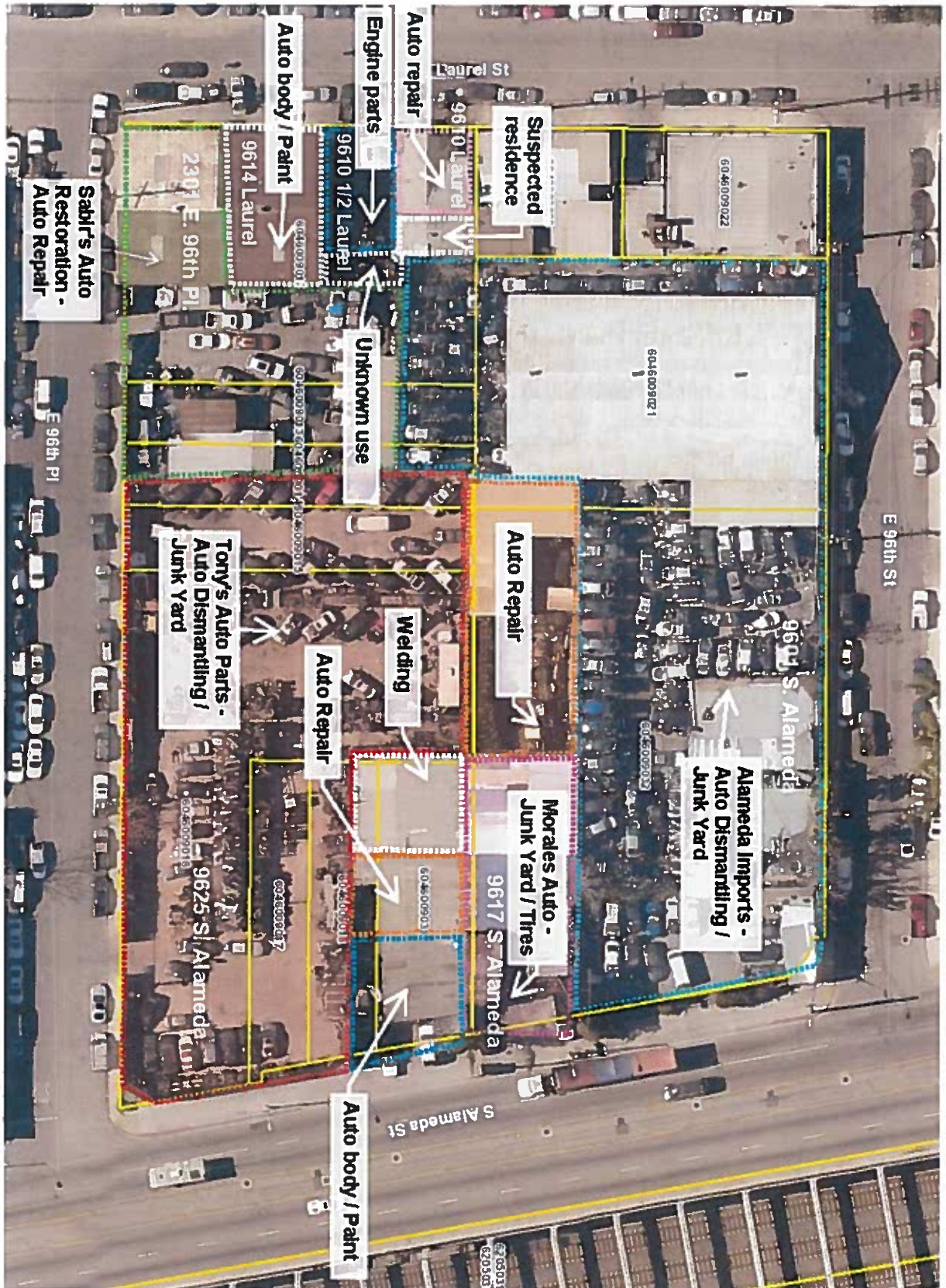


FIGURE B – OBSERVED BUSINESSES ON THE 9600 BLOCK OF SOUTH ALAMEDA STREET



ENTITLEMENTS REQUESTED

- The project is a request for a conditional use permit (CUP) to authorize the continued operation of an existing junk and salvage yard, and to authorize a new automobile dismantling yard in the M-2 (Heavy Manufacturing) Zone pursuant to (Title 22) Section 22.32.190. In addition, pursuant to Section 22.44.138.D.7.b of Title 22, the Florence Firestone Community Standards District (CSD) requires that all principal business uses that are conducted outside and that are located within 250 feet of a residential zone obtain a CUP.

PROJECT DESCRIPTION

The applicant, Tony's Auto Parts, requests the CUP to authorize the continued operation of an existing junk and salvage yard, and to authorize the addition of a new automobile dismantling yard at a property located at 9625 South Alameda Street in the unincorporated community of Florence-Firestone. The project is part of the Industrial Use Task Force Program (IUTF) and the applicant and property owner have not met the compliance requirements requested by staff.

The permit application and submitted site plans list Assessor's Parcels ("APNs") 6046-009-014 through 6046-009-018 as the project site (refer to Figure A). These parcels are located within the larger block of 9600 South Alameda Street, which contains several additional APNs. The business operates on the entirety of APNs 6046-009-014 through 6046-009-017, as well as portions of APNs 6046-009-013 and 6046-009-018. However, the remaining portions of APNs 6046-009-013 and 6046-009-018 are being used by businesses not identified on the application materials (refer to Figure B). Based on staff's research, there is an automobile repair businesses (Sabir's Auto Restoration) and an auto dismantling / junk and salvage yard ("Alameda Imports") operating on a portion of APN 6046-009-014. APN 6046-009-018 is partially occupied by an unpermitted welding business, auto repair business, and auto body shop.

The existing junk and salvage yard was legally established by Zoning Exception Case (ZEC) No. 9409 on March 14, 1970. However, the permit expired on May 13, 1988, and therefore staff assumes the junk and salvage yard has been operating without the required land use permit for approximately three decades. The junk and salvage operation approved by ZEC No. 9409 included most of the property within the 9600 block of South Alameda Street, bounded by South Alameda Street, East 96th Street, Laurel Street, and East 96th Place. There are no previous approvals for automobile dismantling on the project site, therefore, the existing automobile dismantling operations are not legally permitted. The applicant also does not have a valid County business license from the Los Angeles County Treasurer and Tax Collector, and does not have an auto dismantler's license from the Department of Motor Vehicles.

Staff is recommending denial of the CUP because the applicant and property owner have made an inadequate effort to obtain the CUP, and because the property has a substantive history of zoning violations and safety issues.

The CUP application was submitted on May 14, 2013, and the applicant and property owners have not made an adequate effort to submit the requested application materials and complete the changes requested by staff. Staff has made approximately 15 requests for application materials and site plan changes since June of 2013. The application and site plan submitted by the applicant still does not depict project site boundaries that reflect the actual business boundaries currently in place. There are multiple unpermitted businesses on the block that encroach on the project site and that are located elsewhere on the property. Staff estimates that there are over 11 separate businesses operating on the block without land use permits, and, only three businesses on the block have a current application with Regional Planning. Please refer to Figure A for the boundaries of the submitted CUPs and Figure B for observed businesses on the block.

In addition to operating without the current land use permits, the junk and salvage yard has a history of zoning violations and safety issues and the properties represent a nuisance to the community.

Notices of Violation (NOVs) from 2011 state that unpermitted auto dismantling and junk and salvage yard operations were established on the premises, therefore, it is on record that the applicant and property owner have been continuously operating heavy industrial uses on the property without a permit or required environmental review for at least seven years, and may have been operating as such without a permit since 1988. Recent site visits by staff confirm that many of the same violations from the 2011 NOVs exist at the project site, including, but not limited to unpermitted auto dismantling on the premises, blocked vehicle circulation paths, over-stacking of junk and salvage materials, and unpermitted signage. The most recent zoning enforcement case was opened on March 13, 2018, and NOVs sent to the applicant and owner cited automobile dismantling work operating without a permit, required off-street parking not being maintained or provided, trash and debris on and around the property, and the violation of development standards for projects in M-2 (Heavy Manufacturing) Zone.

The property also has a history of violations with other County agencies. In 2002, the Building and Safety/Land Development Division of Public Works cited the property for converting a required garage into dwelling units at 9625 South Alameda Street and 2317 East 96th Place. The buildings were damaged by fire and were demolished in 2003. The County Fire Department's Health Hazardous Materials Division also cited the applicant in 2018 for failing to submit for approval the business plan and site map with all required content, including safety and emergency response plan. It is important to note that the full environmental effects of the operations on the property have not yet been analyzed, and the Initial Study has not been completed because the CUP application submittal is incomplete. It is possible that the project represents additional hazards, and does not meet Low Impact Development standards.

During the most recent site visit on April 12, 2018, staff observed some improvements made by the project applicant. Vehicle circulation areas were cleared, debris has been cleared, and auto dismantling appeared to have been discontinued. However, the interior fences are in a state of disrepair and appear to be unsafe for the employees and customers on the project site. There are unpermitted structures used by the applicant and

other structures used by adjacent businesses that encroach on the project site, many of which require building permits. There does not appear to be a permanent bathroom facility. The encroachment into the project site by the adjacent businesses persists, and the property owners have not taken the necessary steps to remedy the issues or to provide staff with an acceptable accounting of the number and location of the businesses on the properties. Due to this, staff recommends that the CUP be denied.

Project History Summary

The following history outlines staff efforts to work with the applicant on this project. All of the correspondence referenced below is included with the attached findings:

- June 20, 2011: NOV No. 11-0014972 is sent to property owner, citing an unpermitted automobile dismantling yard and a violation of development standards for parking and outdoor storage.
- May 31, 2012: Final Zoning Enforcement Order No. 11-0014972 sent to owner and operator of the project site citing an unpermitted automobile dismantling yard and the violation of development standards for parking and outdoor storage and landscaping.
- August 20, 2012: Final Zoning Enforcement Order is sent to owner and operator of the project site citing an unpermitted junk and salvage yard and the violation of development standards for parking and outdoor storage.
- May 14, 2013: The CUP application, requesting the authorization to operate an auto dismantling yard, is submitted.
- June 18, 2013: The CUP application was incomplete and staff requested the Ownership Disclosure with a copy of current trust documents and a notarized letter of authorization from the property owner.
- October 7, 2013: Staff requested site plan updates regarding landscaping details.
- April 30, 2015: Staff requested updates from the applicant based on the comments from the review by Public Works.
- September 29, 2016: Staff requested corrections to the site plan in regards to project site, circulation plan, updates to landscaping and fence details.
- October 24, 2016: Staff requested payment for the Initial Study fee.
- October 31, 2016: Staff requested updates to site plan details for fencing, landscaping, existing materials and structures, and to remove existing signage from the site plan.
- December 28, 2016: Staff requested updates based on the second round of consultation comments from Public Works.
- January 10, 2017: Staff conducted a site inspection and observed multiple zoning violations. The parking areas were used for storing partially dismantled cars, stacking exceeded the height of the surrounding fences, unpermitted business signs, and vehicle circulation areas were blocked by auto dismantling activity. The conditions did not represent the layout that was depicted on the submitted plans.
- January 26, 2017: Staff requested additional changes to the site plan, adding a permanent restroom to the proposed site plan, changing the proposed fencing material and setback, and following all applicable standards in Title 22. In addition, staff requested that the applicant tie the APNs as one APN.

- May 17, 2017: Staff requested additional corrections to the site plan, and sent a reminder to submit payment for the Initial Study fee.
- June 6, 2017: Staff sent the applicant an e-mail, stating the amount to be paid for the Initial Study, a reminder to submit corrections, and stating that the fact that the parcels are not tied is an issue that must be resolved.
- June 8, 2017: Staff sent the applicant an e-mail, stating that a Certificate of Compliance is required for the project.
- July 13, 2017: Staff sent the applicant an e-mail with directions on how to pay the Initial Study Fee.
- September 20, 2017: Staff confirmed that the applicant paid the Initial Study Fee.
- October 23, 2017: Staff met with the applicant to discuss the scope of the project. Staff stated that the environmental impacts of adding an auto dismantling use would be greater than to maintain the junk yard use, as was previously approved with the expired permit, and that County requirements for environmental analysis may be different. The applicant expressed interest in scaling back the project to remove auto dismantling from the proposal.
- November 20, 2017: Staff sent an e-mail to the applicant, requesting updated site plans to reflect only junk and salvage use, and to remove auto dismantling. In addition, applicant was asked to clean up the property's boundary walls to reflect the boundaries by APNs shown on the site plan. Staff told the applicant that the project cannot proceed until the encroachment by various businesses on the property is resolved.
- December 5, 2017: The applicant e-mailed staff, stating that representatives from the neighboring businesses that encroach on the project site asked him to reach out to the property owners. Per the applicant, the property owner was not willing to relocate or remove the encroaching structures.
- December 14, 2017: Staff sent a letter to the property owner regarding the 9600 Block of South Alameda Street, the three CUP applications on the block, the number of unpermitted businesses on the property, and the various zoning violations. Staff requested that the owner provide a complete listing of all the individual businesses located on the APNs included in the 9600 Block of South Alameda Street under the Eleanor Friend Trust ownership, a graphic showing what area on each property is leased to each of the individual businesses, and a complete inventory of all the approved building permits. The letter requested that all unpermitted businesses should cease operations. Finally, the property owner was given 30 days to respond (by January 14, 2017) with the warning that failure to respond to the request could result in CUPs being scheduled for denials.
- January 25, 2018: Frank Cimino contacted staff stating he was a longtime business associate of the property owner and represented the property owner in business decisions regarding these properties. Staff stated that due to the conflicting boundary issues between the lease areas, proposed CUP operating areas, and APN boundaries, and due to the operation of several illegal businesses, that a meeting between staff and the ownership group was necessary in order to move these cases forward. Staff requested a meeting with the ownership group in a follow-up email with suggested dates. No response to the meeting request was received.

- February 5, 2018: Staff sent a follow-up email to Mr. Cimino again requesting a meeting with the ownership group. No response was received.
- February 13, 2018: Staff contacted Mr. Cimino by phone reiterating that a meeting between staff and the ownership group was necessary in order to move these cases forward and that staff would need a list of available dates for a meeting from the ownership group by the next day. Mr. Cimino emailed staff the same day confirming that staff had his correct email. No follow-up email was received by Mr. Cimino.
- February 27, 2018: Staff conducted a joint site inspection with DRP Zoning Enforcement of all the APNs of the 9600 Block of South Alameda Street under the Eleanor Friend Trust ownership and took an inventory of all the existing businesses and created an updated list of all the zoning violations on the property. Staff observed numerous violations, including automobile dismantling work operating without a permit, required off-street parking not being maintained or provided, trash and debris on and around the property, and the violation of development standards in the M-2 Zone for automobile dismantling and wall signs.
- March 1, 2018: Staff sent a letter to the property owner and the applicant stating that they had not complied with any of the requests from the December 14, 2017 letter and furthermore did not respond to any of the meeting requests from staff and as a result the project was scheduled for denial on May 2, 2018.
- March 2, 2018: Frank Cimino contacted staff requesting a date for a meeting between the ownership group and staff.
- March 13, 2018: Staff sent NOV Nos. RPCE2018000952, RPCE2018000953, RPCE2018000954, RPCE2018000955, and RPCE2018000956 to the property owners citing the operation of an auto dismantling yard without a permit, required off-street parking not being maintained or provided, trash and debris on and around the property, and the violation of development standards in the M-2 Zone for automobile dismantling and wall signs.
- March 19, 2018: Staff met with Frank Cimino, his daughter Annette, Eleanor Friend's son Rick, and their attorney. Staff stated they needed to know what businesses would be part of which CUPs and on which APNs they will operate. Staff also listed the continuing zoning violations and stated that they needed to continue working on abating those violations.
- April 3, 2018: Staff conducted a joint site inspection with Zoning Enforcement on the subject property, and observed auto dismantling on the western side of APN 6046-009-016. Some progress had been made by the applicant in clearing the circulation areas and removing over stacking. Parking was being used for partially dismantled vehicles. Staff instructed the applicant to continue to clear the paths, to cease dismantling work, and continue to abate the violations.
- April 3, 2018: Staff received an email from Zoning Enforcement that eviction notices were sent to four of the businesses located in the southwest corner of the 9600 Block of South Alameda Street. None of these businesses were located in the project site of this CUP.
- April 12, 2018: Staff posted the hearing notice on the subject property. The property was inspected, and more progress had been made. All vehicle circulation paths were cleared, the over-stacking was mostly cleared, and auto dismantling

was not being conducted. The encroachment into the project site by the adjacent businesses continued.

- April 24, 2018: Staff e-mailed the property owners and their attorney, requesting a meeting to discuss potential options of moving the cases forward ahead of the public hearing. The attorney responded that the owners cannot attend an in-person meeting.
- May 2, 2018: staff e-mailed the property owners and their attorney, notifying them of the imminent availability of the hearing packages, and requesting a meeting the week of May 7 through May 10.

Based on the project site's record of zoning violations and safety issues, and the property owner's lack of response to staff's request for information, staff believes that the project is a detriment to the surrounding community and staff recommends denial of the project.

EXISTING ZONING

The subject property is zoned M-2 (Heavy Manufacturing).

Surrounding properties are zoned as follows:

North: M-2

South: M-2, vacant land and residential uses within the City of Los Angeles

East: Residential Uses within the City of South Gate

West: M-2, M-1 (Light Manufacturing), R-3 (Limited Density Multiple Residence)

EXISTING LAND USES

The subject property is developed with an existing junk and salvage yard and an automobile dismantling yard. The junk and salvage yard was previously approved, but the approval expired in 1988. The automobile dismantling use is unpermitted and was never legally established.

Surrounding properties are developed as follows:

North: Automobile dismantling yards, and an automobile body and fender repair shop.

South: Automobile dismantling yard, welding business, auto repair business, auto body and paint business, auto glass installation, single-family residence, church, and a retail shopping plaza under construction.

East: Alameda Rail Corridor, single-family and multi-family housing (City of South Gate).

West: Automobile repair shop, auto body and fender shop, wire manufacturer, single family and multi-family housing.

PREVIOUS CASES/ZONING HISTORY

The following section outlines the permit history for the project site area (APNs 6046-009-014 through 6046-009-018). The permits also detail other parcels due to the encroachments of other businesses on the project site.

- June 27, 1932: Ordinance No. 2111 was adopted by the Board of Supervisors establishing the M-2 (Heavy Industrial) Zone on the subject property.

- May 21, 1950: Special Permit No. 680 approved a truck wrecking yard on APNs 6046-009-013 through -018.
- September 24, 1952: Special Permit No. 864 expanded an existing truck parts & junk yard to include a portion of APN 6046-009-032.
- May 14, 1968: Zone Exception Case No. 8778 approved junk & salvage sales, sorting, and storage on the subject property and on APNs 6046-009-012, 6046-009-021, and 6046-009-031. This permit expired on May 14, 1988.
- April 14, 1970: Zone Exception Case No. 9409/Special Permits Case No. 1983 approved the expansion of a scrap metal processing facility on the entirety of the 9600 Block of South Alameda Street (except APNs 6046-009-022 and 6046-009-023). This permit expired on May 14, 1988.
- December 9, 1993: CUP 93-201 requested automobile dismantling and the sale of used auto parts on APN 6046-009-031 and a portion of APN 6046-009-032. The application was replaced by CUP No. 200700026, filed on January 29, 2007 for auto dismantling on APN 6046-009-031. This CUP is currently pending a decision. However, the actual business boundaries encroach into the project site on APN 6046-009-018, which is associated with the project site for this CUP application.
- December 19, 1995: CUP95-036 approved auto dismantling on a 6,250-square-foot area in the northeast corner of the APN 6046-009-032. CUP95-036 expired on December 19, 2005. CUP No. RPPL200700069 was filed for "Alameda Imports" auto dismantling and junk & salvage yard on APN 6046-009-032, and is currently pending a decision. The actual business boundaries encroach into the project site on APN 6046-009-014, which is associated with the project site for this CUP application.
- May 19, 2004: Site Plan Review No. 49214 for the replacement of a fire-damaged building 9,500-square-foot warehouse, filed on September 3, 2003, was denied due to inactivity.
- November 8, 2005: Site Plan Review No. 200501059 for an "auto parts retail yard" is denied because it is determined that a junk and salvage yard is operating on the site, and a CUP is required.
- August 10, 2006: Business License Referral No. 200600612 was filed with Regional Planning on APN 6046-009-016. It is not finalized. Information of the purpose of the Business License is not available.
- October 19, 2006: Business License Referral No. 200600877 was filed with Regional Planning for "used auto part store" with no auto dismantling on APN 6046-009-016. It was not finalized.
- March 25, 2007: Business License Referral No. 200700250 was filed with Regional Planning for "second hand dealer (auto parts)" on APN 6046-009-016. It was not finalized.
- June 26, 2012: Business License Referral No. 201200194 was filed with Regional Planning for "motor vehicle repair/second hand dealer with a new use (auto dismantling)" on APNs 6046-009-016 and APN 6046-009-017. This business license is associated with this CUP application, and will be not be approved if this CUP is denied.
- March 25, 2017: Site Plan Review No. RPPL2016000730 for Sabir's Auto Body & Repair on APN No. 6049-009-012 was denied. The actual business boundaries

encroach into the project site on APN 6046-009-014, which is associated with the project site for this CUP application.

ENVIRONMENTAL DETERMINATION

Pursuant to CEQA Guidelines Sections 15061 and 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

STAFF EVALUATION

General Plan Consistency, Zoning Consistency, and Neighborhood Impact

The project site is located within the Heavy Industrial (IH) land use category of the Los Angeles County General Plan. This land use designation is intended for heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities. The project is also zoned M-2, which allows for heavy industrial uses such as auto dismantling yards and junk and salvage yards. The land use therefore generally meets the requirements for the General Plan land use designation. However, the applicant has not demonstrated the ability to operate a junk and salvage yard and an automobile dismantling yard in compliance with the applicable zoning ordinance standards for this project.

The applicant is also required to substantiate all facts identified by the Conditional Use Permit Burden of Proof and Findings as outlined in (Title 22) Sections 22.56.040 and 22.56.090, and the applicant has not met this burden.

Staff believes that land uses at this location have potentially adversely affected the health, peace, comfort or welfare of persons residing or working in the area, and jeopardized, endangered or constituted a menace to the public health, safety, or general welfare. Residential neighborhoods are 200 feet to the west of the project site, and the applicant and property owner have operated heavy industrial uses on the properties without the required land use permits and without the appropriate environmental reviews for three decades. The properties have an extensive list of zoning violations and safety issues, dating back to 2011. Violations on the property include unpermitted automobile dismantling, not keeping required off-street parking clear, not maintaining the property free of trash and debris, maintaining unpermitted signs, and required landscaped areas that are not being maintained.

The immediate area is impacted by the property owner's lack of oversight of these properties. The property owner has allowed unlicensed and unpermitted auto-related businesses to operate on their property for many years and have been unresponsive to staff's request for information. Staff requested the location and the names of all the businesses located on the 9600 block of South Alameda and has not received this information. All the businesses adjacent to and encroaching into the project site are also operating without any permits and are heavy industrial uses that do not meet development standards and have not had an environmental review. The properties are in a severe

state of disrepair, and many of the structures do not have building permits, and there does not seem to be a permanent bathroom on the project site. Many of the interior walls are dilapidated and present a risk to the safety of the employees and customers on the property.

Staff believes that the project site is not adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22. The project site has an ongoing record of Notices of Violation for multiple development standards, and the property owner and the applicant have not demonstrated the ability to meet the zoning requirements for the M-2 Zone, the Florence-Firestone CSD, or for auto dismantling and junk and salvage yard uses. In addition, the project site is not in compliance with Title 22 development standards for these uses related to signage, landscaping, and fence/wall requirements. Through the IUTF task force compliance program, the applicant and property owner have not been responsive to the County's requirements to abate existing violations or to provide staff the information to complete a review of the application. The property owner has not provided an accurate list of the businesses operating on the property nor building permits or plans to demolish unpermitted buildings. Finally, there has been little to no effort to address the substantive list of violations and safety issues at the project site despite numerous warnings and staff inspections of the property.

In summary, the heavy industrial use on the project site has been operating without a permit, the project site has a substantive record of zoning violations and safety issues, and the applicant and the property owner have not adequately responded to the County's request for information and requirements for a CUP application. The applicant and property owner have failed to comply with zoning development standards and abate all the existing zoning violations. Therefore, staff believes the applicant has not met the required burden of proof for a CUP and recommends denial of this application.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040 and 22.56.090 of Title 22. The applicant's Burden of Proof statement is attached, but staff is of the opinion that the applicant has not met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff consulted with the Los Angeles County Departments of Fire ("Fire"), Public Works ("DPW"), and Public Health ("DPH"). Previous iterations of the proposed project have been reviewed and cleared Fire letters dated March 12, 2014, and November 18, 2016, Public Health in a letter dated October 25, 2013, and DPW in a letter dated September 12, 2017. However, staff has not been unable to circulate an accurate plan with clear project boundaries that matches the areas of the business operations. No environmental review has been initiated and the departments have not had the opportunity to provide comments on the expected environmental issues and mitigation required for the heavy industrial uses proposed on the project site.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of Title 22, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department of Regional Planning website posting.

PUBLIC COMMENTS

Staff received one phone call on March 12, 2018 from a local resident. The caller was inquiring about the nature of the project. The caller stated that the heavy industrial uses on South Alameda are a nuisance to the community.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **DENIAL** of Project Number R2013-01325-(2), Conditional Use Permit Number 201300071 subject to the attached conditions.

SUGGESTED DENIAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS STATUTORALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND DENY CONDITIONAL USE PERMIT NUMBER 201300071 SUBJECT TO THE ATTACHED FINDINGS.

Prepared by Greg Mirza-Avakyan, Regional Planning Assistant II, Zoning Permits West Section
Reviewed by Nooshin Paidar, Supervising Regional Planner, Zoning Permits West Section

- Attachments:
- Map of observed businesses
 - Map of submitted CUP application boundaries
 - Applicant's Burden of Proof statement
 - Draft Findings
 - Correspondence
 - Site Photographs
 - Site Plan

NP:GM
May 4, 2018

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01325-(2)
CONDITIONAL USE PERMIT NO. 201300071**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 200700069 ("CUP") on May 16, 2018.
2. The permittee, Tony's Auto Parts ("permittee"), requests the CUP to authorize the continued operation of an existing junk and salvage yard, and to authorize the addition of a new automobile dismantling yard ("Project") on a property located at 9625 South Alameda in the unincorporated community of Florence-Firestone ("Project Site") in the M-2 (Heavy Manufacturing) Zone pursuant to Los Angeles County Code ("County Code") section 22.32.190. In addition, pursuant to Section 22.44.138.D.9, the Florence-Firestone Community Standards District (CSD) requires a CUP for all principal business uses that are conducted outside of an enclosed structure and are within 250 feet of a residential zone.
3. The Project Site is 0.68 acres (29,727 square feet) in size and is located on Assessor's APNs ("APNs") 6046-009-014 through 6046-009-018. The Project Site is irregular in shape with level topography and is developed with a junk and salvage yard and an unpermitted automobile dismantling yard.
4. The Project Site is located within the Stark Palms Zoned District and is currently zoned M-2.
5. The Project Site is located within the Heavy Industrial (IH) land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: M-2
 - South: M-2; City of Los Angeles
 - East: M-2; City of South Gate
 - West: M-2; M-1 (Light Manufacturing); R-3 (Limited Density Multiple Residence)
7. Surrounding land uses within a 500-foot radius include:
 - North: Automobile dismantling yards, an automobile body and fender repair shop.
 - South: Automobile dismantling yard, a welding business, an auto repair business, and an auto body and paint business, auto glass installation, single-family residence, church, retail shopping plaza under construction.
 - East: Alameda Rail Corridor, single-family and multi-family housing (City of South Gate).
 - West: Automobile repair shop, auto body and fender shop, wire manufacturer, single family and multi-family housing.

8. Previous Cases / Zoning History:

The following section outlines the permit history for the Project Site area (APNs 6046-009-014 through 6046-009-018). The permits also detail other parcels due to the encroachments of other businesses on the Project Site.

- June 27, 1932: Ordinance No. 2111 was adopted by the Board of Supervisors establishing the M-2 (Heavy Industrial) Zone on the subject property.
- May 21, 1950: Special Permit No. 680 approved a truck wrecking yard on APNs 6046-009-013 through -018.
- September 24, 1952: Special Permit No. 864 expanded an existing truck parts & junk yard to include a portion of APN 6046-009-032.
- May 14, 1968: Zone Exception Case No. 8778 approved junk & salvage sales, sorting, and storage on the subject property and on APNs 6046-009-012, 6046-009-021, and 6046-009-031. This permit expired on May 14, 1988.
- April 14, 1970: Zone Exception Case No. 9409/Special Permits Case No. 1983 approved the expansion of a scrap metal processing facility on the entirety of the 9600 Block of South Alameda Street (except APNs 6046-009-022 and 6046-009-023). This permit expired on May 14, 1988.
- December 9, 1993: CUP 93-201 requested automobile dismantling and the sale of used auto parts on APN 6046-009-031 and a portion of APN 6046-009-032. The application was replaced by CUP No. 200700026, filed on January 29, 2007 for auto dismantling on APN 6046-009-031. This CUP is currently pending a decision. However, the actual business boundaries encroach into the Project Site on APN 6046-009-018, which is associated with the Project Site for this CUP application.
- December 19, 1995: CUP95-036 approved auto dismantling on a 6,250-square-foot area in the northeast corner of the APN 6046-009-032. CUP95-036 expired on December 19, 2005. CUP No. RPPL200700069 was filed for "Alameda Imports" auto dismantling and junk & salvage yard on APN 6046-009-032, and is currently pending a decision. The actual business boundaries encroach into the Project Site on APN 6046-009-014, which is associated with the Project Site for this CUP application.
- May 19, 2004: Site Plan Review No. 49214 for the replacement of a fire-damaged building 9,500-square-foot warehouse, filed on September 3, 2003, was denied due to inactivity.
- November 8, 2005: Site Plan Review No. 200501059 for an "auto parts retail yard" is denied because it is determined that a junk and salvage yard is operating on the site, and a CUP is required.
- August 10, 2006: Business License Referral No. 200600612 was filed with Regional Planning on APN 6046-009-016. It is not finalized. Information of the purpose of the Business License is not available.
- October 19, 2006: Business License Referral No. 200600877 was filed with Regional Planning for "used auto part store" with no auto dismantling on APN 6046-009-016. It was not finalized.

- March 25, 2007: Business License Referral No. 200700250 was filed with Regional Planning for “second hand dealer (auto parts)” on APN 6046-009-016. It was not finalized.
 - June 26, 2012: Business License Referral No. 201200194 was filed with Regional Planning for “motor vehicle repair/second hand dealer with a new use (auto dismantling)” on APNs 6046-009-016 and APN 6046-009-017. This business license is associated with this CUP application, and will be not be approved if this CUP is denied.
 - March 25, 2017: Site Plan Review No. RPPL2016000730 for Sabir’s Auto Body & Repair on APN No. 6049-009-012 was denied. The actual business boundaries encroach into the Project Site on APN 6046-009-014, which is associated with the Project Site for this CUP application.
9. The Project Site is accessible via South Alameda Street to the east and East 96th Place to the south. Primary access to the Project Site is via an entrance/exit on South Alameda Street. Secondary access is via an entrance/exit on East 96th Place to the south.
10. Staff recommends denial of the Project. The heavy industrial use on the Project Site has been operating heavy industrial land uses without a valid land use permit, the permittee and the property owner have not made the adequate effort to complete the County’s requirements for the CUP application, and the property has a substantive record of zoning violations and safety issues.
- a. The existing junk and salvage yard does not have a current land use permit, and has been operating without the required land use permit for three decades by multiple operators. The most recent permit at this Project Site, ZEC No. 9409, approved an expanded junkyard on March 14, 1970 and expired on May 13, 1988. ZEC No. 9409 included most of the property bounded by South Alameda Street, East 96th Street, Laurel Street, and East 96th Place. This property is currently under the ownership of Eleanor Friend Family Trust, and the Project Site is a part of this property. Automobile dismantling has not been a part of any approval within the Project Site area, and has been operating without a permit.
 - b. The permittee and the property owner have not adequately responded to the County’s request for information and requirements for a CUP application. Staff has made approximately 15 requests for application materials and site plan changes since June of 2013. The application and site plan submitted by the permittee still does not depict Project Site boundaries that reflect the actual business boundaries currently in place. The proposed Project Site on the submitted application materials clearly depicts boundaries of the Project within APNs 6046-009-014 through -018. However, portions of APN 6046-009-014 and 6046-009-018 are being used by businesses not identified on the application materials. There are multiple unpermitted businesses on the block that encroach on the Project Site. Staff estimates that there are over 11 separate businesses operating on the block without land use permits, and, only

- three businesses on the block have a current application with Regional Planning. The property owners have not taken the necessary steps to remedy the issues or to provide staff with an acceptable accounting of the number and location of the businesses on the properties.
- c. The Project Site has a history of zoning violations over the years that create safety concerns and represent a nuisance to the community. Notices of Violations from 2011 state that unpermitted auto dismantling and junk and salvage yard operations were established on the premises. Recent site visits by staff confirmed many continued violations at the Project Site, including, but not limited to unpermitted auto dismantling on the premises, blocked vehicle circulation paths, over-stacking of junk and salvage materials, and unpermitted signage. The most recent zoning enforcement case was opened on March 13, 2018, and Notices of Violation sent to the permittee and owner cited automotive dismantling work operating without a permit, required off-street parking not being maintained or provided, trash and debris on and around the property, and the violation of development standards for Projects in M-2 (Heavy Manufacturing) Zone. During the most recent site visit on April 12, 2018, staff observed some improvements made by the Project permittee. Vehicle circulation areas were cleared, debris has been cleared, and auto dismantling appeared to have been discontinued. The encroachment into the Project Site by the adjacent businesses persists. However, the interior fences are in a state of disrepair and appear to be unsafe for the employees and customers on the Project Site. There are unpermitted structures used by the permittee and other structures used by adjacent businesses that encroach on the Project Site, many of which require building permits. Moreover, there does not appear to be a permanent bathroom facility.
 - d. The Project Site has a history of violations with other County agencies. In 2002, the Building and Safety/Land Development Division of Public Works issued a citation on this property for converting a required garage into dwelling units at 9625 South Alameda Street and 2317 East 96th Place. The buildings were damaged by fire and were demolished in 2003. LA County Fire Department's Health Hazardous Materials Division also cited the permittee in 2018 for failing to submit the business plan and site map with all required content, including safety and emergency response plan. In addition, the permittee does not appear to have a valid County business license from the LA County Treasurer and Tax Collector, and does not have an auto dismantler's license from the Department of Motor Vehicles.
 - e. The permittee and property owner have failed to comply with zoning development standards and abate all the existing zoning violations. Therefore, staff believes the permittee has not met the required burden of proof for a CUP and recommends denial of this application.

11. The following history outlines staff efforts to work with the permittee on this Project. All of the correspondence referenced below is attached.
- a. June 20, 2011: NOV No. 11-0014973 is sent to property owner, citing an unpermitted automobile dismantling yard and a violation of development standards for parking and outdoor storage.
 - b. May 31, 2012: Final Zoning Enforcement Order No. 11-0014972 sent to owner and operator of the Project Site citing an unpermitted automobile dismantling yard and the violation of development standards for parking and outdoor storage and landscaping.
 - c. August 20, 2012: Final Zoning Enforcement Order is sent to owner and operator of the Project Site citing an unpermitted junk and salvage yard and the violation of development standards for parking and outdoor storage.
 - d. May 14, 2013: The CUP application, requesting the authorization to operate an auto dismantling yard, is submitted.
 - e. June 18, 2013: The CUP application was incomplete and staff requested the Ownership Disclosure with a copy of current trust documents and a notarized letter of authorization from the property owner.
 - f. October 7, 2013: Staff requested site plan updates regarding landscaping details.
 - g. April 30, 2015: Staff requested updates from the permittee based on the comments from the review by Public Works.
 - h. September 29, 2016: Staff requested corrections to the site plan in regards to Project Site, circulation plan, updates to landscaping and fence details.
 - i. October 24, 2016: Staff requested payment for the Initial Study fee.
 - j. October 31, 2016: Staff requested updates to site plan details for fencing, landscaping, existing materials and structures, and to remove existing signage from the site plan.
 - k. December 28, 2016: Staff requested updates based on the second round of consultation comments from Public Works.
 - l. January 10, 2017: Staff conducted a site inspection and observed multiple zoning violations. The parking areas were used for storing partially dismantled cars, stacking exceeded the height of the surrounding fences, unpermitted business signs, and vehicle circulation areas were blocked by auto dismantling activity. The conditions did not represent the layout that was depicted on the submitted plans.
 - m. January 26, 2017: Staff requested additional changes to the site plan, adding a permanent restroom to the proposed site plan, changing the proposed fencing material and setback, and following all applicable standards in Title 22. In addition, staff requested that the permittee tie the APNs as one APN.
 - n. May 17, 2017: Staff requested additional corrections to the site plan, and sent a reminder to submit payment for the Initial Study fee.
 - o. June 6, 2017: Staff sent the applicant an e-mail, stating the amount to be paid for the Initial Study, a reminder to submit corrections, and stating that the fact that the parcels are not tied is an issue that must be resolved.
 - p. June 8, 2017: Staff sent the permittee an e-mail, stating that a Certificate of Compliance is required for the Project.
 - q. July 13, 2017: Staff sent the applicant an e-mail with directions on how to pay the Initial Study Fee.

- r. September 20, 2017: Staff confirmed that the permittee paid the Initial Study Fee.
- s. October 23, 2017: Staff met with the permittee to discuss the scope of the Project. Staff stated that the environmental impacts of adding an auto dismantling use would be greater than to maintain the junk yard use, as was previously approved with the expired permit, and that County requirements for environmental analysis may be different. The permittee expressed interest in scaling back the Project to remove auto dismantling from the proposal.
- t. November 20, 2017: Staff sent an e-mail to the permittee, requesting updated site plans to reflect only junk and salvage use, and to remove auto dismantling. In addition, permittee was asked to clean up the property's boundary walls to reflect the boundaries by APNs shown on the site plan. Staff told the permittee that the Project cannot proceed until the encroachment by various businesses on the property is resolved.
- u. December 5, 2017: The permittee e-mailed staff, stating that representatives from the neighboring businesses that encroach on the Project Site asked him to reach out to the property owners. Per the permittee, the property owner was not willing to relocate or remove the encroaching structures.
- v. December 14, 2017: Staff sent a letter to the property owner regarding the 9600 Block of South Alameda Street, the three CUP applications on the block, the number of unpermitted businesses on the property, and the various zoning violations. Staff requested that the owner provide a complete listing of all the individual businesses located on the APNs included in the 9600 Block of South Alameda Street under the Eleanor Friend Trust ownership, a graphic showing what area on each property is leased to each of the individual businesses, and a complete inventory of all the approved building permits. The letter requested that all unpermitted businesses should cease operations. Finally, the property owner was given 30 days to respond (by January 14, 2017) with the warning that failure to respond to the request could result in CUPs being scheduled for denials.
- w. January 25, 2018: Frank Cimino contacted staff stating he was a longtime business associate of the property owner and represented the property owner in business decisions regarding these properties. Staff stated that due to the conflicting boundary issues between the lease areas, proposed CUP operating areas, and APN boundaries, and due to the operation of several illegal businesses, that a meeting between staff and the ownership group was necessary in order to move these cases forward. Staff requested a meeting with the ownership group in a follow-up email with suggested dates. No response to the meeting request was received.
- x. February 5, 2018: Staff sent a follow-up email to Mr. Cimino again requesting a meeting with the ownership group. No response was received.
- y. February 13, 2018: Staff contacted Mr. Cimino by phone reiterating that a meeting between staff and the ownership group was necessary in order to move these cases forward and that staff would need a list of available dates for a meeting from the ownership group by the next day. Mr. Cimino emailed staff the same day confirming that staff had his correct email. No follow-up email was received by Mr. Cimino.

- z. February 27, 2018: Staff conducted a joint site inspection with DRP Zoning Enforcement of all the APNs of the 9600 Block of South Alameda Street under the Eleanor Friend Trust ownership and took an inventory of all the existing businesses and created an updated list of all the zoning violations on the property. Staff observed numerous violations, including automobile dismantling work operating without a permit, required off-street parking not being maintained or provided, trash and debris on and around the property, and the violation of development standards in the M-2 Zone for automobile dismantling and wall signs.
- aa. March 1, 2018: Staff sent a letter to the property owner and the permittee stating that they had not complied with any of the requests from the December 14, 2017 letter and furthermore did not respond to any of the meeting requests from staff and as a result the Project was scheduled for denial on May 2, 2018.
- bb. March 2, 2018: Frank Cimino contacted staff requesting a date for a meeting between the ownership group and staff.
- cc. March 13, 2018: Staff sent NOV Nos. RPCE2018000952, RPCE2018000953, RPCE2018000954, RPCE2018000955, and RPCE2018000956 to the property owners citing the operation of an auto dismantling yard without a permit, required off-street parking not being maintained or provided, trash and debris on and around the property, and the violation of development standards in the M-2 Zone for automobile dismantling and wall signs.
- dd. March 19, 2018: Staff met with Frank Cimino, his daughter Annette, Eleanor Friend's son Rick, and their attorney. Staff stated they needed to know what businesses would be part of which CUPs and on which APNs they will operate. Staff also listed the continuing zoning violations and stated that they needed to continue working on abating those violations.
- ee. April 3, 2018: Staff conducted a joint site inspection with Zoning Enforcement on the subject property, and observed auto dismantling on the western side of APN 6046-009-016. Some progress had been made by the permittee in clearing the circulation areas and removing over stacking. Parking was being used for partially dismantled vehicles. Staff instructed the permittee to continue to clear the paths, to cease dismantling work, and continue to abate the violations.
- ff. April 3, 2018: Staff received an email from Zoning Enforcement that eviction notices were sent to four of the businesses located in the southwest corner of the 9600 Block of South Alameda Street. None of these businesses were located in the Project Site of this CUP.
- gg. April 12, 2018: Staff posted the hearing notice on the subject property. The property was inspected, and more progress had been made. All vehicle circulation paths were cleared, the over-stacking was mostly cleared, and auto dismantling was not being conducted. The encroachment into the Project Site by the adjacent businesses continued.
- hh. April 24, 2018: Staff e-mailed the property owners and their attorney, requesting a meeting to discuss potential options of moving the cases forward ahead of the public hearing. The attorney responded that the owners cannot attend an in-person meeting.

- ii. May 2, 2018: staff e-mailed the property owners and their attorney, notifying them of the imminent availability of the hearing packages, and requesting a meeting the week of May 7 through May 10.
12. Staff consulted with the Los Angeles County Departments of Fire ("Fire"), Public Works ("DPW"), and Public Health ("DPH"). Previous iterations of the proposed project have been reviewed and cleared Fire letters dated March 12, 2014, and November 18, 2016, Public Health in a letter dated October 25, 2013, and DPW in a letter dated September 12, 2017. However, staff has not been unable to circulate an accurate plan with clear project boundaries that matches the areas of the business operations. No environmental review has been initiated and the departments have not had the opportunity to provide comments on the expected environmental issues and mitigation required for the heavy industrial uses proposed on the project site.
13. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Statutory Exemption (Projects Which Are Disapproved) from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because pursuant to CEQA Guidelines Section 15270, CEQA does not apply to Projects which a public agency rejects or disapproves.
14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, library, the Department's website, and property posting.
15. Staff received one phone call on March 12, 2018 from a local resident. The caller was inquiring about the nature of the Project. The caller stated that the heavy industrial uses on South Alameda are a nuisance to the community.
16. **Hearing Proceedings: Held**
17. The Commission finds that the permittee, Tony's Auto Parts, as well as multiple other businesses not listed on the application nor shown on the site plan, are operating on the Project Site without the required permits.
18. The Commission finds that the Project Site has a record of zoning violations and safety issues going back more than a decade. The most recent zoning enforcement case was opened on March 13, 2018, and the Notices of Violation sent to the Permittee and owner cited automotive dismantling work operating without a permit, required off-street parking not being maintained or provided, trash and debris on and around the property, and the violation of development standards for Projects in M-2 (Heavy Manufacturing) Zone. To date, several violations have not been abated.
19. The Commission finds that the Permittee and the property owner have not adequately responded to staff requests for information to process the CUP application and have not made an adequate effort to obtain the required land use permits for the properties

or abate existing zoning violations. Staff has contacted the property owners several times, including by letter, requesting that a list of business operating on the 9600 block of South Alameda Street be provided to include the APNs on which they will be operating, and how all the development standards will be met for those businesses on those APNs.

20. The Commission finds that the Permittee is not able to adequately substantiate all facts identified by the Conditional Use Burden of Proof and findings as outlined in Sections 22.56.040 and 22.56.090 of the County Code. The existing junk and salvage yard has been operating without a permit for three decades, and an auto dismantling use has been conducted onsite without a permit. Staff believes that land uses at this location have adversely affected the health, peace, comfort or welfare of persons residing or working in the area, and jeopardized, endangered or constituted a menace to the public health, safety, or general welfare. Residential neighborhoods are 200 feet to the west of the Project Site, and the property has an extensive list of zoning violations and safety issues, including unpermitted automobile dismantling, unpermitted structures, and trash and debris on and around the property.

The immediate area is impacted by the property owner's lack of oversight of these properties. Several businesses are operating without permits and without meeting development standards. The existing businesses do not meet zoning requirements for parking, wall/fence standards, and landscaping. Many of the interior walls and structures do not have building permits and are in a severe state of disrepair. The existing businesses do not have adequate parking or ingress and egress. Finally, the property has had multiple inspections and found the area around the property is not well-maintained and there were visible piles of trash, litter, and materials from on-site businesses.

21. The Commission finds that that the junk and salvage yard with the additional auto dismantling use is not adequate in size and shape to accommodate all the development features prescribed in Title 22. The Project Site has had an open Notice of Violation for multiple development standards, and the property owner and the permittee have not demonstrated the ability to meet the zoning requirements for the M-2 Zone, the Florence-Firestone CSD, or for auto dismantling and junk and salvage yard uses. In addition, the Project Site is not in compliance with Title 22 development standards for these uses related to parking, signage, landscaping, fence/wall requirements. The property owner has not provided an accurate list of the businesses operating on the property nor building permits or plans to demolish unpermitted buildings. Finally, there has been little to no effort to address the substantive list of violations and safety issues at the Project Site despite numerous warnings and staff inspections of the property.
22. The Commission finds that since the notice was given to the Permittee and property owner that the Project was scheduled for denial, the property owner has not made substantive efforts to address staff's requests to provide an accurate list of the businesses operating on the property nor building permits or plans to demolish unpermitted buildings. The owner's representative contacted staff one time following the receipt of the warning letter dated March 1, 2018 that the Project was scheduled

for denial. Staff met with the owner's son, and three others representing the owner. The owner's representatives stated that they would work to resolve the issues. Staff has not heard back from the owner's representatives since the meeting, has not received updates to the application or site plans, and has seen minimal effort in abating the zoning violations.

23. The Commission finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper (*Huntington Park Bulletin* and *La Opinion*), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Florence-Firestone. On April 5, 2018, a total of 91 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as two (2) notices to those on the courtesy mailing list for the Stark Palms Zoned District and to any additional interested parties.
24. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use may be consistent with the adopted General Plan, but the Permittee and the property owner are not able to provide adequate information or application materials to determine the compatibility of the use with the surrounding area.
- B. The proposed use at the site adversely affects the health, peace, comfort or welfare of persons residing or working in the surrounding area, will be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because the Permittee and the property owner allow unpermitted heavy industrial uses on the Project Site, and the properties have a substantive record of zoning violations and safety issues, and the Permittee and property owner have not abated these violations.
- C. The proposed site is not adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area because the Permittee and the property owner have not shown the ability to meet the development standards for the proposed uses, M-2 Zone, outside storage and display, and the Florence-Firestone CSD, and the properties have a substantive record of zoning violations.

- D. The proposed site is not adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required because the Permittee and the property owner are unable to demonstrate the ability to comply with the regulations to operate the proposed uses at this location.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that pursuant to the California Environmental Quality Act Sections 15061 and 15270 of the State CEQA Guidelines, CEQA does not apply to Projects that the public agency rejects or disapproves, and therefore an environmental analysis was not required to be completed; and,
2. Denies Conditional Use Permit No. 201300071

ACTION DATE: May 16, 2018

VOTE:

NP:GM
May 16, 2018

c: Zoning Enforcement, Building and Safety



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 20, 2011

NOTICE OF VIOLATION

Eleanor Friend Trust
10475 Wilshire Blvd Unit 201
Los Angeles, CA 90024

RFS No: 11-0014972/EF972400

Dear Property Owner/Tenant:

An inspection was conducted at 9625 S Alameda Street and it disclosed the following violations:

1. An automobile dismantling yard had been established on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.32.010, 22.32.020 and 22.32.190
2. The current development standards (parking and outdoor storage) are not being met - 22.32.010, 22.32.020 and 22.32.200

These are not permitted uses in zone M2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Sections listed above.

Please consider this an order to comply with the provisions of the zoning ordinance within thirty (30) days upon receipt of this letter. Failure to correct the violation(s) found at 9625 S Alameda St may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. In addition to criminal prosecution, you may be subject to a noncompliance fee of \$676.00 and the imposition of further administrative and collection fees totaling approximately \$2,366.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, Phil Chung, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement West

JUN 21 2011



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

May 31, 2012

FINAL ZONING ENFORCEMENT ORDER (VIA CERTIFIED MAIL)

Japanese Unique Auto Parts Dismantling Inc.
10802 Kadota Avenue # A
Montclair, CA 91763

RFS No: 11-0014972/EF972400

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 9625 S Alameda Street and it disclosed the following violations:

1. An automobile dismantling yard had been established on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.32.010, 22.32.020 and 22.32.190
2. The current development standards (parking, outdoor storage and landscaping) are not being met - 22.32.010, 22.32.020 and 22.32.200

These are not permitted uses in zone M2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Sections listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$691.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for June 15, 2012. Failure to correct the violation(s) found at 9625 S Alameda Street as specified herein may cause this matter to be referred to the District Attorney with the request that a conviction be achieved. Conviction can result in a penalty of up to six months in prison.

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <p style="text-align: center;">Japanese Unique Auto Parts Dismantling Inc. 10802 Kadota Avenue #A Montclair, CA 91763</p> <p style="text-align: center;">RFS # 11-0014972/EF972400 PC</p> <p>2. Article Number (Transfer from service label)</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <i>[Signature]</i></p> <p>B. Received by (Printed Name) <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>C. Date of Delivery 6-6-12</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<p style="text-align: center;">U.S. Postal Service™</p> <p style="text-align: center;">MAIL™ RECEIPT (No Insurance Coverage Provided)</p> <p style="text-align: center;">11-0014972/EF972400 PC</p> <p style="text-align: right;">Postmark Here</p> <p style="text-align: center;">Japanese Unique Auto Parts Dismantling Inc. 10802 Kadota Avenue #A Montclair, CA 91763</p>
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Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 31, 2012

FINAL ZONING ENFORCEMENT ORDER (VIA CERTIFIED MAIL)

Eleanor Friend Trust
10475 Wilshire Boulevard Unit 201
Los Angeles, CA 90024

RFS No: 11-0014972/EF972400

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 9625 S Alameda Street and it disclosed the following violations:

1. An automobile dismantling yard had been established on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.32.010, 22.32.020 and 22.32.190
2. The current development standards (parking, outdoor storage and landscaping) are not being met - 22.32.010, 22.32.020 and 22.32.200

These are not permitted uses in zone M2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Sections listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$691.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for June 15, 2012. Failure to correct the violation(s) found at 9625 S Alameda Street, Los Angeles, CA 90024, may result in this matter to be referred to the District Attorney with the request that a writ of removal be issued against the property for a period of six to six months in the future.

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <p style="margin-left: 20px;">Eleanor Friend Trust 10475 Wilshire Boulevard Unit 201 Los Angeles, CA 90024</p> <p style="margin-left: 20px;">RFS # 11-0014972/EF972400 PC</p> <p>2. Article Number (Transfer from service label)</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature X <i>E. Reisman</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery <i>6/15/12</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below: _____</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<p style="text-align: center;">Service™ MAIL™ RECEIPT (No Insurance Coverage Provided)</p> <p style="text-align: center;">11-0014972/EF972400 PC</p> <p style="text-align: right;">Postmark Here J</p> <p style="text-align: center;">Eleanor Friend Trust Wilshire Boulevard Unit 201 Los Angeles, CA 90024</p>
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7011 1570 0002 9589 0184



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

August 20, 2012

Richard J. Bruckner
Director

FINAL ZONING ENFORCEMENT ORDER (VIA CERTIFIED MAIL)

Japanese Unique Auto Parts Dismantling Inc.
10802 Kadota Avenue #A
Montclair, CA 91763

RFS No: 11-0014972/EF972400

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 9625 S Alameda Street and it disclosed the following violation:

1. A junk and salvage yard had been established on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.32.010, 22.32.020 and 22.32.190
2. The current development standards (parking and outdoor storage) are not being met - 22.32.010, 22.32.020 and 22.32.200

These are not permitted uses in zone M2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Sections listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$691.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date, Section 22.60.390(C) of the Los Angeles County Zoning Ordinance.

To avoid being charged the noncompliance fee, you must abate the subject property into compliance with the Los Angeles County Zoning Ordinance.

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery to:
RES-# 11-0014972/EF972400 PC

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X <i>[Signature]</i></p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery 8-23-12</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	<p style="text-align: right;">Postmark Here</p>
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Japanese Unique Auto Parts Dismantling Inc. 10802 Kadota Avenue #A Montclair, CA 91763</p> </div> <p>RFS-# 11-0014972/EF972400 PC</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<p style="text-align: center;">Japanese Unique Auto Parts Dismantling Inc. 10802 Kadota Avenue #A Montclair, CA 91763</p> <p style="text-align: center;">AUG 20 2012</p>
<p>2. Article Number (Transfer from service label)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>7012 0470 0000 9892 7622</p> </div>	<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

August 20, 2012

Richard J. Bruckner
Director

FINAL ZONING ENFORCEMENT ORDER (VIA CERTIFIED MAIL)

Eleanor Friend Trust
10475 Wilshire Blvd Unit 201
Los Angeles, CA 90024

RFS No: 11-0014972/EF972400

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 9625 S Alameda Street and it disclosed the following violation:

1. A junk and salvage yard had been established on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.32.010, 22.32.020 and 22.32.190
2. The current development standards (parking and outdoor storage) are not being met - 22.32.010, 22.32.020 and 22.32.200

These are not permitted uses in zone M2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Sections listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$691.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must aban subject property into compliance with the Los Angeles C compliance date which has been set for August 20, 2012.

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Eleanor Friend Trust 10475 Wilshire Blvd Unit 201 Los Angeles, CA 90024</p> <p>RFS-# 11-0014972/EF972400 PC</p> </div> <p>2. Article Number <small>(Transfer from service label)</small></p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <i>X E. Reizman</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>E. Reizman</i></p> <p>C. Date of Delivery <i>8/20/12</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	<p style="text-align: right;">RFS-# 11-0014972/EF972400 PC</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Age</td><td>\$</td></tr> <tr><td>Fee</td><td></td></tr> <tr><td>Fee (red)</td><td></td></tr> <tr><td>Fee (red)</td><td></td></tr> </table> <p style="text-align: right;">Postmark Here</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Eleanor Friend Trust 10475 Wilshire Blvd Unit 201 Los Angeles, CA 90024</p> </div> <p style="text-align: center; font-size: 1.2em;">AUG 20 2012</p>	Age	\$	Fee		Fee (red)		Fee (red)	
Age	\$									
Fee										
Fee (red)										
Fee (red)										
<p>7012 0470 0000 9892 7615</p>		<p>air, CA 91763</p>								



County of Los Angeles

PERMIT RECEIPT

RECEIPT NUMBER: 13-0004621

Name: ABDOLMAJID MAHRAMNIA
 Address: 23651 POMELO RD.
 City\State\Zip: CORONA, CA 92883
 Payer Phone: 000000

PERMIT	PROJECT #	APPLICANT NAME	APN	SITUS ADDRESS
RCUP T201300071	R2013-01325	TONY AUTO PARTS	6046009018	0 NO ADDRESS
RENV T201300127	R2013-01325	TONY AUTO PARTS	6046009018	0 NO ADDRESS

Permit	Fee Code	Description	Account	Units	Paid to Date	This Receipt
RCUP T201300071	RFCUP	CONDITIONAL USE PERMIT	8351		\$0.00	\$8,625.00
RENV T201300127	RFISIR	ENV ASSESSMENT, INITIAL REVIEW	9232		\$0.00	\$316.00
Totals:					\$0.00	\$8,941.00

Payment Code	Description	Reference #	Cashier	Date Paid	Amount
CHECK	CHECK	226	SCHOIR	05/14/2013	\$8,941.00

Tendered: \$8,941.00
Change: \$0.00
Balance: \$0.00



County of Los Angeles

PAYMENT RECEIPT

PERMIT: RCUP T201300071

RECEIPT NUMBER: 13-0010206

APN: 6046009018

APPLICANT: TONY AUTO PARTS

PROJECT NO: R2013-01325

ADDRESS: 9625 SOUTH ALAMEDA AVE.

CITY/STATE/ZIP: LOS ANGELES, CA 90002

PROJECT NAME:

SCOPE: CONDITIONAL USE PERMIT

PAYER: TONY'S AUTO PARTS, INC

SITE ADDRESS: 0 NO ADDRESS

ADDRESS: 9625 S ALAMEDA ST

CITY/STATE/ZIP: LOS ANGELES, CA 90002-2625

COMMUNITY: FLORENCE

PHONE: 00000

LOCATION:

Fee Code	Description	Account	Units	Amt Due	Amt Paid	Balance Due
RFCUPFD	CONDITIONAL USE PERMIT-FIRE REFERRAL	7596		\$263.00	\$263.00	\$0.00
RFCUP	CONDITIONAL USE PERMIT			\$8,625.00		\$0.00
RFCUPHS1	CUP-HEALTH REFERRAL-PUBLIC WATER&SEWER			\$173.00	\$173.00	\$0.00
Totals:				\$9,061.00		\$0.00

Payment Code	Description	Charge Account	Reference #	Cashier	Date paid	Amount
CHECK	CHECK		1492	Soycon Choi	10/24/2013	\$436.00

Tendered: \$436.00
Change: \$0.00
Balance Due: \$0.00

Payment Comments

Greg Mirza-Avakyan

From: Shaun Temple
Sent: Tuesday, June 18, 2013 9:58 AM
To: martinez_consulting@yahoo.com
Subject: 9625 S Alameda Auto Dismantling Project, Project R2013-01325

Good Morning,

This email is regarding the Auto Dismantling project proposed to be located at 9625 South Alameda Avenue in the community of Florence Firestone. This is for project R2013-01325.

I have reviewed the submitted site plan and I have several questions and comments. I feel it would be much easier and efficient to review these questions and comments in person and I would like to make an appointment to have the project architect come to our office at 320 West Temple Street, Los Angeles.

Some of the topics I wish to address are a circulation plan for the delivery of vehicles to be dismantled, the landscaping plan, and the parking layout.

The following items were missing from the original application submittal. Please remember to bring them as they are required to process the permit:

1. An ownership disclosure that lists the name and addresses of the owners and attach a copy of the current trust document.
2. A notarized letter of authorization from the property owner.

I'm available tomorrow (Wednesday) and throughout next week, Monday through Thursday between the hours of 8am and 5pm. Please let me know a good day and time to set the appointment.

Thank you,

Shaun Temple
Regional Planning Assistant II
Zoning Permits West
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6443



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Greg Mirza-Avakyan

From: Shaun Temple
Sent: Monday, October 07, 2013 5:42 PM
To: L & M Environmental
Subject: Tony's Auto Parts

Hi Louis,

The updates look good. Thank you for incorporating all of my requests.

With the cactus and desert type plants shown in the elevation, could you insert more of those plants into the elevation drawing to better fill out the landscaped area?

Does the owner plan on maintaining razor wire over the fences?

I have sent your project to Public Works, Fire, and Public Health for their review. Public Works does not have a referral fee, but Fire and Health do. Fire is \$263 and Public Health \$173 for a combined total of \$436.

You can pay those fees under project number R2013-01325 at the DRP front counter here at the Hall of Records. The Departments will add the project into their queue to be reviewed before the fees have been paid, but you should take care of that within a week or so.

If you have any questions. Please let me know.

Thank you,

Shaun Temple, AICP
Regional Planning Assistant II
Zoning Permits West
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6443



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Greg Mirza-Avakyan

From: Shaun Temple
Sent: Thursday, April 30, 2015 8:58 AM
To: 'L & M Environmental'
Subject: Updates on 9625 Alameda and 7721 Alameda

Hi Louis,

Here are updates on two of the cases we are working on.

9625 Alameda

I received an email two weeks ago from Public Works saying all the issues with their Department have been taken care of and that I should be hearing from the applicant soon for the final drawings so that I can do a final circulation through all the Departments to obtain final clearances so that we can proceed to public hearing.

7721 Alameda

I was speaking with the engineer, John Ott, a little while back and he told that he was finished up plans to take into Public Works to address their corrections. I haven't heard from Mr. Ott in quite some time now.

Greg Mirza-Avakyan

From: Shaun Temple
Sent: Thursday, September 29, 2016 10:18 AM
To: 'L & M Environmental Services'
Cc: 'Martinez Consulting'; 'Tony's Auto Parts'
Subject: RE: Updates on 9625 Alameda and 7721 Alameda

In order to move this project forward the following issues need to be addressed:

1. Sheet A-0 shows APNs 6046-009-014 and 6046-009-015 as part of the project site. Sheet A-1 states these APNs are not part of the project. Please confirm whether or not they are part of the project site and update all sheets on the drawings accordingly.
2. If a wall/fence exceeds 10 feet then it shall be set back at least 3 feet from the property line. The drawings show the fence at 12 feet on the property line. Either have the wall moved 3 feet back or reduced to 10 feet tall. If the wall is reduced to 10 feet tall, please be aware that materials from the yard cannot be visible to pedestrians outside of the property. If the wall is maintained at 12 feet and a 3 foot setback is provided, that setback shall be landscaped. If you believe this development standard to be a hardship, you can apply for a variance if you have a justifiable reason.
3. The bright green color showing the parking dimensions is difficult to read, please change to a darker color.
4. A circulation plan is needed

Also, I'm not sure who exactly I am corresponding with. All I can tell is the email is from L&M Environmental Services. Please leave your name on the emails so that I know who I am speaking to.

Please let me know any questions or comments you may have.

Thank you,

Shaun Temple, AICP
Senior Planner
Zoning Permits West
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6462



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Greg Mirza-Avakyan

From: Shanna Farley-Judkins
Sent: Monday, October 24, 2016 4:41 PM
To: lm.environmental@gmail.com
Subject: RE: 9625 S. Alameda Ave R2013-01325 RCUP201300071 RENV201300127
Attachments: Payment_request_form_ZP.pdf

Hi Again,

I discussed the status of your project with original case planner and it seems that we are nearly ready to begin the Initial Study, to determine if the project generates any significant impacts, as outlined by the California Environmental Quality Act.

As such, we will need to take in the Initial Study / Environmental Assessment Fee of \$2,823 and the Public Works referral fee of \$1,026, totaling \$3,849. Please use the attached form to make the payment for such services in order to continue the review of the project. Payments can be mailed in or paid in person.

Once we have this payment, I can begin to develop the initial study and determine which studies may need to be completed to process the study. These may include, but are not limited to impacts created by noise, odors, pollutants, runoff, traffic, etc.

Please let me know your progress on this payment and if and when we can schedule a site visit.

Thank You
Shanna

Shanna Farley-Judkins
Regional Planning Assistant II
Zoning Permits West
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6462



From: Shanna Farley-Judkins
Sent: Thursday, October 20, 2016 5:19 PM
To: 'lm.environmental@gmail.com' <lm.environmental@gmail.com>
Subject: 9625 S. Alameda Ave R2013-01325 RCUP201300071 RENV201300127

Hi Louis,

My named is Shanna and I a new planner with the County. I will be working with Shaun Temple on the project to help move things along.

We believe that we are ready to do site investigations by doing a site visit in order to determine the next steps in the process.

Would you be able to coordinate a site visit in the next week or two?

Let's touch base next week and see if there is anything else pending that I can work with you on.

Have a nice weekend,
Shanna

Shanna Farley-Judkins

Regional Planning Assistant II
Zoning Permits West
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6462



Greg Mirza-Avakyan

From: Shanna Farley-Judkins
Sent: Monday, October 31, 2016 1:19 PM
To: L & M Environmental Services
Subject: RE: 9625 S. Alameda Ave R2013-01325 RCUP201300071 RENV201300127

Hi Louis,

I am working through the development standards for the project and wondered if you could answer a few questions and provide additional information where need? This may seem like a long list, but many of the answers might be rather simple.

- Can you provide a detail for the proposed fencing materials, thickness, material type, color? The standards requires that the fencing be solid, .024" thick and have baked on enamel in a neutral color. Are the fencing materials going to be new?
- Can you explain why the fencing is not solid throughout and instead includes segments of chain-link? The standard requires all outdoor storage to be fully screened or walled and chain link would not sufficiently screen the storage from offsite.
- Can you provide a more comprehensive landscape plan? Generally the types and quantities of plantings would be helpful. We will need to show that the area is "fully landscaped".
- Can you clarify the color of any visible building or structural materials that can be seen offsite? Any structures or building colors shall coordinate with the fencing colors.
- Can you indicate the materials on the ground throughout the site? This shall be shown on the site plan.
- Can you indicate the maximum height of stacked or stored materials? The standards indicate it shall not exceed the height of the proposed fences or walls.
- Do you plan to remove all existing signage except that shown on Page A-3? Please indicate on a detail on Page A-3.
- Does the applicant hold a state auto dismantler license? If so, please provide a copy of current and prior licenses. Does the applicant hold any other applicable licenses related to the business use.
- Can you provide me with a more detailed description of the business which occurs at the site and that which would relate to the operation of the auto dismantling? This may include, but is not limited to: hours of operation, types of work occurring at specific times, number of vehicles to be dismantled daily, weekly, etc. Describe how materials like oil, gas, fluids, refrigerant will be captured, stored and properly disposed of? What equipment will be used to dismantle vehicles? Will vehicles be crushed or otherwise removed from the site once parts are removed? Will the site use a compactor or baler?

Thanks
Shanna

Greg Mirza-Avakyan

From: Greg Mirza-Avakyan
Sent: Wednesday, December 28, 2016 9:51 AM
To: L & M Environmental Services
Cc: Tony's Auto Parts; Martinez Consulting
Subject: RE: Updates on 9625 Alameda
Attachments: 2016-12-28 Site Plan DPW Comments.pdf; 2016-12-28 CUP201300071 Denial Memo.pdf

Hi Louis,

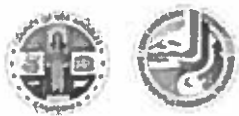
We spoke yesterday about some of the projects that we will be working on, but did not discuss the project at 9625 Alameda.

The project has been moved to me from Shanna Farley-Judkins. Previously, Shaun Temple was working on it.

The Updates to the site plan from October 2016 were re-circulated to DPW and today they sent me additional requirements. I am attaching them here.

Thanks,

Greg Mirza-Avakyan
Regional Planning Assistant II | Zoning Permits West
Los Angeles County Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012 | Tel: (213) 974-6462



From: L & M Environmental Services [mailto:lm.environmental@gmail.com]
Sent: Wednesday, October 12, 2016 9:49 AM
To: Shaun Temple <stemple@planning.lacounty.gov>
Cc: Tony's Auto Parts <mmahramnia@aol.com>; Martinez Consulting <martinez_consulting@yahoo.com>
Subject: Re: Updates on 9625 Alameda and 7721 Alameda

Good Morning Shaun,

Attach is the Revised Plan.
Please keep me informed of the progress.

1. Sheet A-0 shows APNs 6046-009-014 and 6046-009-015 as part of the project site. Sheet A-1 states these APNs are not part of the project. Please confirm whether or not they are part of the project site and update all sheets on the drawings accordingly

Greg Mirza-Avakyan

From: Greg Mirza-Avakyan
Sent: Thursday, January 26, 2017 11:03 AM
To: L & M Environmental Services
Cc: Tony's Auto Parts; Davidnia12@gmail.com; Martinez Consulting
Subject: RE: Updates on 9625 Alameda
Attachments: Merged Plans 9625 s Alamed a Oct2016 Site Plan A-1.pdf; Assessor's Map.pdf; 2016-12-28 Site Plan DPW Comments.pdf; 2016-12-28 CUP201300071 Denial Memo.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Louis,

Just following up on the status of this application. DPW is the last clearance that you will need at this point from other departments. The DPW letter and comments are attached. Please work with them to get a clearance, and then update the site plans to reflect their comments and send me the PDFs.

We also discussed changes that should go on the site plan per DRP (including clearly showing the bathroom in the office building, and changing the chain-link to a solid material).

Please make sure the plans meet the development standards for Auto-dismantling yards that I gave you (Section 22.52.360 of the code)

(https://www.municode.com/library/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV1PLZO_CH22.52GERE_PT4AUDIYA) . Also make sure the plans meet the M-2 and Florence-Firestone CDS standards

(https://www.municode.com/library/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV1PLZO_CH22.44SUDI_PT2COSTDI_22.44.138FLRECOSTDI). These sections will help you design a project that we can support.

The attached site plans are the latest version that I have. I also have hard-copies of November 9, 2016 plans, that I don't have a PDF copy of. I probably don't need it anyway, since there are more changes to make.

There is also the issue of tying the parcels together. Attached assessor's parcel map.

On my end, I am working on the Initial Study checklist.

Thanks,

Greg Mirza-Avakyan

Regional Planning Assistant II | Zoning Permits West

Los Angeles County Department of Regional Planning

320 W. Temple Street, Room 1348

Los Angeles, CA 90012 | Tel: (213) 974-6462



Greg Mirza-Avakyan

From: Greg Mirza-Avakyan
Sent: Wednesday, May 17, 2017 10:36 AM
To: L & M Environmental Services
Subject: RE: Project# R2013-01325
Attachments: 9625 S Alameda (5.17.17 comments).pdf

Hi Louis,

These plans are looking pretty good! I just had a few comments. Please address these. It should not take much time to make the small changes. I will send these to DPW as soon as I have received the update.

Thanks,

Greg Mirza-Avakyan

Regional Planning Assistant II | Zoning Permits West
Los Angeles County Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012 | Tel: (213) 974-6462



From: L & M Environmental Services [mailto:lm.environmental@gmail.com]
Sent: Friday, April 21, 2017 5:46 PM
To: Greg Mirza-Avakyan <GMirza-Avakyan@planning.lacounty.gov>
Subject: Fwd: Project# R2013-01325

Hello Greg,

Attach are the corrected plans addressing DPW memo dated December 28, 2016. I emailed these plans to Max on February 16, 2017 as you can see below and as of today i haven't received any response from him. Additionally i added comments to sheet A-2 to show exactly DPW comments. Please assist me in getting better responses from DPW.

----- Forwarded message -----

From: L & M Environmental Services <lm.environmental@gmail.com>
Date: Thu, Feb 16, 2017 at 5:16 PM
Subject: Project# R2013-01325
To: Max Rodriguez <mrodriguez@dpw.lacounty.gov>

Hello Max,

Greg Mirza-Avakyan

From: Greg Mirza-Avakyan
Sent: Tuesday, June 06, 2017 1:37 PM
To: L & M Environmental Services
Subject: FW: 9625 S. Alameda Ave R2013-01325 RCUP201300071 RENV201300127
Attachments: 9625 S Alameda (5.17.17 comments).pdf

Hi Louis,

Per our phone conversation today, this project needs to go through the Initial Study process. You noted that you have a correspondence from DRP that the Initial Study Fee is not applicable. I am forwarding you an e-mail from Shanna Farley-Judkins stating the opposite.

Please note that the fee for the Initial Study has gone up slightly on March 1, 2017. As such, the total due would be \$3,929, rather than \$3,849. As soon as this is paid I will start on the Initial Study.

Furthermore, I sent minor corrections to the site plans on 5/17/17. I need the corrections so I can submit to DPW for their clearance.

Finally, you mentioned that you are having an issue with the lot tie. I believe you stated that there is a communication problem with the land owner. I am not able to clear this project for hearing until this step is done, however. Please try to work on this.

If any of this is an issue, please let me know and we can discuss options.

Greg Mirza-Avakyan
Regional Planning Assistant II | Zoning Permits West
Los Angeles County Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012 | Tel: (213) 974-6462



From: Shanna Farley-Judkins
Sent: Monday, October 24, 2016 4:41 PM
To: lm.environmental@gmail.com
Subject: RE: 9625 S. Alameda Ave R2013-01325 RCUP201300071 RENV201300127

Hi Again,

I discussed the status of your project with original case planner and it seems that we are nearly ready to begin the Initial Study, to determine if the project generates any significant impacts, as outlined by the California Environmental Quality Act.

Greg Mirza-Avakyan

From: Greg Mirza-Avakyan
Sent: Thursday, June 08, 2017 4:55 PM
To: L & M Environmental Services
Cc: Tony's Auto Parts
Subject: RE: Project# R2013-01325
Attachments: Payment Request Form.pdf; Revised Fees 2017.pdf

Hi Louis,

Thank you for the revised plans, they look very good. I appreciate that all of the requested changes have been made. The plans were ready for consultation by Public Works, so I sent them for review today.

Regarding the lot tie, I discussed this matter with Ramon Cordova at DRP and determined that this project requires a Certificate of Compliance, rather than a Covenant to hold Property as One Parcel. I believe you should be familiar with the application form and fees for a "C of C". Please let me know if you need more information on how to submit.

Regarding the Initial Study fee, the fee that was paid in 2013 was for "Environmental Assessment, Initial Review." This fee is paid for the determination of whether a project needs further review. What has been determined is that this project is not Categorical Exempt from CEQA. An Initial Study must be done to a full assessment of the potential impacts of the proposed use as an Auto Dismantling Yard. I can get started on the Initial Study as soon as the fee difference has been paid. I am attaching a Payment Request Form. If there is an issue, you are free to contact my supervisor.

Thank you,

Greg Mirza-Avakyan
Regional Planning Assistant II | Zoning Permits West
Los Angeles County Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012 | Tel: (213) 974-6462



From: L & M Environmental Services [mailto:lm.environmental@gmail.com]
Sent: Thursday, June 08, 2017 9:06 AM
To: Greg Mirza-Avakyan <GMirza-Avakyan@planning.lacounty.gov>
Cc: Tony's Auto Parts <mmahramnia@aol.com>
Subject: Re: Project# R2013-01325

Greg Mirza-Avakyan

From: Greg Mirza-Avakyan
Sent: Thursday, July 13, 2017 9:54 AM
To: L & M Environmental Services
Cc: Tony's Auto Parts
Subject: RE: Project# R2013-01325

Hi Louis,

I have not heard back from you regarding the Initial Study fees. Since we last spoke, I found out that we have changed the way we charge – we no longer credit fees already paid towards another permit. We would refund you the original amount (~\$320) and charge the current fees.

Please let me know what the next steps will be on your end.

Greg Mirza-Avakyan
Regional Planning Assistant II | Zoning Permits West
Los Angeles County Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012 | Tel: (213) 974-6462



From: Greg Mirza-Avakyan
Sent: Thursday, June 08, 2017 4:55 PM
To: 'L & M Environmental Services' <lm.environmental@gmail.com>
Cc: Tony's Auto Parts <mmahramnia@aol.com>
Subject: RE: Project# R2013-01325

Hi Louis,

Thank you for the revised plans, they look very good. I appreciate that all of the requested changes have been made. The plans were ready for consultation by Public Works, so I sent them for review today.

Regarding the lot tie, I discussed this matter with Ramon Cordova at DRP and determined that this project requires a Certificate of Compliance, rather than a Covenant to hold Property as One Parcel. I believe you should be familiar with the application form and fees for a "C of C". Please let me know if you need more information on how to submit.

Regarding the Initial Study fee, the fee that was paid in 2013 was for "Environmental Assessment, Initial Review." This fee is paid for the determination of whether a project needs further review. What has been determined is that this project is not Categorical Exempt from CEQA. An Initial Study must be done to a full assessment of the potential impacts of the proposed use as an Auto Dismantling Yard. I can get started on the Initial Study as soon as the fee

Greg Mirza-Avakyan

From: donotreply@lacounty.gov
Sent: Wednesday, September 20, 2017 12:24 PM
To: Greg Mirza-Avakyan
Subject: Notification: Plan Assigned

The following Plan has been assigned to you:

Plan Number: RPPL2017009403
WorkClass: Initial Study

Service Area: << Service Area (DRP - Plan - Base) (Custom:ServiceArea) >>

Payment Receipt

Receipt #: TRC-013706-20-09-2017

Paid On: 09/20/2017

Paid By:

TONY AUTO PARTS
9625 S Alameda Street
Los Angeles, CA 90002



Department of Regional Planning
Dennis Slavin, Acting Director

320 W Temple Street
Los Angeles, CA 90012

(213) 974-6411

<http://planning.lacounty.gov>

Received By:
Armench Arakilians

Printed On:
9/20/2017

Project Number - Case Number Fee Name	Fee Amount	Payment Method	Reference No.	Paid Amount
R2013-01325 - RPPL2017009403				
ND	\$3,199.00	Check	4032	\$3,199.00
ND - Referral - DPW - Other	\$1,046.00	Check	4032	\$1,046.00
	\$4,245.00		Total	\$4,245.00

Transaction Note: GM-A

Greg Mirza-Avakyan

From: Greg Mirza-Avakyan
Sent: Monday, November 20, 2017 5:25 PM
To: L & M Environmental Services
Cc: Tony's Auto Parts
Subject: RE: R2013-01325 (9625 Alameda - Tony's Auto)
Attachments: 9625S.Alameda_Plan Set (6.5.17).pdf; Aerial.pdf

Hi Louis,

Thanks for letting me know. A few things should happen going forward.

- 1) I am attaching the drawings you submitted in June. Please update these to reflect Junk and Salvage Use. You should keep in mind that Junk & Salvage Yards are subject to the same sections of the code as Automobile Dismantling Yards and Outside Storage and Display.
- 2) Ask for a refund for the already-paid fee of \$4,245 for the Initial Study.
- 3) Clean up the site before you can hold is as one parcel. The boundaries of the fences and should be clean and follow the property lines. If you look at the attached Aerial, there are portions of parcels 6046-009-031 and 6046-009-013 that bleed over to the project site. There are some buildings and tarps that should be separated along the property lines. Are you in conversations with these neighboring businesses? We cannot proceed until the boundary issues are resolved. Please ask your applicant to verify exactly which parts of the property are being leased.

Thanks,

Greg Mirza-Avakyan
Regional Planning Assistant II | Zoning Permits West
Los Angeles County Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012 | Tel: (213) 974-6462



From: L & M Environmental Services [mailto:lm.environmental@gmail.com]
Sent: Friday, November 17, 2017 4:27 PM
To: Greg Mirza-Avakyan <GMirza-Avakyan@planning.lacounty.gov>
Subject: Re: R2013-01325 (9625 Alameda - Tony's Auto)

Good Afternoon Greg,

Greg Mirza-Avakyan

From: L & M Environmental Services <lm.environmental@gmail.com>
Sent: Tuesday, December 05, 2017 5:36 PM
To: Greg Mirza-Avakyan
Cc: Tony's Auto Parts; Nooshin Paidar
Subject: Re: R2013-01325 (9625 Alameda - Tony's Auto)

Hello Greg,

I have talk to the Neighboring Business about the layers of the building that are bleeding into the project property line. They direct me to talk to the Landlord, in which i have check with the Assessors and find that the same owner from the parcels of Tony's project owns the other parcels 6046-009-031 and 6046-009-013.

The property Owner is Not willing to relocate the building to satisfy your request.

He also ask me to ask you to produce the Section(s) of the Zoning Code that states that an Owner has to lease or rent his property following the property lines that lay within his multiple parcels that abut each other.

The tenant has ask to request for a refund for the already-paid fee of \$4,245 for the Initial Study.

On Mon, Nov 20, 2017 at 5:25 PM, Greg Mirza-Avakyan <GMirza-Avakyan@planning.lacounty.gov> wrote:

Hi Louis,

Thanks for letting me know. A few things should happen going forward.

1. I am attaching the drawings you submitted in June. Please update these to reflect Junk and Salvage Use. You should keep in mind that Junk & Salvage Yards are subject to the same sections of the code as Automobile Dismantling Yards and Outside Storage and Display.
2. Ask for a refund for the already-paid fee of \$4,245 for the Initial Study.
3. Clean up the site before you can hold is as one parcel. The boundaries of the fences and should be clean and follow the property lines. If you look at the attached Aerial, there are portions of parcels 6046-009-031 and 6046-009-013 that bleed over to the project site. There are some buildings and tarps that should be separated along the property lines. Are you in conversations with these neighboring businesses? We cannot proceed until the boundary issues are resolved. Please ask your applicant to verify exactly which parts of the property are being leased.

Thanks,



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Dennis Slavin
Acting Director

December 14, 2017

Eleanor Friend
10475 Wilshire Blvd, Unit 332
Los Angeles, CA 90024

REGARDING: 9600 BLOCK, ALAMEDA STREET, LOS ANGELES, CA 90002

The Department of Regional Planning is currently reviewing Conditional Use Permit (CUP) applications on the 9600 block of Alameda Street in the unincorporated community of Florence Firestone for the following:

- Alameda Imports, 9601 Alameda St., Project 95306, CUP200700069
- Morales Auto Parts, 9611 Alameda St., Project 93201, CUP200700026
- Tony's Auto Parts, 9525 Alameda St., Project R2013-01325, CUP201300071

In addition, there is a business that is operating on the address listed below, which is located in the southwest corner of the 9600 block of Alameda Street and is operating without the benefit of permits and does not have a pending application for permit approval:

- 2301 E. 96th Place

These businesses have been operating without the required CUP no less than 5 years each and the applicants have been unable to provide adequate application materials for the County to review and process these applications. Additionally, a site inspection has revealed that there are additional businesses operating on this block that are not listed in the CUP applications

Finally, there are existing zoning violations on these properties. There are multiple unpermitted heavy industrial uses and there is non-compliance with zoning development standards for parking, landscaping, outside storage and display, and numerous other safety issues.

As the property owner of the underlying parcels of these businesses located on the 9600 block of Alameda Street you are ultimately responsible to ensure that they are property permitted. The Department of Regional Planning requires your immediate attention to the issues outlined in this letter. Within thirty days of this letter (by January 14, 2018), you must provide the following information:

1. A complete listing of all of the individual business located on the 9600 block of Alameda Street (excluding the two parcels on the northwest corner that you do not own, APNs 6046-009-022 and 6046-009-023).
2. A graphic showing what area on each property is leased to each of the individual businesses listed in No. 1 above.

3. A complete inventory of all the approved building permits for all of the structures on the 9600 block of Alameda Street (excluding the two parcels on the northwest corner that you do not own, APNs 6046-009-022 and 6046-009-023).

Finally, all unpermitted businesses on these properties should cease operations. If you feel that there are existing land use permits to authorize a specific business, please provide evidence of those permits.

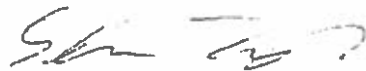
Failure to respond to this request within thirty days (by January 14, 2018) will result in the following permits being scheduled for denial before the Los Angeles County Regional Planning Commission:

- Project 95306, CUP200700069
- Project 93201, CUP200700026
- Project R2013-01325, CUP201300071

In addition, further enforcement activities will occur, including additional fines and other enforcement related actions.

For questions or for addition information, please contact Shaun Temple of the Zoning Permits Section at (213) 974-6462, or by email at stemple@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Dennis Slavin



Shaun Temple, Senior Regional Planner
Zoning Permits West Section

Enclosures: Notice of Violation

c: Israel Cruz

NP:sct

Greg Mirza-Avakyan

From: Shaun Temple
Sent: Wednesday, May 02, 2018 5:20 PM
To: Greg Mirza-Avakyan
Subject: FW: Meeting request regarding 96th Street properties

From: Shaun Temple
Sent: Monday, February 05, 2018 5:20 PM
To: Shaun Temple <stemple@planning.lacounty.gov>
Subject: RE: Meeting request regarding 96th Street properties

Hi Frank,

This is a follow-up to my last email. I haven't heard back from you. We need to schedule a meeting. Please email me back so that I know you received this email and then we can coordinate a date.

Thanks,
Shaun

From: Shaun Temple
Sent: Thursday, January 25, 2018 4:32 PM
To: 'cimino7777@aol.com' <cimino7777@aol.com>
Subject: Meeting request regarding 96th Street properties

Hi Frank,

Thanks for talking with me today. I'd like to request a meeting with you and whomever from the 96th Street ownership group that you feel would be good to attend. Next week has a busy calendar, would you be able to meet the following week on Monday, Feb 5, Tuesday Feb 6, or Thursday Feb 8? We can do either a morning or afternoon time. Please let me know what works best for you.

Thanks,
Shaun



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

March 1, 2018

Eleanor Friend
10475 Wilshire Blvd, Unit 332
Los Angeles, CA 90024

REGARDING: 9600 BLOCK, ALAMEDA STREET, LOS ANGELES, CA 90002

The Department of Regional Planning (DRP) has made several attempts to communicate with you, the property owner of the parcels located on the 9600 Block of Alameda Street, regarding various County Code violations on your property. Despite repeated requests made to you and the numerous business owners at this location, you have failed to abate the substantive number of zoning violations on your property. These violations include operation of numerous unpermitted heavy industrial uses, evidence of an unpermitted residential use, and lack of compliance with development standards for the M-2 Zone, auto dismantling, outside storage, and other provisions. Therefore, the following projects located within your property are scheduled for denial on **May 2, 2018**:

- Alameda Imports, 9601 Alameda Street, Project 95306, CUP200700069
- Morales Auto Parts, 9611 Alameda Street, Project 93201, CUP200700026
- Tony's Auto Parts, 9525 Alameda Street, Project R2013-01325, CUP201300071

All of the businesses identified above are located on the property under your ownership. As such, you are responsible for ensuring that all appropriate land use entitlements are obtained for any use operating on your property.

In addition, other businesses on the 9600 Block of Alameda Street, on parcels also under your ownership, are identified as operating without an appropriate land use permit and do not have a pending permit application on file with DRP. These businesses include:

- An auto-repair shop on APN 6046-009-032
- A welding shop on APN 6046-009-031
- Two auto repair shops on APN 6046-009-012
- An outdoor auto parts sales yard on APN 6046-009-012
- An auto-dismantling and auto painting shop on APN 6046-009-012

On December 14, 2017, DRP mailed you a letter requiring that you provide the following information by January 14, 2018:

1. A complete listing of all of the individual business located on the 9600 Block of Alameda Street (excluding the two parcels on the northwest corner that you do not own, APNs 6046-009-022 and 6046-009-023).
2. A graphic showing what area on each property is leased to each of the individual businesses listed in No. 1 above.
3. A complete inventory of all the approved building permits for all of the structures on the 9600 Block of Alameda Street (excluding the two parcels on the northwest corner that you do not own, APNs 6046-009-022 and 6046-009-023).

To this date, DRP has not received any information, and you therefore did not comply with this requirement. In addition, you and your representatives have not responded to numerous requests to meet regarding the substantial list of violations, safety issues, and unpermitted activities occurring on your property. On January 25, 2018, Frank Cimino contacted staff stating he was a long time business associate of yours and represented you in business decisions regarding these properties. Staff stated that due to the conflicting boundary issues between the lease areas, proposed CUP operating areas, and parcel boundaries, and the operation of illegal businesses on the 9600 Block, a meeting between staff and the ownership group was necessary in order to move these cases forward. Staff requested a meeting with the ownership group in a follow-up email with suggested dates. No response to the meeting request was received from Mr. Cimino. On February 5, 2018, a follow-up email was sent to Mr. Cimino again requesting a meeting with the ownership group. No response to the meeting request was received from Mr. Cimino.

On February 13, 2018, staff contacted Mr. Cimino by phone reiterating that a meeting between staff and the ownership group was necessary in order to move these cases forward and that staff would need a list of available dates for a meeting from the ownership group by the next day. Mr. Cimino emailed staff the same day confirming that staff had his correct email. No follow-up email was received by Mr. Cimino with available dates for a meeting.

On February 27, 2018, staff conducted a joint site inspection with DRP Zoning Enforcement of all the businesses located on the 9600 Block of Alameda and made the following observations:

- Two unreported and unpermitted businesses were found to be subleased on APN 6046-009-032.
- One unreported and unpermitted business was found to be subleased on APN 6046-009-031.
- Three unreported and unpermitted businesses were found to be subleased on APN 6046-009-012.
- A suspected residential unit is being illegally maintained on APN 6046-009-012.
- Multiple businesses are operating on split parcel lines and outside of proposed CUP operating boundaries.
- At least two businesses are engaged in unpermitted auto-dismantling operations.
- Zoning violations on all the properties have not been abated including trash and debris in publicly visible areas, unmaintained landscaping, not maintaining paths clear for

9600 Block Alameda Street
March 1, 2018
Page 3 of 3

circulation and fire safety, stacking of materials over fence lines, no provision of required off-street parking, and maintaining materials and merchandise outside of an enclosed building without meeting the current development standards.

Due to the extensive history of zoning violations and safety issues on your properties, the continued zoning violations without abatement or substantial progress in abatement, and your inability to respond to our repeated requests for information and meetings regarding your property, CUP Nos 200700069, 200700026, and CUP201300071 are scheduled for denial on May 2, 2018.

For questions or for additional information, please contact Shaun Temple of the Zoning Permits Section at (213) 974-6462, or by email at stemple@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Amy Bodek, AICP



Shaun Temple, Senior Regional Planner
Zoning Permits West Section

c: Israel Cruz; Greg Mirza-Avakyan

NP:sct

Los Angeles County Department of Regional Planning
NOTICE OF VIOLATION

Please contact the investigating planner Israel Cruz
Email: icruz@planning.lacounty.gov
Phone Number: 213-974-6453 – Monday through Thursday before 10am



Department of Regional Planning
Amy J. Bodek, AICP, Director

320 W Temple Street
Los Angeles, CA 90012

(213) 974-6453

<http://planning.lacounty.gov>

March 13, 2018

FRIEND TRUST
c/o: ELEANOR FRIEND
10475 WILSHIRE BLVD UNIT 201
LOS ANGELES CA 90024

Code Enforcement Case Number: RPCE2018000956

Dear Property Owner/Tenant:

An inspection was conducted at APN: 6046009018 and it disclosed the following violation(s):

1. **Parking Development Standards (M-2)**

The required off-street parking is not being provided or maintained (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.200 (C); 22.52.1010)

The existing off-street parking for an unpermitted auto-dismantling yard is not being maintained or provided.

2. **Land Use Without DRP Permit (M-2)**

A land use is being maintained on the premises without approval from the Department of Regional Planning (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.190)

An automobile dismantling yard is currently operating without a valid conditional use permit on the following parcels: 6046009014, 6046009015, 6046009016, 6046009017, and 6046009018.

3. **Property Not Maintained (CSD - FF)**

Publicly visible areas of the property are not maintained free of trash and debris (Los Angeles County Zoning Code: 22.44.138(C)(2))

The property must meet all applicable requirements set by the Florence-Firestone Community Standards District, including but not limited to the removal of graffiti along publicly visible areas and the maintenance of the property free of trash and debris.

Case Number:
RPCE2018000956

APN:
6046009018

Zone:
M-2

Investigating Planner:
Israel Cruz

Phone Number:
213-974-6453
Monday - Thursday before 10am

Fees Due Now:
\$0.00

4. **Development Standards (M-2)**

The current development standards are not being met (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.200)

Automobile dismantling yards are to be developed in accordance with Part 4 of 22.52 "Automobile Dismantling Yards" section of the Los Angeles County Zoning Code. Please bring this property into compliance. Several signs (including but not limited to painted and mounted signs) do not meet the general regulations in accordance with Part 10 of 22.52 "Signs." Please bring this property into compliance.

These are not permitted uses in zone M-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance (Title 22) Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance by **April 14, 2018**. Failure to correct the violation(s) found at may result in the imposition of a noncompliance fee of \$773.00 and the collection of further administrative and collection fees totaling approximately \$2,706.00. Continued noncompliance may also cause this matter to be referred to the District Attorney at any time with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

For any other inquiries please contact the investigating planner directly as noted by the contact information listed above. Please note that our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Amy J. Bodek, AICP

Director



David Muñoz

Acting Supervising Regional Planner

Zoning Enforcement West

Los Angeles County Department of Regional Planning
NOTICE OF VIOLATION

Please contact the investigating planner Israel Cruz
Email: icruz@planning.lacounty.gov
Phone Number: 213-974-6453 – Monday through Thursday before 10am



Department of Regional Planning
Amy J. Bodek, AICP, Director

320 W Temple Street
Los Angeles, CA 90012

(213) 974-6453

<http://planning.lacounty.gov>

March 13, 2018

FRIEND TRUST
c/o: ELEANOR FRIEND
10475 WILSHIRE BLVD UNIT 201
LOS ANGELES CA 90024

Code Enforcement Case Number: RPCE2018000954

Dear Property Owner/Tenant:

An inspection was conducted at 9625 S Alameda Street, Los Angeles, CA 90002 and it disclosed the following violation(s):

1. **Development Standards (M-2)**

The current development standards are not being met (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.200)

Automobile dismantling yards are to be developed in accordance with Part 4 of 22.52 "Automobile Dismantling Yards" section of the Los Angeles County Zoning Code. Please bring this property into compliance. Several signs (including but not limited to painted and mounted signs) do not meet the general regulations in accordance with Part 10 of 22.52 "Signs." Please bring this property into compliance.

2. **Parking Development Standards (M-2)**

The required off-street parking is not being provided or maintained (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.200 (C); 22.52.1010)

The existing off-street parking for an unpermitted auto-dismantling yard is not being maintained or provided.

3. **Property Not Maintained (CSD - FF)**

Publicly visible areas of the property are not maintained free of trash and debris (Los Angeles County Zoning Code: 22.44.138(C)(2))

Case Number:
RPCE2018000954

APN:
6046009016

Zone:
M-2

Investigating Planner:
Israel Cruz

Phone Number:
213-974-6453
Monday - Thursday before 10am

Fees Due Now:
\$0.00

The property must meet all applicable requirements set forth in the Florence-Firestone Community Standards District, including but not limited to the removal of graffiti along publicly visible areas and the maintenance of the property free of trash and debris.

4. Land Use Without DRP Permit (M-2)

A land use is being maintained on the premises without approval from the Department of Regional Planning (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.190)

An automobile dismantling yard is currently operating without a valid conditional use permit on the following parcels: 6046009014, 6046009015, 6046009016, 6046009017, and 6046009018.

These are not permitted uses in zone M-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance (Title 22) Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance by **April 14, 2018**. Failure to correct the violation(s) found at 9625 S Alameda Street, Los Angeles, CA 90002 may result in the imposition of a noncompliance fee of \$773.00 and the collection of further administrative and collection fees totaling approximately \$2,706.00. Continued noncompliance may also cause this matter to be referred to the District Attorney at any time with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.


For any other inquiries please contact the investigating planner directly as noted by the contact information listed above. Please note that our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Amy J. Bodek, AICP

Director



David Muñoz

Acting Supervising Regional Planner

Zoning Enforcement West

Los Angeles County Department of Regional Planning
NOTICE OF VIOLATION

Please contact the investigating planner Israel Cruz
Email: icruz@planning.lacounty.gov
Phone Number: 213-974-6453 -- Monday through Thursday before 10am



Department of Regional Planning
Amy J. Bodek, AICP, Director

320 W Temple Street
Los Angeles, CA 90012

(213) 974-6453

<http://planning.lacounty.gov>

March 13, 2018

FRIEND TRUST
c/o: ELEANOR FRIEND
10475 WILSHIRE BLVD UNIT 201
LOS ANGELES CA 90024

Code Enforcement Case Number: RPCE2018000952

Dear Property Owner/Tenant:

An inspection was conducted at APN: 6046009014 and it disclosed the following violation(s):

1. **Property Not Maintained (CSD - FF)**

Publicly visible areas of the property are not maintained free of trash and debris (Los Angeles County Zoning Code: 22.44.138(C)(2))

The property must meet all applicable requirements set by the Florence-Firestone Community Standards District, including but not limited to the removal of graffiti along publicly visible areas and the maintenance of the property free of trash and debris.

2. **Land Use Without DRP Permit (M-2)**

A land use is being maintained on the premises without approval from the Department of Regional Planning (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.190)

An automobile dismantling yard is currently operating without a valid conditional use permit on the following parcels: 6046009014, 6046009015, 6046009016, 6046009017, and 6046009018.

3. **Parking Development Standards (M-2)**

The required off-street parking is not being provided or maintained (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.200 (C); 22.52.1010)

The existing off-street parking for an unpermitted auto-dismantling yard is not being maintained or provided.

Case Number:
RPCE2018000952

APN:
6046009014

Zone:
M-2

Investigating Planner:
Israel Cruz

Phone Number:
213-974-6453
Monday - Thursday before 10am

Fees Due Now:
\$0.00

4. **Development Standards (M-2)**

The current development standards are not being met (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.200)

Automobile dismantling yards are to be developed in accordance with Part 4 of 22.52 "Automobile Dismantling Yards" section of the Los Angeles County Zoning Code. Please bring this property into compliance. Several signs (including but not limited to painted and mounted signs) do not meet the general regulations in accordance with Part 10 of 22.52 "Signs." Please bring this property into compliance.

These are not permitted uses in zone M-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance (Title 22) Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance by **April 14, 2018**. Failure to correct the violation(s) found at may result in the imposition of a noncompliance fee of \$773.00 and the collection of further administrative and collection fees totaling approximately \$2,706.00. Continued noncompliance may also cause this matter to be referred to the District Attorney at any time with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

For any other inquiries please contact the investigating planner directly as noted by the contact information listed above. Please note that our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Amy J. Bodek, AICP

Director



David Muñoz

Acting Supervising Regional Planner

Zoning Enforcement West

Los Angeles County Department of Regional Planning
NOTICE OF VIOLATION

Please contact the investigating planner Israel Cruz
Email: icruz@planning.lacounty.gov
Phone Number: 213-974-6453 – Monday through Thursday before 10am



Department of Regional Planning
Amy J. Bodek, AICP, Director

320 W Temple Street
Los Angeles, CA 90012

(213) 974-6453

<http://planning.lacounty.gov>

March 13, 2018

FRIEND TRUST
c/o: ELEANOR FRIEND
10475 WILSHIRE BLVD UNIT 201
LOS ANGELES CA 90024

Code Enforcement Case Number: RPCE2018000953

Dear Property Owner/Tenant:

An inspection was conducted at APN: 6046009015 and it disclosed the following violation(s):

1. **Parking Development Standards (M-2)**

The required off-street parking is not being provided or maintained (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.200 (C); 22.52.1010)

The existing off-street parking for an unpermitted auto-dismantling yard is not being maintained or provided.

2. **Property Not Maintained (CSD - FF)**

Publicly visible areas of the property are not maintained free of trash and debris (Los Angeles County Zoning Code: 22.44.138(C)(2))

The property must meet all applicable requirements set by the Florence-Firestone Community Standards District, including but not limited to the removal of graffiti along publicly visible areas and the maintenance of the property free of trash and debris.

3. **Development Standards (M-2)**

The current development standards are not being met (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.200)

Case Number:
RPCE2018000953

APN:
6046009015

Zone:
M-2

Investigating Planner:
Israel Cruz

Phone Number:
213-974-6453
Monday - Thursday before 10am

Fees Due Now:
\$0.00

Automobile dismantling yards are to be developed in accordance with Part 4 of 22.52 "Automobile Dismantling Yards" section of the Los Angeles County Zoning Code. Please bring this property into compliance. Several signs (including but not limited to painted and mounted signs) do not meet the general regulations in accordance with Part 10 of 22.52 "Signs." Please bring this property into compliance.

4. Land Use Without DRP Permit (M-2)

A land use is being maintained on the premises without approval from the Department of Regional Planning (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.190)

An automobile dismantling yard is currently operating without a valid conditional use permit on the following parcels: 6046009014, 6046009015, 6046009016, 6046009017, and 6046009018.

These are not permitted uses in zone M-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance (Title 22) Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance by **April 14, 2018**. Failure to correct the violation(s) found at may result in the imposition of a noncompliance fee of \$773.00 and the collection of further administrative and collection fees totaling approximately \$2,706.00. Continued noncompliance may also cause this matter to be referred to the District Attorney at any time with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

For any other inquiries please contact the investigating planner directly as noted by the contact information listed above. Please note that our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Amy J. Bodek, AICP

Director



David Muñoz

Acting Supervising Regional Planner

Zoning Enforcement West

Los Angeles County Department of Regional Planning
NOTICE OF VIOLATION

Please contact the investigating planner Israel Cruz
Email: icruz@planning.lacounty.gov
Phone Number: 213-974-6453 – Monday through Thursday before 10am



Department of Regional Planning
Amy J. Bodek, AICP, Director

320 W Temple Street
Los Angeles, CA 90012

(213) 974-6453

<http://planning.lacounty.gov>

March 13, 2018

FRIEND TRUST
c/o: ELEANOR FRIEND
10475 WILSHIRE BLVD UNIT 201
LOS ANGELES CA 90024

Code Enforcement Case Number: RPCE2018000955

Dear Property Owner/Tenant:

An inspection was conducted at APN: 6046009017 and it disclosed the following violation(s):

1. **Parking Development Standards (M-2)**

The required off-street parking is not being provided or maintained (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.200 (C); 22.52.1010)

The existing off-street parking for an unpermitted auto-dismantling yard is not being maintained or provided.

2. **Property Not Maintained (CSD - FF)**

Publicly visible areas of the property are not maintained free of trash and debris (Los Angeles County Zoning Code: 22.44.138(C)(2))

The property must meet all applicable requirements set by the Florence-Firestone Community Standards District, including but not limited to the removal of graffiti along publicly visible areas and the maintenance of the property free of trash and debris.

3. **Development Standards (M-2)**

The current development standards are not being met (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.200)

Case Number:
RPCE2018000955

APN:
6046009017

Zone:
M-2

Investigating Planner:
Israel Cruz

Phone Number:
213-974-6453
Monday - Thursday before 10am

Fees Due Now:
\$0.00

Automobile dismantling yards are to be developed in accordance with Part 4 of 22.52 "Automobile Dismantling Yards" section of the Los Angeles County Zoning Code. Please bring this property into compliance. Several signs (including but not limited to painted and mounted signs) do not meet the general regulations in accordance with Part 10 of 22.52 "Signs." Please bring this property into compliance.

4. Land Use Without DRP Permit (M-2)

A land use is being maintained on the premises without approval from the Department of Regional Planning (Los Angeles County Zoning Code: 22.32.010; 22.32.020; 22.32.190)

These are not permitted uses in zone M-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance (Title 22) Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance by **April 14, 2018**. Failure to correct the violation(s) found at may result in the imposition of a noncompliance fee of \$773.00 and the collection of further administrative and collection fees totaling approximately \$2,706.00. Continued noncompliance may also cause this matter to be referred to the District Attorney at any time with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

For any other inquiries please contact the investigating planner directly as noted by the contact information listed above. Please note that our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Amy J. Bodek, AICP

Director



David Muñoz

Acting Supervising Regional Planner

Zoning Enforcement West

Greg Mirza-Avakyan

From: Krista Mason
Sent: Tuesday, April 03, 2018 8:08 AM
To: Greg Mirza-Avakyan; Shaun Temple
Subject: FW: 2301 E. 96th Pl., Los Angeles
Attachments: Luqman - 60 DAY NOTICE OF TERMINATION OF TENANCY.pdf; Sabir's Auto - 60 DAY NOTICE OF TERMINATION OF TENANCY.pdf; Service Report - Sabir's Auto.pdf; Service Report - Luqman Sabir.pdf; Sergio Hernandez - 60 DAY NOTICE OF TERMINATION OF TENANCY.pdf; Linda Romero - 60 DAY NOTICE OF TERMINATION OF TENANCY.pdf

Please find attached correspondence from Veronica Barton – lawyer for the Eleanor Friend properties. I have not received the proof of service for the additional tenants at this time. I will forward once I receive them.

From: Veronica Barton [mailto:veronica@castanedabarton.com]
Sent: Thursday, March 29, 2018 11:44 AM
To: Krista Mason <kmason@planning.lacounty.gov>
Cc: Annette Cimino <annetters94@gmail.com>; cimino7777@aol.com; Sergio Castaneda <sergio@castanedabarton.com>
Subject: 2301 E. 96th Pl., Los Angeles

Good morning Krista,

60 Day Notices of Termination of Tenancy have now been served on Luqman Sabir and Sabir's Auto.

We also have two 60 Days Notices of Termination of Tenancy for other people running businesses from the property, Linda Romero and Sergio Hernandez, out for service. Our process serving company informed me this morning that they will be served by the end of the day tomorrow.

Attached are the 60 Day Notices for each tenant, as well as email confirmation from our process serving company (DDS Legal) that Luqman and Sabir's Auto have already been served. As soon as they provide me with formal proofs of service, I will forward those to you.

If you need any additional information, please let me know. I will keep you updated as we move forward to remove everyone from the property.

Best regards,

Veronica T. Barton
Castaneda | Barton LLP
155 N. Lake Avenue, Suite 800
Pasadena, CA 91101
T. 626.200.4585
F. 626.604.0091

04/12/18



04/12/18



Greg Mirza-Avakyan

From: Shaun Temple
Sent: Wednesday, May 02, 2018 10:57 AM
To: Veronica Barton
Cc: cimino7777@aol.com; Annette Cimino; Greg Mirza-Avakyan
Subject: RE: 9600 Alameda Street

Hi Veronica,

The hearing packages are going to come out this Thursday afternoon and I think it might be better if you and your clients had a chance to review those before we talk. I'll send you a link once they are published on our website. I'd like to set up a meeting for next week if possible to discuss the hearing package and potential options for your clients. We can do a conference call if that is the only option; however, due to the details and complexity of the issues that we need to discuss I can't guarantee that a conference call will be enough to cover all the issues sufficiently and I strongly recommend that we have an in person meeting if possible. Let's set something up for either Monday afternoon or sometime Tuesday or Wednesday if possible. Do you have any available times on those days?

Thanks,

Shaun Temple, AICP
Senior Planner
Zoning Permits West
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6462



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From: Veronica Barton [mailto:veronica@castanedabarton.com]
Sent: Friday, April 27, 2018 4:37 PM
To: Shaun Temple <stemple@planning.lacounty.gov>
Cc: cimino7777@aol.com; Annette Cimino <annetters94@gmail.com>; Greg Mirza-Avakyan <GMirza-Avakyan@planning.lacounty.gov>
Subject: Re: 9600 Alameda Street

Good afternoon Shaun,

Unfortunately, Frank and Annette are not able to meet in person within the next week or so. Would it be possible for you to email us the visuals and for us to have a conference call? We are all available on Tuesday, Thursday or Friday between 11:45 a.m. and 2 p.m.

Also, if you think it would be helpful, I can attend in person. Please let me know what you think would work best. Thank you, and have a good weekend.

Best regards,

Veronica T. Barton
Castaneda | Barton LLP
155 N. Lake Avenue, Suite 800
Pasadena, CA 91101
T. 626.200.4585
F. 626.604.0091

On Tue, Apr 24, 2018 at 11:18 AM, Shaun Temple <stemple@planning.lacounty.gov> wrote:

Thank you Veronica. An in person meeting would be preferred, if possible, as I have some visuals that I would like to go through that may help make the conversation much easier.

Thanks,
Shaun

From: Veronica Barton [mailto:veronica@castanedabarton.com]
Sent: Tuesday, April 24, 2018 9:56 AM
To: Shaun Temple <stemple@planning.lacounty.gov>
Cc: cimino7777@aol.com; Annette Cimino <annetters94@gmail.com>; Greg Mirza-Avakyan <GMirza-Avakyan@planning.lacounty.gov>
Subject: Re: 9600 Alameda Street

Good morning Shaun,

Thanks for your email. A discussion before the hearing would be helpful.

I just spoke to Annette, and we're trying to coordinate to see what day(s) would work for either a meeting or conference call. I'll get back to you as soon as we've figured it out.

Best regards,

Veronica T. Barton
Castaneda | Barton LLP
155 N. Lake Avenue, Suite 800
Pasadena, CA 91101
T. 626.200.4585
F. 626.604.0091

On Tue, Apr 24, 2018 at 8:53 AM, Shaun Temple <stemple@planning.lacounty.gov> wrote:

Frank and Annette,

I would like to have a meeting with you this week if possible to discuss potential options to move forward on this case before we go to the hearing. Would you be able to come in anytime tomorrow or on Thursday afternoon?

Thanks,

Shaun Temple, AICP
Senior Planner

Zoning Permits West

Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6462



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MARK PESTRELLA, Director

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>

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

IN REPLY PLEASE
REFER TO FILE

September 12, 2017

TO: Nooshin Paidar
Zoning Permits West Section
Department of Regional Planning

Attention Greg Mirza-Avakayan

FROM: Art Vander Vis 
Land Development Division
Department of Public Works

PLAN NO. RCUP-201300071

PLAN TYPE: PERMITS & REVIEWS

WORK CLASS: CUP

PROJECT NAME: R2013-01325

9625 SOUTH ALAMEDA STREET

**ASSESSOR'S MAP BOOK NO. 6046, PAGE NO. 9, PARCEL NOS. 14, 15, 16, 17, 18
UNINCORPORATED COUNTY COMMUNITY AREA FLORENCE / FIRESTONE**

Thank you for the opportunity to review the site plan and zoning permit application for the project located at 9625 South Alameda Street in the unincorporated County area of Florence/Firestone. The applicant is requesting a Conditional Use Permit (CUP) to establish an auto dismantling operation in conjunction with an existing used auto parts establishment. There are no proposed improvements.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents, and therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

1. Environmental

- 1.1. Prior to construction, installation, modification or removal of underground storage tanks (Los Angeles County Code [LACC] Title 11, Division 4),

industrial waste treatment or disposal facilities, and/or storm-water treatment facilities, Environmental Programs Division must be contacted for required approvals and operating permits. For additional information please visit: <http://dpw.lacounty.gov/epd/Stormwater/inspection.cfm>. Specific industry types will also be subject to registration and inspections related to implementation of best management practices to prevent storm-water related pollution (LACC Title 12, Chapter 12.80).

For questions regarding the environmental condition, please contact Nilda Gemeniano from Environmental Programs Division at (626) 458-5184 or ngemenia@dpw.lacounty.gov.

2. Water

- 2.1 Comply with the requirements as stipulated by the attached Will Serve letter dated February 17, 2017 from the Golden State Water Company to the satisfaction of Public Works. The Will Serve letter will expire on February 17, 2018. It shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration (if necessary) and abide by all the requirements of the water purveyor.

For questions regarding the preliminary water condition, please contact Tony Khalkhali from Land Development Division at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

If you have any questions or require additional information, please contact Toan Duong of Land Development Division at tduong@dpw.lacounty.gov or (626) 458-4945.

AM:

\\Pw01\pwpublic\dpub\SUBPCHECK\Plan Checking Files\CUP\CUP 201300071 - 9625 SOUTH ALAMEDA AVENUE\TCUP 201300071\2017-06-08 TCUP 201300071 SUBMITTAL\DPW_Cleared_2017-08-28_RPPL201300071.docx



February 17, 2017

Mr. Louis Aguilar
L&M Environmental Services
11490 Wright Road Unit C
Lynwood, California 90262

Re: **Will Serve Letter**
9625 S. Alameda St.
Los Angeles, California

Dear Mr. Aguilar:

This letter is to inform you that water service is available to the above referenced address from Golden State Water Company's (GSWC) Central District water system located in Los Angeles. Service to the address can be provided from our existing water facilities within Alameda Street.

Upon completion and execution of an agreement between Golden State Water Company (GSWC), and that contains satisfactory financial arrangements and other provisions governing the extension of water service under the Water Service Agreement, GSWC will begin providing water service for the referenced address once all owner obligations have been satisfied. Analysis of more detailed development plans may require the owner to participate in the construction of special facilities prior to the Company providing water service.

GSWC is committed to providing water service to all customers within its service area, consistent with the company's obligations under rules, statutes and regulations of both the California Department of Public Health and the California Public Utilities Commission.

Unless modified or extended by GSWC, this Will Serve Letter shall terminate and be of no further force and effect one year from the date indicated above.

If you have any questions concerning the issues addressed in this letter, please let us know.

Sincerely,

Melynda Holm
Operations Engineering Technician
Central District



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91708
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

October 25, 2013

TO: Shaun Temple
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS *M.T.*
Environmental Health Division
Department of Public Health

**SUBJECT: CUP CONSULTATION
PROJECT NO. R2013-01325/ RCUP 201300071
9625 S. Alameda Ave., Los Angeles**

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CUP is to authorize the establishment of an auto dismantling operation in connection with an existing used auto parts establishment.

The Department recommends approval of this CUP with the following conditions:

1. The project shall remain connected to existing public water and public sewer facilities.
2. The project shall comply with the requirements of the Los Angeles County Noise Control Ordinance as found in Title 12 Chapter 12.08 of the Los Angeles County Code.

If you should have any questions or need additional information, please contact me at (626) 430-5382.



COUNTY OF LOS ANGELES FIRE DEPARTMENT

Fire Prevention Division - Land Development Unit

5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783

DATE: November 18, 2016 **SITE PLAN DATE:** 11/07/2016

TO: Department of Regional Planning
Zoning Permits - Shanna Farley-Judkins

PROJECT #: R2013-01325

LOCATION: 9625 South Alameda Ave., Los Angeles

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is _____ gallons per minute for _____ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
 - Install _____ public fire hydrant(s).
 - Install _____ private on-site fire hydrant(s).
 - Provide Fire Flow Test for _____ existing public fire hydrant(s).

Water: The fire flow is adequate for this project per fire flow test dated 11/12/13 by the Golden State Water Company.

Access: Provide access to within 150 feet of all exterior portions of the proposed building from both South Alameda Ave. and 96th Place.

Maintain a minimum of 5-foot walking path from each street to and around the office.

All gate locations shall have an approved Fire Department locking device.

Conditions for Approval:

Comments: The proposed project is "cleared" to proceed to public hearing.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Wally Collins*

THE REGIONAL PLANNING COMMISSION - COUNTY OF LOS ANGELES
DATE OF HEARING: April 2, 1970

TO: O. K. Christenson
Director of Planning

REPORT ON: SPECIAL PERMIT CASE NO. 1983-(2)
ZONE EXCEPTION CASE NO. 9409-(2)

Filed: January 13, 1970

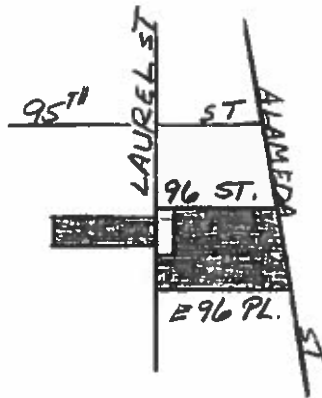
Applicant: Madick Industries Inc.
c/o A. J. Weiss
9171 Wilshire Blvd, Suite 410
Beverly Hills, California

Owner: Same

Request: Expand junkyard, modify development standards and provide less than required parking

Location: Two parcels northwest corner of South Alameda Street and 96th Place and 9527 Laurel Street

Zone: Stark-Palms Zoned District
M-1 and M-2



N
NO SCALE

LOCATION MAP

SPECIAL PERMIT CASE NO. 1983-(2)
ZONE EXCEPTION CASE NO. 9409-(2)
FACTUAL DATA REPORT

DATE OF HEARING:
April 2, 1970

APPLICANT'S PROPOSAL: To expand an existing junk yard including modification of development standards and to provide less than required parking in the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) Zones.

The plot plan marked Exhibit "A" shows the existing developments and the proposed areas of expansion. On the basis of yard area and proposed office space, 20 parking spaces would be needed. Additional parking will be required for vehicles used in this operation. The plan indicates 15 spaces will be provided adjacent to the proposed office on the westerly parcel. Existing metal fencing varying from 8 to 12 feet in height encloses the subject property. Landscaping is proposed along Alameda Street, however, the required landscaping on the remaining street frontages is not indicated. The number and size of existing signs are not shown on the plan.

This use requires a special permit in M-2 Zone.

FACTUAL DATA BEARING ON THIS CASE ARE NOTED AS FOLLOWS:

1. The subject property consists of two non-contiguous parcels. The easterly parcel fronts approximately 283 feet on East 96th Street, 279 feet on Alameda, 387 feet on East 96th Place and 137 feet on Laurel Street.

It is developed with a scrap metal yard as shown on Exhibit "A".

The westerly parcel fronts approximately 100 feet on Laurel with a depth of 135 feet.

This parcel contains a metal building with approximately 4850 square feet of floor area.

Special Permit Case No. 680 a request to establish a wrecking yard on the subject property was approved by the Regional Planning Commission on June 21, 1950.

Special Permit Case No. 864 a request to expand the subject junk with setback encroachments was approved May 14, 1968. This exception expires on May 14, 1988.

The area northerly and southerly of subject property is developed primarily to auto salvage and scrap metal yards. The remainder of the area is developed to mixed residential uses.

There have been approximately seven similar cases for junk yards within 700 feet of the subject property.

2. The easterly portion of the subject property is zoned M-2 by Ordinance No. 2111, effective July 28, 1932 and the westerly portion is zoned M-1 by Ordinance 6728, effective August 12, 1955.
3. Alameda Street is a County Secondary Highway requiring four feet of widening (from center line) and corner cut-offs where it borders the subject property.

Ninety-sixth Street and 96th Place are 50 foot wide local streets lacking curbs, gutters and sidewalks at this location. Five feet of frontages along these streets should be reserved for possible future street widening.

South Laurel Street is a fully improved local street with a right-of-way of 60 feet.

4. One hundred twenty-six (126) notices of this hearing were mailed by first class mail, postage prepaid, on March 10, 1970, to those persons whose names and mailing addresses appeared on the latest available assessment roll of the County Assessor as property owners of record within a 500-foot radius of the boundaries of the property under consideration.

Two (2) additional notices were mailed on the same date to those persons whose names and mailing addresses appeared on a courtesy list. Legal notice of this hearing was published in the Southside Journal on March 12, 1970.

Respectfully submitted,

Zeno Waitkus
Planning Assistant

ZW:mc

SPECIAL PERMIT CASE NO. 1983-(2) and
ZONE EXCEPTION CASE NO. 9409-(2)
SUMMARY OF THE HEARING

ZB HEARING DATE: April 2, 1970
RPC HEARING DATE: April 14, 1970

Two persons were sworn and testified without opposition in favor of this application to expand an existing junk yard, modifying the Ordinance requirements and having less than the required amount of parking on property zoned M-1 and M-2. There would be 15 rather than 20 off-street parking spaces. The applicant indicated that although there were 16 employees at the establishment, many of them do not own cars and do not drive to work. It was the applicant's feeling that there would be no parking problem with the proposed 15 spaces. Hours of operation; 5½ days per week, are 7:30 a.m. to 5:00 p.m. and on Saturdays, 7:30 a.m. until noon. The maintenance and office portion of the subject property, operates only 5 days a week. Building and fences would be painted a uniform color. The applicant indicated that the yard is actually used for scrap processing rather than as a junk yard and that no noise is generated. The applicant requested that the permit and exception be granted until the expiration of the existing exception under which the present portion of the yard now operates which would be 1988.

THE ZONING BOARD FINDS:

- 1-4 being Items 1-4 of the Factual Data Report.
5. There were no protests to the granting of special permit and exception although there was one letter in opposition
6. Granting the proposed special permit will not jeopardize, adversely affect, endanger or otherwise constitute a menace to public health, safety, or general welfare; or be materially detrimental to the value of the property of other persons located in the vicinity.
7. Granting the proposed exception is necessary for the preservation of a substantial property right of the owner and will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.

THE ZONING BOARD RECOMMENDS:

That this special permit and exception be GRANTED subject to the attached conditions.

ZONING BOARD MEMBERS CONCURRING:

Mr. Baum, Chairman; Mr. Lewis and Mr. Irvine

COUNTY COUNSEL present: Mr. Hudgens

1. This permit and exception shall not be effective for any purpose until the owner of the property involved, or his duly authorized representative, has filed at the office of said Regional Planning Commission his affidavit stating that he is aware of, and accepts, all of the conditions of this permit and exception;
2. It is hereby declared to be the intent that if any provision of this permit or exception is held or declared to be invalid, the permit and exception shall be void and the privileges granted hereunder shall lapse;
3. It is further declared and made a condition of this permit and exception that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit and exception shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;
4. That all requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless set forth in the permit or exception or shown on the approved plot plan;
5. That three copies of a revised plot plan, similar to that presented at the public hearing and conforming to such of the following conditions as can be shown on a plan, shall be submitted for approval of the Director of Planning. The property shall thereafter be developed and maintained in substantial conformance with said plan;
6. That all operations and storage be enclosed within a solid wall or fence between 8 and 15 feet in height. Where this wall or fence exceeds 10 feet in height and fronts on a street or highway, it shall be set back at least three (3) feet from the lot line. The area between the wall or fence and lot line shall be landscaped as hereinafter described;

Walls or fences open to view from any public streets, highways (excluding alleys) or any area in a residential, agricultural, or commercial zone must be constructed of:

- A. Metal panels, at least .024 inches thick, with baked-on enamel or similar permanent finish;
- B. Masonry;
- C. Other acceptable materials:
 1. Chain link with interwoven metal slats of a uniform permanent color to harmonize with surroundings (Where used on gates only, should match or blend with remaining fence color);
 2. Painted galvanized iron;

Other walls or fences may be of these materials:

- A. Chain link with interwoven metal slats of a uniform permanent color to harmonize with surroundings (where used on gates only, should match or blend with remaining fence color);

6. Continued
 - B. Metal panels painted a uniform color;
 - C. Other materials may be submitted for consideration by the Director of Planning;
7. All walls or fences must be constructed of new materials unless the Director of Planning approves used materials assuring equivalent service and life;
8. No signs on walls or fences except:

Two square feet of sign area for each lineal foot of street frontage, provided such wall or fence sign has no dimension greater than ten feet and is not located within one and one-half (1½) feet of either the top or bottom of the wall or fence. There shall be a minimum of 15 feet between such signs and all other signs;

Allotted sign area is separate for each street frontage and may not be combined;

 - A. Total permitted sign area for any street frontage shall not be less than 100 square feet nor more than 400 square feet;
 - B. Free-standing signs, projecting signs, roof and building signs may be erected, but the area of these signs shall be subtracted from the wall or fence sign area allotted to the street frontages from which they may be viewed. No individual sign in excess of 200 square feet is permitted;
9. That three copies of a landscape plan, which may be incorporated into the revised plot plan, shall be submitted to, and approved by, the Director of Planning prior to issuance of a building permit. The landscape plan shall show the size, type, and location of all proposed plants, trees, and watering facilities;

Landscaping along street frontages of Alameda Street, East 96th Place, and East 96th Street shall be developed as per an approved plot plan, and shall be uniformly distributed, as follows:

 - A. At least one square foot of landscaping for each linear foot of street frontage;
 - B. No planting area with a lateral dimension of less than three (3) feet;
 - C. A permanent watering system or hose bibs provided which satisfactorily irrigates all planted areas;
10. Yard's entire interior to be paved with asphalt surfacing or oil and aggregate mixture, or: If approved by the Director of Planning on plot plan, pave only aisleway areas within the yard, leaving storage areas unpaved;
11. That applicant shall provide 15 paved off-street parking spaces;

12. All required parking spaces and driveways are to be developed in accordance with Section 261 and Article 3, Chapter 7. When the required parking is developed inside of the fences or walls required by Section 776, these fences or walls will suffice for those required in Section 261. When the required parking is developed outside of the fences or walls, the required parking shall comply with the fence or wall requirements of Section 261;
13. That any structures which are used as part of the yard boundaries and/or are exposed to view from the street frontage shall be painted to conform with the color of the fencing. The Director may approve other appropriate architectural treatment;
14. That no wrecked or dismantled vehicles, salvage, or junk shall be placed, or allowed to remain, outside of the yard area;
15. That if incineration of waste material is necessary, it will be done in an incinerator approved by the Air Pollution Control District and operated with the necessary permits;
16. That applicant shall consult with the Department of Forester and Fire Warden to determine facilities necessary to protect the property from fire hazard. Such facilities may include water mains, fire hydrants and fire flow which, prior to exercise of the permitted use, shall be provided as required by said department;
17. That all buildings, structures, and grading are to conform with the "Los Angeles County Building Laws";
18. That if curb, gutter, and sidewalk are not constructed by the County Road Department under County Improvement No. 2504 on 96th Place and 96th Street, the applicant shall improve said streets according to requirements of the County Road Commissioner;
19. That applicant shall make an irrevocable offer to dedicate for that portion of subject property lying within 40 feet from the centerline of Alameda Street, except for the portion presently covered by an existing structure, to the County Road Department. Existing improvements may be maintained until such time as road improvements are to be constructed, at which time applicant shall relocate all affected structures except for the aforementioned buildings, at his own expense;
20. That said Conditions 1, 5, 6, 8, 9, 10, 11, 12, 13, 16, 17, and 19 must be complied with within six (6) months from the date of this grant;
21. That the subject property, which is comprised of two parcels in this case, shall be maintained under one ownership;
22. That this permit and exception shall terminate on May 14, 1988.

DRV:ZW:ml
4-8-70

PLOT PLAN

LEGAL DESCRIPTION: LOT 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



E. PARKING SPACES TO BE DELETED FROM 5B 1983 AND E. 96TH TO BE REPLACED WITH 15 ON-SITE SPACES

LAUREL ST.

ST.

E 96th

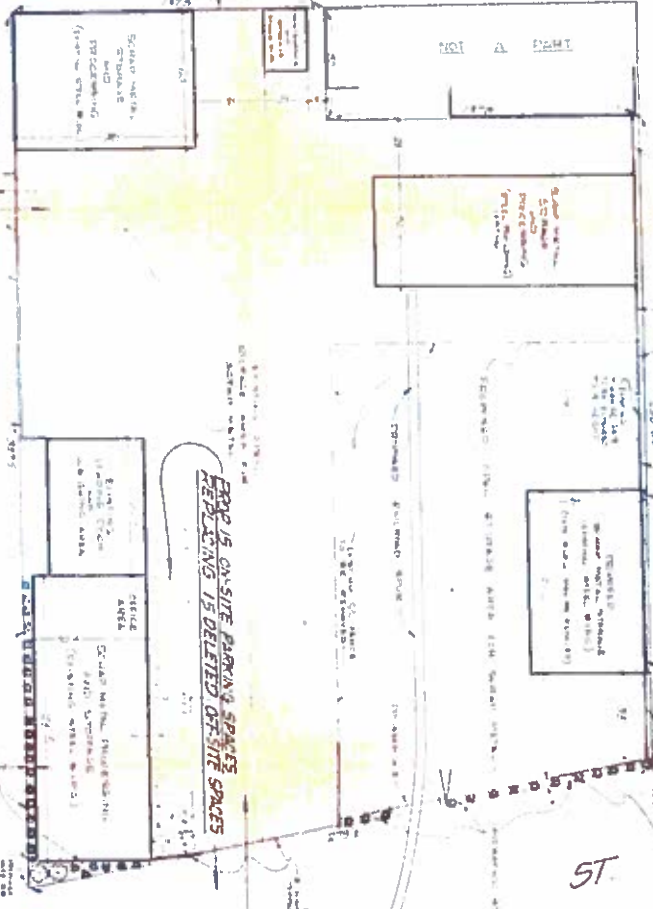
E 96th

ST.

ST.

ALAMEDA

15 ON-SITE PARKING SPACES REPLACING 15 DELETED OFF-SITE SPACES



5B 1983

DL

Handwritten signature and date: 2/2/2011



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>A. That the requested use at the location will not:</p> <ol style="list-style-type: none"> 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
<p>The proposed Auto Dismantling operation will work in conjunction with an existing used auto parts business and will not affect the health, peace, comfort or welfare of the persons residing in the vicinity. the auto dismantling yard will increase the efficiency of the existing business by reducing the number of trips to import auto parts from remote locations. the new yard will not affect the use, enjoyment or property values of other persons or business in the location but will increase the opportunities for obtaining and re-using vehicle parts and will not constitute a public nuisance.</p>
<p>B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>
<p>The proposed project is over twenty nine thousand square feet in size and accomodates the required development standards such as parking spaces, landscaping and fences as indicated in the county code. the proposed project will improve the urban and industrial aspect of alameda avenue and 96th street the use will be integrated with the existing industrial uses, scrap metal yards and auto dismantling business that already operate in the vicinity.</p>
<p>C. That the proposed site is adequately served:</p> <ol style="list-style-type: none"> 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2. By other public or private service facilities as are required.
<p>the proposed project is adequately served by alameda avenunue, which is a classified as a main arterial by the department of public works and has the required width to handle heavy traffic and all type of vehicles. the project is accesible from alameda avenue as well as from 96th street by three different driveways that will be improved to a minimum of twenty six feet to accommodate for larger vehcles.</p>









Israel Cruz

04/03/2018



04/03/18

04/03/2018



04/03/2018



04/03/2018



Israel Cruz

9625 S Alameda Street



02/27/18

Israel Cruz

9625 S Alameda Street

02/27/18





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9625 S Alameda Street



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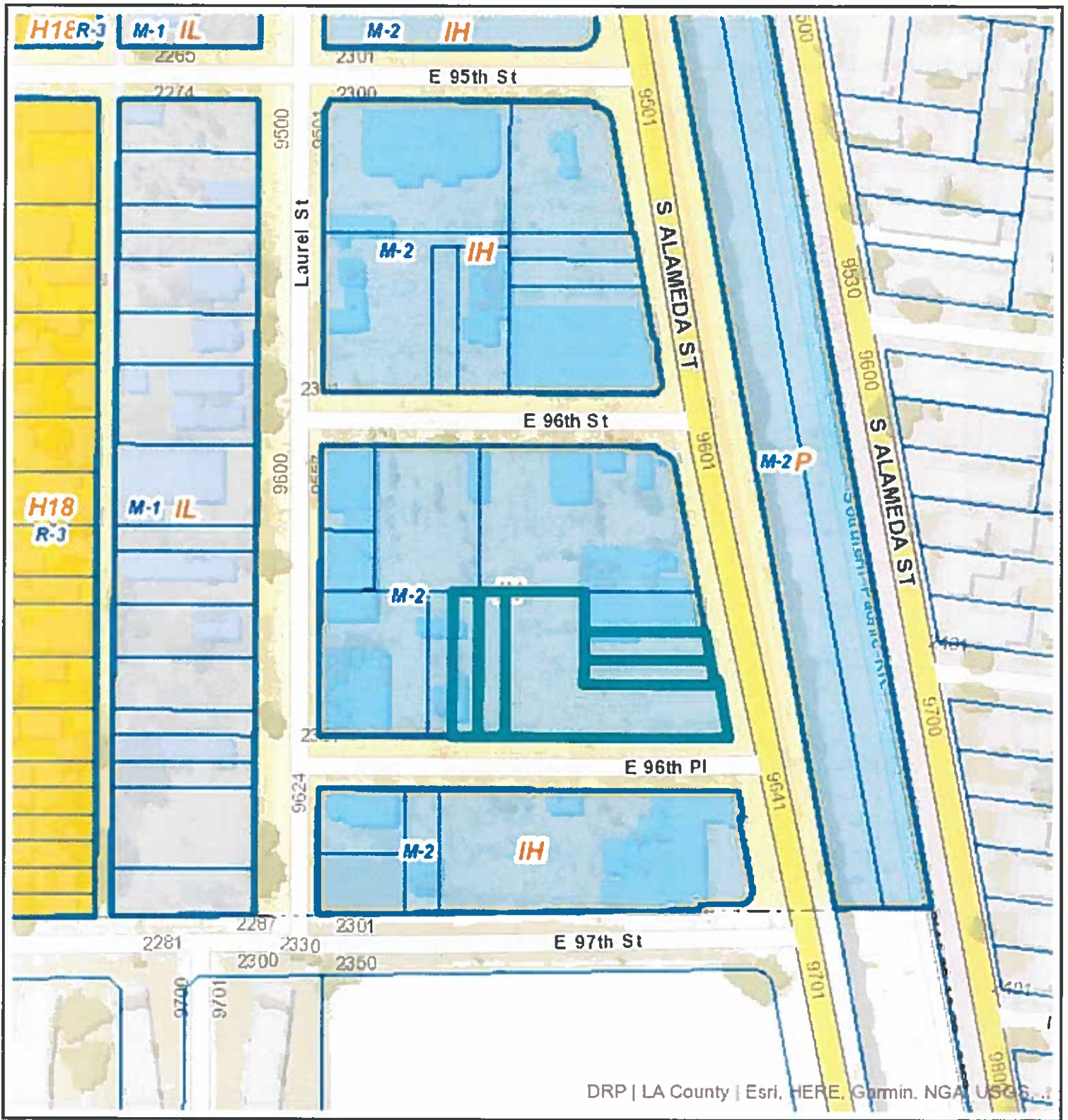
02/27/2018



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PHOTOS - 01.10.2017





9625 South Alameda Street Zoning and Land Use

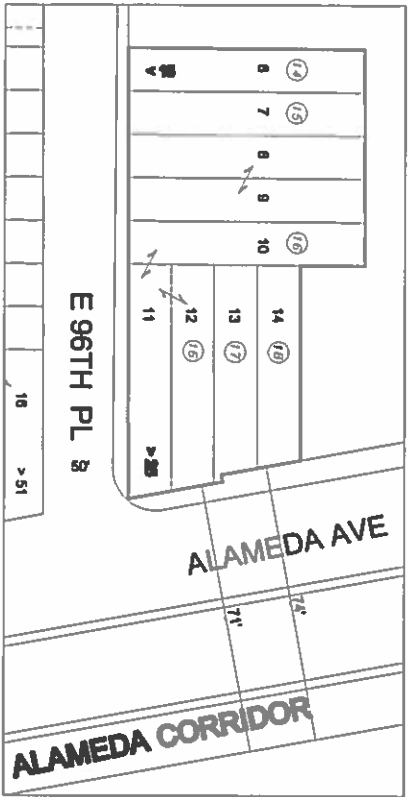
Printed: May 01, 2018

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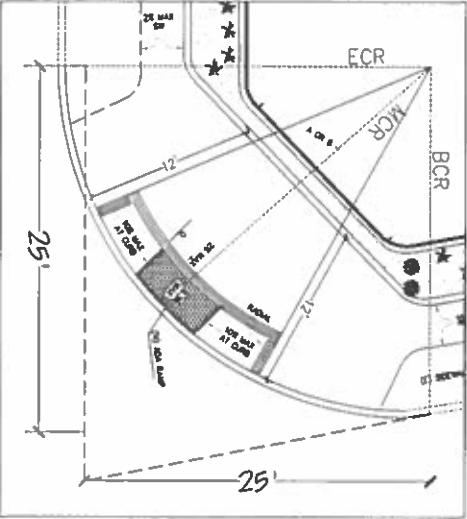


EXISTING AUTO PARTS AND NEW AUTO DISMANTLING YARD

TONY'S AUTO PARTS
9625 S ALAMEDA, LOS ANGELES, CA 90002



VICINITY & PARCEL MAP
 SCALE 1/32"-1'



NEW CORNER CUT OFF
 SCALE 1/4"-1'



ALAMEDA TYPICAL SECTION
 SCALE 1/8"-1'

1-Property Description:
 Property Address: 9625 South Alameda Ave, Los Angeles CA 90002
 Parcel Number(s): 6046-008-014, 6046-008-015, 6046-008-016, 6046-008-017 and 6046-008-018 (To be held as one parcel under a covenant agreement once permit is approved. At this time the Covenant will be recorded)
 Lot Size: Approx. 29,766 sq. ft.
 Legal Description: STARKS PALM TRACT LOTS 6, 7, 8, 9 AND 10 AND EX OF ST LOTS 11, 12, 13 AND LOT 14 BLK

2-SCOPE OF WORK:
 Establish an auto dismantling operation in conjunction with an existing used auto parts establishment (Used auto parts is permitted by right in Zone 22.32.040, Second Hand Store as well as Outside Storage 22.32.200).
 The work includes removal existing office and install or build a new one, moving the fence in three feet behind the property line along all street fronts to allow for new landscaping. Building a new pole sign 381 sq. ft. minimum.

3-Complies with Section 4 of Section 22.52:

Parking:
 One space required per every 400 sq. ft. of office and one per every 7,000 sq. ft. of yard storage.
 Fabricated office proposed = 300 sq. ft. = .75 spaces
 Size of yard = 29,766 / 7,000 = 4.25 spaces
 Total spaces required = 5; Total Provided = 5

FENCE:
 All operations and storage, including all equipment shall be conducted within an area enclosed by a solid fence. The fence and gates for the project will be 12 feet high and setback at least 3 feet from the property line when the fence is facing the street.
 The area between the fences and the lot line shall be fully landscaped.
 All fences shall be constructed of metallic panels, at least .024 inches thick, painted with a "waxed" or "enamel" or similar permanent finish.
 All fences shall be of uniform neutral color, excluding black, which blends with the surrounding terrain and improvements. No painted signs or posters except as approved by the director.

Landscaping:
 One foot of landscaping shall be provided for each linear foot of street frontage with the exception of the driveways and the corner cut off areas.
 Total frontage along Alameda Avenue is 102 linear feet and 306 sq. ft. of landscaping will be provided.
 Total frontage along 96th Place is about 235 linear feet and 705 sq. ft. of landscaping will be provided.
 A permanent watering system shall be provided to irrigate all planted areas. If hose bibs are utilized, they shall be so located as to permit the watering of all planted areas with a 50-foot hose.
 All landscaped areas shall be continuously and properly maintained in good condition.

- VINE (from LAC drought tolerant list)**
- Hardwood companionia (Jillie Vine)
 - Lombard sycamore denudata (San Diego Honeycrude)
 - Prinosaga venosa (Frame Vine)
 - Vitis californica Rogers's Root (California Wild Grape)

Storage of vehicles and Public View:
 No wrecked or dismantled vehicles or junk shall be placed or allowed to remain outside of the enclosed yard areas.
 No wrecked or dismantled vehicles, salvage parts or junk shall be stored at a height greater than 12 feet.

PAVING:
 The entire yard is paved with an asphalt surface and no grading is proposed.
Signs - Roof & Freestanding Signs: 22.52.890
 In Zone M-2, 150 sq. ft. per plus 3/4 of sq. ft. of sign area for each one foot of street or driveway frontage in excess of 100 feet.

CONSULTANTS
L&M ENVIRONMENTAL SVCS
 PO BOX 825
 PARAMOUNT, CALIFORNIA 90723
 lm_environmental@gmail.com

PERMITS
 DECEMBER 2013
 JUNE 2014
 JANUARY 2015
 OCTOBER 2016
 FEBRUARY 2017
 JUNE 2017

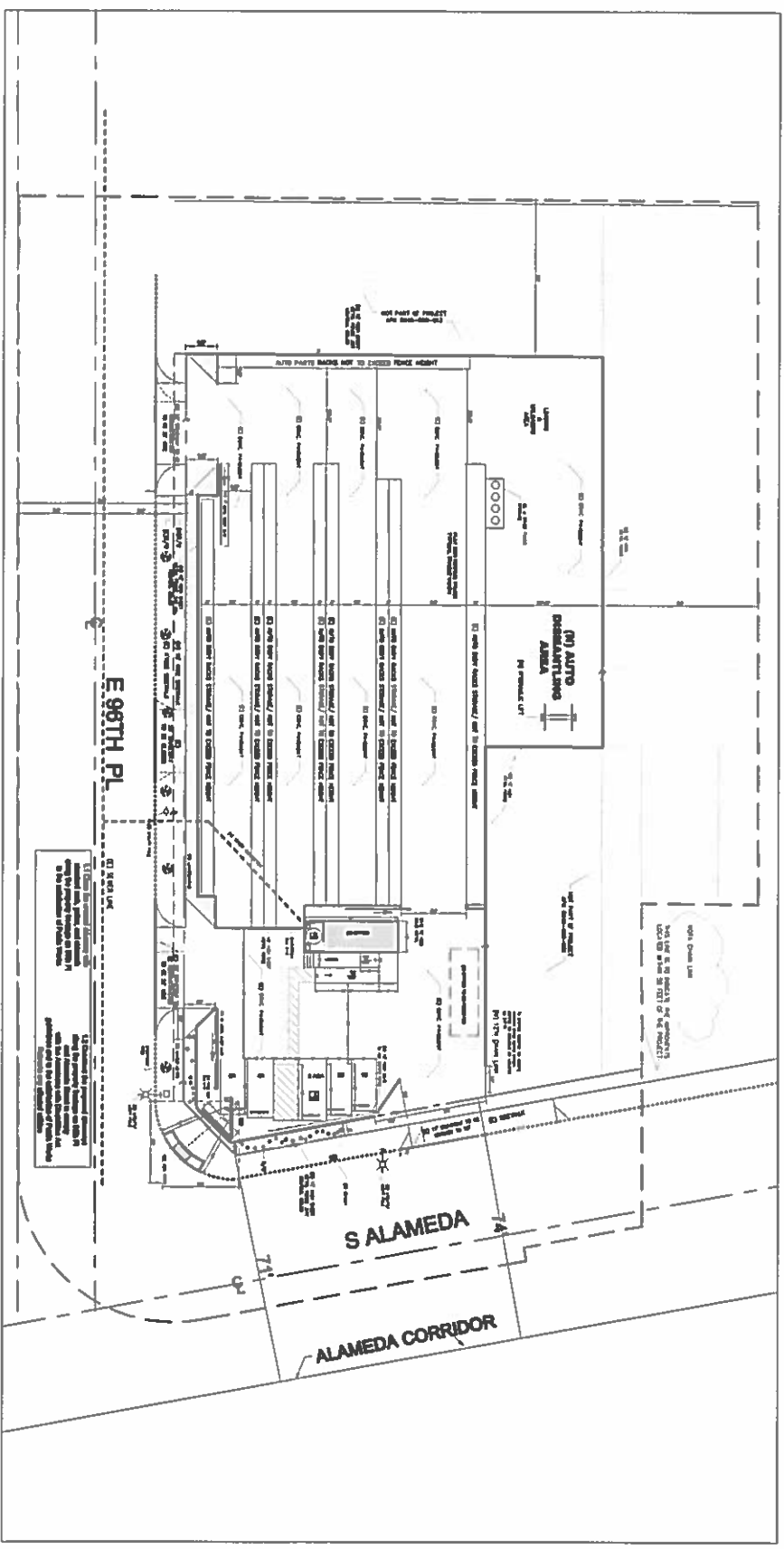
OWNER / TRACT
TONY'S AUTO PARTS
 9625 S ALAMEDA
 LA 90002 CA

**EXISTING AUTO PARTS AND
 NEW AUTO DISMANTLING**

A-0



EXISTING AUTO PARTS AND NEW AUTO DISMANTLING YARD
TONY'S AUTO PARTS
 9625 S ALAMEDA, LOS ANGELES, CA 90002



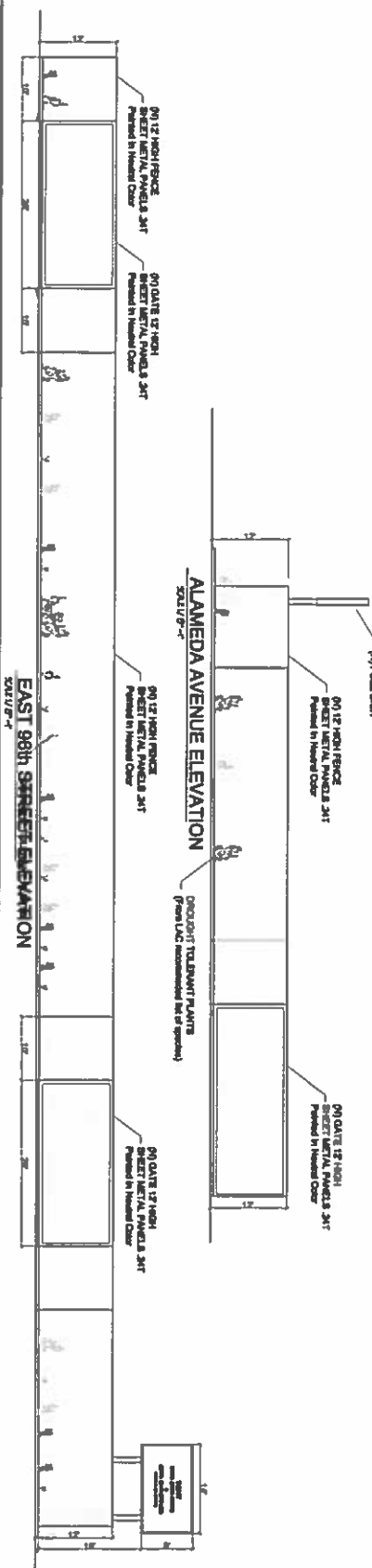
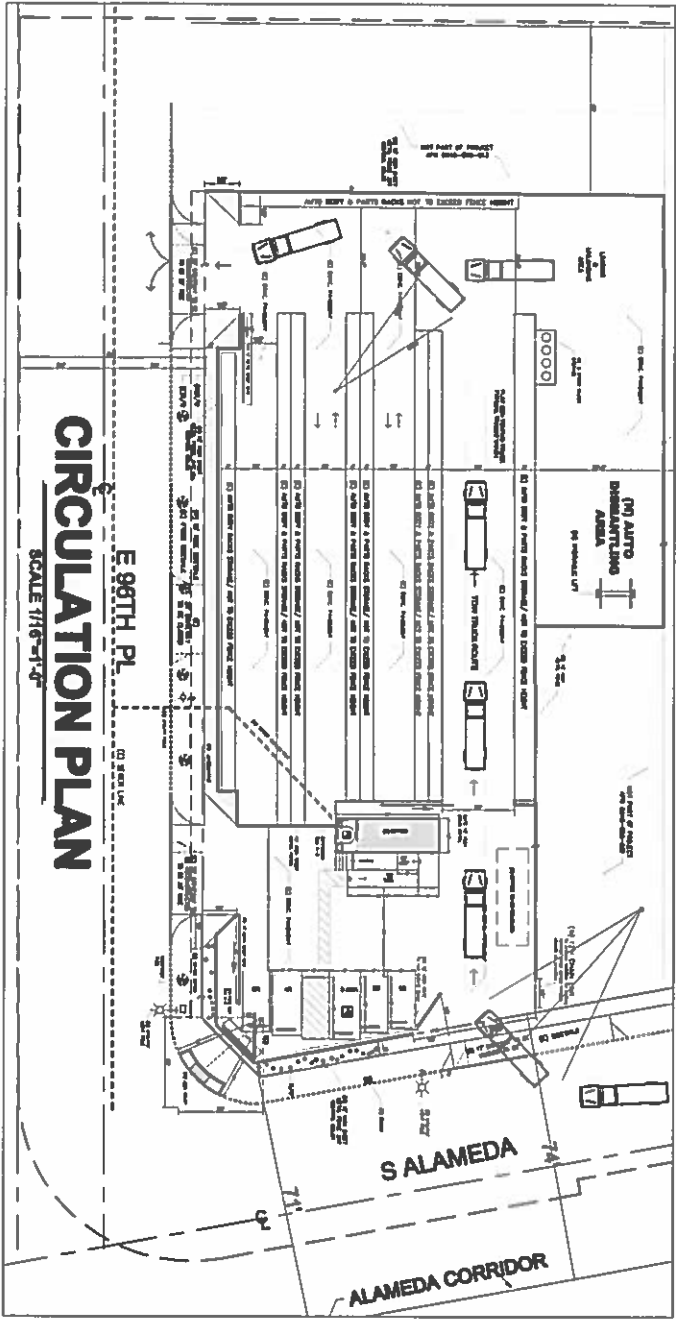
SITE PLAN
 SCALE 1/16"=1'-0"

<p>CONSULTANTS: L4M ENVIRONMENTAL SVCS PO BOX 828 PARAMOUNT, CALIFORNIA 90723 lm.environmental@gmail.com</p>	<p>INTERIM: DECEMBER 2013 JUNE 2014 JANUARY 2015 OCTOBER 2016 FEBRUARY 2017 JUNE 2017</p>	<p>OWNER / TENANT: TONY'S AUTO PARTS 9625 S ALAMEDA LA 90002 CA</p>	<p>PROJECT: EXISTING AUTO PARTS AND NEW AUTO DISMANTLING</p>	<p>DATE: JAN 18, 2017</p> <p>SCALE: AS NOTED</p> <p>DESIGNER: CARLOS ALVAREZ</p> <p>DRAWN: [Signature]</p>	<p>A-1</p>
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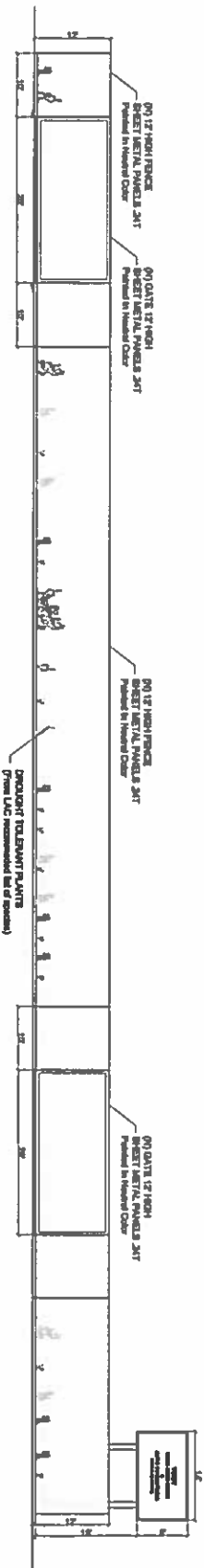
EXISTING AUTO PARTS AND NEW AUTO DISMANTLING YARD

TONY'S AUTO PARTS
 9625 S ALAMEDA, LOS ANGELES, CA 90002

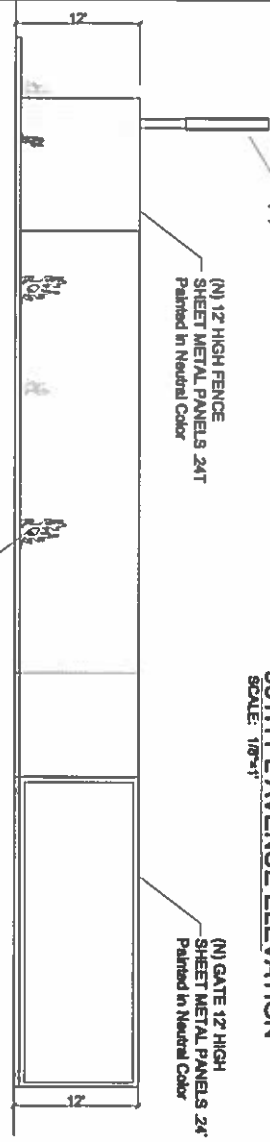


OWNER / TENANT: TONY'S AUTO PARTS 9625 S ALAMEDA LA 90002 CA	CONSULTANT: LHM ENVIRONMENTAL SVCS PO BOX 525 PARAMOUNT, CALIFORNIA 90723 lm.environmental@gmail.com
	DATE: JUN 5, 2017 SCALE: AS NOTED DRAWN BY: CHARLES ALVAREZ CHECKED BY:
DATE: JUN 5, 2017 SCALE: AS NOTED DRAWN BY: CHARLES ALVAREZ CHECKED BY:	PROJECT: EXISTING AUTO PARTS AND NEW AUTO DISMANTLING
DATE: JUN 5, 2017 SCALE: AS NOTED DRAWN BY: CHARLES ALVAREZ CHECKED BY:	PROJECT: EXISTING AUTO PARTS AND NEW AUTO DISMANTLING

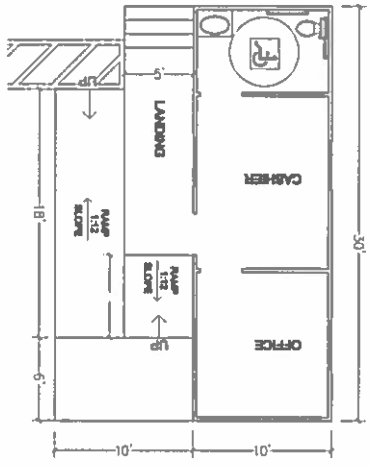
A-2



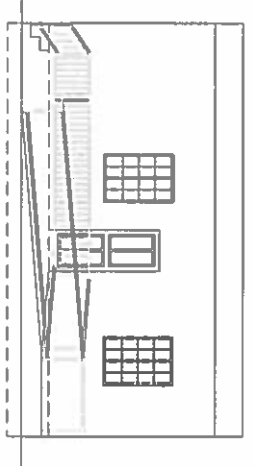
96TH PL AVENUE ELEVATION
SCALE: 1/8"=1'-0"



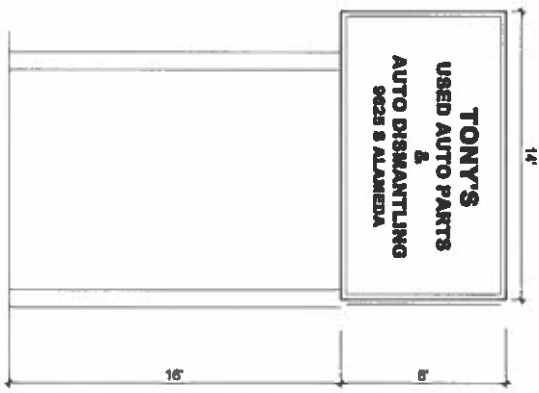
ALAMEDA AVENUE ELEVATION
SCALE: 3/16"=1'-0"



OFFICE FLOOR PLAN
SCALE: 3/16"=1'-0"



OFFICE ELEVATION
SCALE: 3/16"=1'-0"



POLE SIGN
SCALE: 3/8"=1'-0"

DOUBLE SIDED POLE SIGN
112 square feet per side
224 s.f. Total Sign Area

EXISTING AUTO PARTS AND NEW AUTO DISMANTLING TONY'S AUTO PARTS & AUTO DISMANTLING 9625 S ALAMEDA LA 90222 CA	CONSULTANTS L4M ENVIRONMENTAL SVCS PO BOX 826 PARAMOUNT, CALIFORNIA 90723 lm.environmental@gmail.com
	REVISIONS DECEMBER 2015 APRIL 2014 JANUARY 2018 OCTOBER, 2014 FEBRUARY, 2017 APRIL, 2017
	DATE: JUN 8, 2017
	SCALE: AS NOTED
	DESIGNED BY: CHARLES ALVARAZ

A-3