



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

November 14, 2016

Richard J. Bruckner
Director

TO: Patricia Hachiya, AICP
Hearing Officer

FROM: Carl Nadela, AICP 
Zoning Permits East Section

**SUBJECT: Project No. 2016-000334-(4)
Conditional Use Permit No. RPPL 2016002104
Minor Parking Deviation No. RPPL 2016004305
HO Meeting: November 15, 2016
Agenda Item: 3**

The above-mentioned item is a request for a Conditional Use Permit (CUP) to authorize the continued operation of an existing 327-space mobilehome park and a Minor Parking Deviation to authorize less than the required guest parking spaces.

Please find attached additional correspondences received from the public regarding this project. Also, please find attached the revised second page of the Site Plan (SP-2) indicating which parking spaces in the Storage Area will be used for guest parking. In relation to this, please find a proposed revision to the additional condition of approval submitted by staff to the Hearing Officer on November 10, 2016.

Condition No. 21. The gate to the Storage Area shall be kept open at all times. A sign shall be posted in a clearly visible location in front of the Storage Area indicating that additional guest parking spaces are available inside. Additional signage shall be posted inside the Storage Area as may be necessary to ensure that guests are clearly directed to the location of the guest parking spaces. These guest parking spaces shall be clearly marked as such and shall not be used for any storage use. This condition may be waived if the permittee is able to provide the required number of guest parking spaces in the mobilehome park without utilizing parking spaces inside the Storage Area. In such a case, the permittee shall submit an application for a Revised Exhibit A for approval of the Los Angeles County Department of Regional Planning.

If you need further information, please contact Carl Nadela at (213) 974-6435 or cnadela@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED MOTION:

I, THE HEARING OFFICER, APPROVE CUP RPPL 2016002104 AND MINOR PARKING DEVIATION NO. RPPL 2016004305, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

MM:CN

Carl Nadela

From: Beckette Molesky <beckette@verizon.net>
Sent: Friday, November 11, 2016 9:29 PM
To: Carl Nadela
Subject: RHME 11/15/16 Hearing/ statement for review

To whom it may concern:

I regret that I am unable to speak "in person" on Nov. 15, but I work in Victorville that day. I did, however, want to speak on behalf of the RHME; the place I call "home".

I have lived here for 17 years now, and have seen changes to our managers, to our residents, and to our community.

With all those changes, the thing that has never changed is how safe I feel living here, and how consistently clean and well managed the park always is. I am not sure of the "conditional permit" process, or what you are looking to evaluate, but I can tell you that this is a lovely place to live. The rules of living here are fair, and equitable for all of us.

I have had to do work on my home and have had a grievance with one of my neighbors; I feel that the managers have made both processes fair and streamlined. There is a lot of consistency here, and that is a nice thing to "come home to!"

I realize that there is a resident here, that has elected himself as the head of a "Manufactured-Home Residents Association. For the record, I did not elect him, nor does he represent me in any way.

I also am aware that he is constantly spreading "propaganda" and complaints about this park. Just for your edification...He is not a credible source; he is a disgruntled tenant who didn't get his way, and is harassing 97% of the park residents with his complaints and nonsense. Point of facts: I have working internet, and I feel that the rent here is reasonable for the market.

Thank you for your consideration of my statement.

Blessings

Beckette Molesky
beckette@verizon.net

Carl Nadela

From: 正峰 <cf520tw@gmail.com>
Sent: Sunday, November 13, 2016 10:43 PM
To: Don Knabe; Don Knabe; Angie Valenzuela; County of Los Angeles Board of Supervisors; Tracy Swann; Richard Bruckner; Patricia Hachiya; Carl Nadela
Subject: Please Respond Upon Receipt as Public Record: Proposed Modification to DRAFT CONDITIONS
Attachments: Proposed Modification to DRAFT CONDITIONS _Signed.pdf

To: Ms. Tracy Swann, Mr. Alex Garica, Mr. Carl Nadela & Nicholas D'Amico:

From: Wen-Tzu Davis (leader case)

1441 Paso Real Ave, Space 59

Rowland Heights, CA 91748

cf520tw@gmail.com / cell: 626-543-4300

Re: Proposed Modification to DRAFT CONDITIONS: RHME Condition Use Permit Public Hearing RPPL 2016002104

Dear Planner Mr. Carl Nadela
Hachiya
Bruckner
Swann

Hearing Officer Patricia
Director Richard
County Counsel Tracy
Supervisor Don Knabe

We have read the documents regarding the RHME Park's CUP case (Project No 2016-000334 / Conditional Use Permit RPPL 2016002104) available at the Regional Planning Department's website. We are sending our response as an attached Proposed Modification to DRAFT CONDITIONS to you for your consideration and public record.

Looking forward to hearing from you ASAP.

Sincerely,

Larry Chi

Hannah Chi

Lili Wang

Wen-Tzu Davis

Manyin Li

YiMing Yang

**Proposed Modification to DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES PROJECT NO. 2016-000334-(4)
CONDITIONAL USE PERMIT NO. RPPL 2016002104 MINOR PARKING
DEVIATION PERMIT NO. RPPL 2016004305**

County's Draft	Proposed Modification	Reason for Modification
<p style="text-align: center;">General Condition</p> <p>8. This grant shall terminate on November 15, 2046....</p>	<p>8. This temporary grant shall terminate on November 15, 2017, and a grant terminating on Nov 15, 2047 shall be in effect to replace this temporary grant if all the requirements of the Conditions are met by the Mobilehome Park.</p>	<ol style="list-style-type: none"> 1. A temporary grant would give the Park the time to make necessary changes to comply with all the the Conditions set in the temporary grant. 2. A permanent grant of 30 years would not prevent the park from its similar violations in the past.
<p>10 ... The fund provides for ten (10) annual inspections for the first 10 years and ten (10) biennial (one every other year) inspections for the subsequent 20 years.</p>	<p>10... The fund provides for four (4) inspections for the first year, two (2) inspections for the second year, and one (1) annual inspection after the second year.</p>	<p>The RHME Park has a behavioral pattern of violating Conditions in the past, such as not meeting the requirements of guest parking spaces, not keeping the secondary access, changing Plot Plan during the construction, not renewing the CUP in almost 20 years, etc. Therefore, more frequent and stricter inspections are needed to ensure that there is no violation, especially in the first 2 years.</p>
<p style="text-align: center;">PERMIT SPECIFIC CONDITIONS - MINOR PARKING DEVIATION</p> <p>14. This grant shall authorize the provision of 12 less than the required guest parking spaces for the subject 327-space mobilehome</p>	<p>14. This grant shall authorize the provision of 82 guest parking spaces for the subject 327-space mobilehome park. 2 of the 82 guest parking spaces should be reserved for disabled parking.</p>	<ol style="list-style-type: none"> 1. The requirement of one guest parking spaces per four mobilehomes has been established since the beginning of the mobilehome park. * 11/25/1969 Zoning Exception Case No. 9276-(1) * 03/31/1970 Zoning Exception Case No. 9435-(1) * 09/08/1970 Zoning Exception Case No. 9580-(1) * 11/08/1972 CUP Case No. 172-(1) and Variance Case No. 101-(1) 2. A requirement is a requirement, so there is no reason why the requirement should be compromised. 3. LA County Zoning Ordinance 22.52.1150 B

<p>park. The mobilehome park shall provide a minimum of 70 guest parking space, instead of the required 82 spaces.</p>		<p>provides: "(Mobilehome parks) In addition, guest parking spaces shall be provided at the ratio of one standard size automobile parking space for each four mobilehome sites."</p> <p>4. The lack of sufficient guest parking spaces is a result of Park's violation of the previous exceptions and CUP, and the County should not reward violations to encourage further violation.</p> <p>5. Right now, there is only one disabled guest parking space in the entire mobilehome park, which is obviously not sufficient.</p>
<p>15. All guest parking spaces shall be clearly marked as such and shall be continuously be made available to guests of mobilehome residents.</p>	<p>15. All guest parking spaces shall be clearly marked as such and shall be continuously be made available to guests of mobilehome residents. No other uses of the guest parking spaces are permitted, except for their intended use.</p>	<p>The Park's current office occupies at least 5 guest parking spaces. A dumpster is placed in the guest parking lot by the entrance and occupies guest parking spaces.</p>

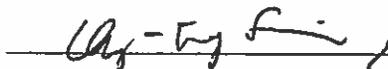
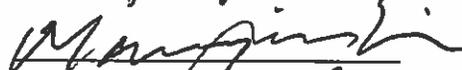
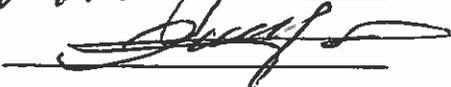
(Continued on Next Page)

Proposed Additional Conditions

PROPOSED CONDITIONS	REASON FOR ADDITIONAL CONDITIONS
<p>GENERAL CONDITIONS</p> <p>It is declared and made a condition of this grant that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the grant 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.</p>	<ol style="list-style-type: none"> 1. This is a condition set in all the previous Exceptions and CUP <ul style="list-style-type: none"> * 11/25/1969 Zoning Exception Case No. 9276-(1) * 03/31/1970 Zoning Exception Case No. . 9435-(1) * 09/08/1970 Zoning Exception Case No. . 9580-(1) * 11/08/1972 CUP Case No. 172-(1) and Variance Case No. 101-(1) 2. The Park never complied with it. We think it is necessary to stress the importance of this condition and keep it as one of the conditions.
<p>PROJECT SITE SPECIFIC CONDITIONS</p> <p>This grant shall authorize the provision of a secondary access of the mobilehome park to comply with Ordinance 84-0001.</p>	<ol style="list-style-type: none"> 1. A secondary access is a must to protect the lives and properties of 1500 park residents in case of emergency. 2. Zone Exception Case No. 9276-(1) (11/25/1969) indicates in “Summary of the Hearing” that the mobilehome park shall have 2 accesses, one to 5th Ave (now Colima Road) and the other to Nogales Street, which is to be built in some future time. The Park’s failure to build the secondary access is a violation of this Exception. The County should not reward violations. 3. Ordinance 84-0001 was established in 1984. Had the Park renewed its CUP in 1997 when the old CUP expired, this requirement could have been met 19 years ago when the surrounding land was not developed. To allow the park continue to have a single access is rewarding violation at the cost of the lives and properties of 1500 park residents. 4. LA County Code 22.52.500 C 2b provides: “At least two access points to a public street or highway shall be provided which can be used by emergency vehicles.” The County has no reason to compromise or violate this Ordinance. 5. It is still possible for the Park to build a secondary access, with a certain amount of money to build it. The value of 1500 people’s lives and properties is much, much greater than the amount of money to build a secondary access.

The issue of Excessive Rent Increase shall be brought to the County Mediation Panel pursuant to County Code Ordinance 22.52.500.

Technically, this is an application of CUP; in fact, it is a delayed renewal. The delay was caused by the Park's violation. To let the Mediation Panel review this issue is proper and fair.

Petitioners	Signature	
Larry Chi		1441 Paso Real Ave, #6, Rowland Heights, CA 91748
Hannah Chi		1441 Paso Real Ave, #6, Rowland Heights, CA 91748
Lili Wang		1441 Paso Real Ave, #58, Rowland Heights, CA 91748
Wen-Tzu Davis		1441 Paso Real Ave, #59, Rowland Heights, CA 91748
Cheng-Feng Lin		1441 Paso Real Ave, #59, Rowland Heights, CA 91748
Manyin Li		1441 Paso Real Ave, #61, Rowland Heights, CA 91748
YiMing Yang		1441 Paso Real Ave, #67, Rowland Heights, CA 91748



ROWLAND HEIGHTS COMMUNITY COORDINATING COUNCIL

"IMPROVING OUR COMMUNITY"

WWW.ROWLAND-HEIGHTS.ORG

November 14, 2016

Mr. Carl Nadela, AICP
cnadela@planning.lacounty.gov

Mr. Nadela,

Re: Project No. 2016-000334-(4) Conditional Use Permit application for the Rowland Heights Mobile Estates (RHME)

I cannot attend the hearing tomorrow regarding the above project. Please include the comments below from the Rowland Heights Community Coordinating Council as part of the testimony.

This application includes a request for a Minor Parking Deviation. Los Angeles County Code section 22.52.1150 requires one guest parking space for every four mobile homes. The RHME project has 327 spaces and 57 guest parking spaces instead of 81 as required, and is thus 24 spaces short.

On several occasions guests and tenants of the RHME have attended Rowland Heights Community Coordinating Council (RHCCC) meetings to complain about having vehicles towed while in the park, which supports the tenants claim there are insufficient guest parking spaces.

The RHCCC does not object to the granting of a new Conditional Use Permit for this facility, however we do urge:

1. Denial of the Minor Parking Deviation
2. That the applicant be required to correct the insufficiency in the required number of guest parking spaces
3. That the grant of the renewal for the C.U.P. be delayed until the correction has occurred

Ted Ebenkamp
President, Rowland Heights Community Coordinating Council

P.O. Box 8171
Rowland Heights
California 91748

Email:
rhccc4RH@gmail.com

President
Ted Ebenkamp

Vice President
Allen Sabio
Roland Sanchez
Henry Woo

Recording secretary
Ken Meng

**Corresponding
Secretary**
David Koo

Treasurer
Carla Sanchez

Historian
Charles Liu

Carl Nadela

From: 正峰 <cf520tw@gmail.com>
Sent: Monday, November 14, 2016 2:56 PM
To: Don Knabe; Don Knabe; Angie Valenzuela; County of Los Angeles Board of Supervisors; Tracy Swann; Richard Bruckner; Patricia Hachiya; Carl Nadela
Subject: Please Respond Upon Receipt as Public Record: Make CUP Great Again-Public Hearing Speech power point
Attachments: Make CUP Great Again-Public Hearing Speaker's order.pdf; Make CUP Great Again-Public Hearing Speech Power Point_20161115.pdf

Please respond upon receipt!

To: Planner Mr. Carl Nadela, Hearing Officer Patricia Hachiya, Director Richard, Bruckner, County Counsel Tracy Swann, Supervisor Don Knabe:

From: Wen-Tzu Davis (leader case)

1441 Paso Real Ave, Space 59

Rowland Heights, CA 91748

cf520tw@gmail.com / cell: 626-543-4300

Re: Make CUP Great Again-Public Hearing Speech power point: RHME Condition Use Permit Public Hearing RPPL 2016002104

Dear Planner Mr. Carl Nadela
Hachiya
Bruckner
Swann

Hearing Officer Patricia
Director Richard
County Counsel Tracy
Supervisor Don Knabe

We are sending our tomorrow speech power point as an attached Make CUP Great Again-Hearing Speech to you for public record. It will be one speech for 5 speakers divided to be five portions.

Looking forward to hearing from you ASAP.

Sincerely,

Looking forward to hearing from you ASAP.

Sincerely,

Ms. Manyin Li

Ms. Wen-Tzu Davis

Mr. Larry Chi

Ms. Hannah Chi

Mr. Cheng-Feng Lin

YiMing Yang

11/15/2016 9AM CUP Public Hearing

1. #61 Manyin 2 ACCESS, ppt 1-8
2. #59 Wendy 82 GUEST PARKING SPACES, ppt 9-16
3. #6 漆弟兄 clubhouse, Internet, ppt 17-18
4. #6 漆師母 High Rent, Mandarin, ppt 19-20
5. #59 Mark Ending , ppt 21-32

**To Earn CUP ,
YOU have to comply**

MAKE CUP

GREAT AGAIN !

*Contact : Wendy Davis 626-543-4300 cf520tw@gmail.com

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We serve the 24 million Mobile Home community residents with all our heart

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MAKE **CUP**
GREAT AGAIN!

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2

ACCESSES

82

GUEST
PARKING SPACES

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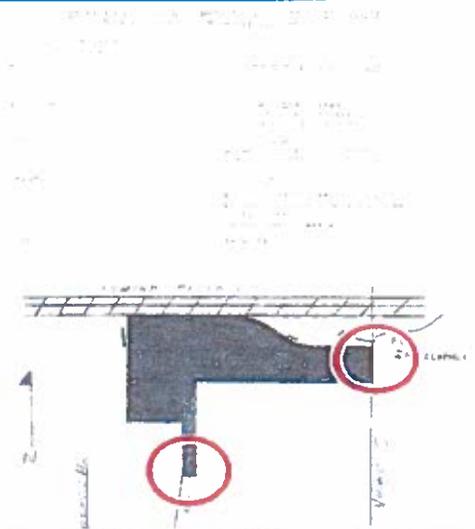
MHCCC

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2

ACCESSES

11/25/1969 Zoning Exception Case No. 9276-(1)
188 Space, 25 Conditions, A-1-6000,
*2 access roads : south (Colima/ 5th Ave.)
+ easterly access road (Nogales St.)
is to be built at some future time



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2 ACCESSES

22.52.500 C. 2b

At least **two** access points to a **public street** or highway shall be provided which can be used by **emergency** vehicles.



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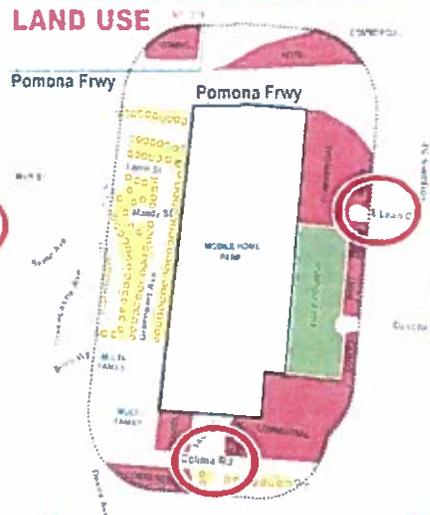
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2 ACCESSES

but :

- * **RHME PARK DID NOT COMPLY WITH IT.**
- * **COUNTY IGNORED IT.**



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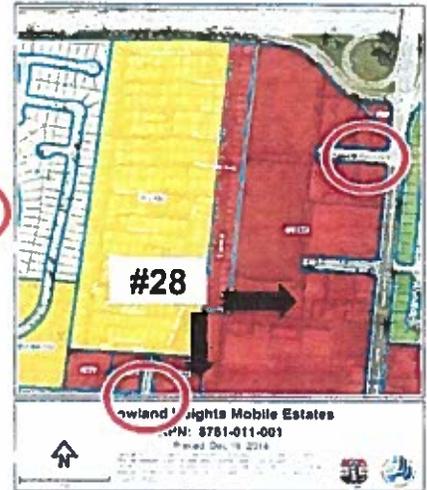


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2 ACCESSES

There are roadways in the Park for a **secondary access**, if the Park is willing to build it.



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2 ACCESSES

*10/1/2016 California Office of Emergency Services is warning that Los Angeles is at risk of major earthquakes.

* Whoever signs the CUP shall pay for the claim of damages in emergency.

This should be on Public Record !



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82 GUEST PARKING SPACES

11/25/1969 Zoning Exception Case No. 9276-(1)
188 Space, 25 Conditions, A-1-6000,
7. guest parking space for each 4
trailer sites... at least 47 (188 spaces/4)

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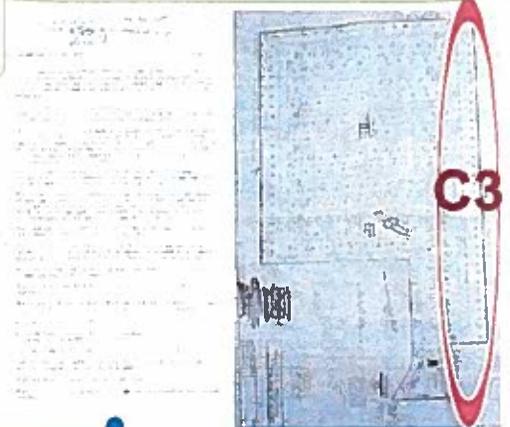
GUEST

PARKING SPACES

03/31/1970 Zoning Exception Case No. 9435-(1),
234 Space, 25 Conditions,

(C3 : +5.3 acres = +46 Space/4=-12guest parking space)

7. guest parking space for each 4
trailer sites...



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11

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82

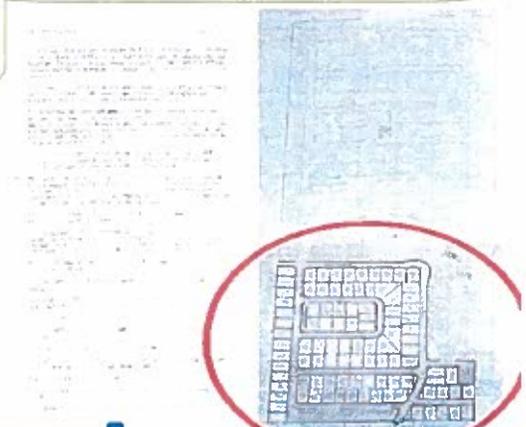
GUEST

PARKING SPACES

11/08/1972 CUP Case No. 172-(1) and
Variance Case No. 101-(1), 9 Conditions

+99 Space (R3 : 99 /4=-25guest parking space)

9. Zoning Exception Case No. 9435 and 9580
and this grant shall all expire on 10/24/1997



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12

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82 GUEST PARKING SPACES

11/08/1972

(R3 : 99 /4=-25guest parking space) 12 spaces

50 guest parking

+99 Space

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13

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82 GUEST PARKING SPACES

11/08/1972

(R3 : 99 /4=-25guest parking space) 12 spaces
➔ RV parking

50 guest parking spaces
➔ 4 mobilehome spaces

+99 Space

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14

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82 GUEST PARKING SPACES

*22.52.1150 B. (327x1/4=82)

In addition, **guest parking spaces** shall be provided at the ratio of **one** standard size automobile parking space for **each four mobilehome**



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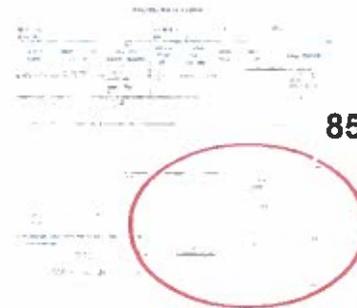
82 GUEST PARKING SPACES

* **now 58 < 70 < 82 Law**

*11/25/1969 Zoning Exception Case No. 9276-(1)

*22. 52. 1150 B. (327/4=82)

***A REQUIREMENT IS A REQUIREMENT.
NO REASON TO COMPROMISE .**



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* Reinstall

Card Room, Changing Room, Shower Room, and Sauna Room ,
because mobilehome owners paid for them.



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17



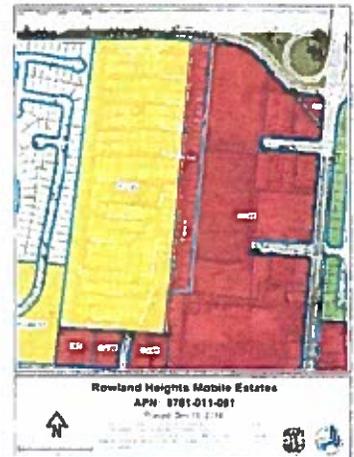
MHCCC

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Low Internet speed

* According to the FCC, every American household
should have access to fixed-line broadband,
being defined as a fixed line internet service
of at least 25 mbps download and 3mbps upload
speed.

* We have measured the Internet Speed,
on 10/11/2016 in the Clubhouse,
it is measured 1.88 Mbps for downloading.
Same day, at #59 only 0.08 Mbps.



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High Rent Increase

We think the issue of excessive High Rent Increase should be brought to the County Mediation Panels for Review pursuant to

* County Code 22.52.500 L. Renewals.

...Excessive rent increases shall be by the Los Angeles County mediation panels,

* RENT INCREASE RATE WHEN MOBILEHOMES ARE SOLD TO NEW OWNERS REACHED MORE THAN 12% , EVEN AS HIGH AS 50% IN SOME CASES!

This is too excessive !



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Mandarin Speaking Employee

More than 90% of the Park residents are Chinese. The Park should have a Mandarin Speaking Employee.

Even there is no law requiring that, but we think it is reasonable for better communication between the Park and residents in order to avoid misunderstanding and confrontation.



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Application is not complete

* 17.03.040 Public hearing and notification.

程序不合

A. Setting Public Hearing.

1. The planning department has determined that the application is complete;

* ACCESS 1<2 * GUEST PARKING SPACES 58<82

Fact 1: Park violated Conditions set in all previous
Exceptions and CUP.

Fact 2: Requirements have not been met,
so the application is not complete.

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Post concealing fact! 公告不實

R-3-12U



*9/3/2016 original post only R-3-12U (County's fault)

R-3-12U

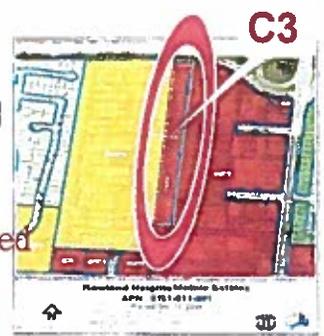


*10/13/2016 first amended only R-3-12U (RHME conceal and fraud)

R-3-12U +C-3-BE



*10/19/2016 second amended R-3-12U + C-3-BE (corrected post)



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VIOLATION OF SUBSTANTIVE JUSTICE

IS UNACCEPTABLE ! 實體不法

ACCESS

*22.52.500 C. 2b
 At least two access points to a public street or highway shall be provided which can be used by emergency vehicles.

GUEST PARKING SPACES

*22.52.1150 B. (327/4=82)
 In addition, guest parking spaces shall be provided at the ratio of one standard size automobile parking space for each four mobilehome

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Does 1 ACCESS Violate the County Code ?

- *1969 Conditions: 2 accesses
- * RHME built only 1.
- * County allows 1 access.
- * 22.52.500 C. 2b: At least 2 accesses



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Does Shortage of Guest Parking Spaces Violate the County Code ?

- *1969 Conditions for each 4 at least 47 (188 spaces/4)
- *1972 Conditions (for each 4 at least 82=327/4)
- * RHME do not care (only 58=232/4)
- * County do not care (only 70=280/4)
- *22.52.1150 B. one...each 4 mobilehome

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Policy errors are worse than corruption

政策的錯誤
比貪污還可怕



I hereby certify that at its meeting
 November 8, 1972, foregoing
 ordinance was adopted by the Board
 of Supervisors of said County of Los
 Angeles by the following vote, to wit:
 Aye: Supervisors Peter F. Schaba-
 c, Kenneth Hahn, Ernest E. Debs
 and Warren M. Dorn



Kenneth Hahn
 1952-1992 LA
 County Supervisors

Janice Hahn
 2016? LA
 County Supervisors



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If the County insists on this mistakes,
We will complain to **County Supervisor**
We will complain to **District Attorney**
We will complain to **Superior Court**

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Stop Government
Protecting Business Interest
at the Price of Lives and
Properties of the People.

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Change

YES! WE CAN

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MAKE CUP

GREAT AGAIN!

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