



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

June 4, 2015

TO: Hearing Officer

FROM: Travis Seawards   
Zoning Permits West Section

**SUBJECT: DENIAL DUE TO INACTIVITY**  
**Project No. 95-235-(2)**  
**Conditional Use Permit No. 200800170**  
**HO Meeting: June 16, 2015**  
**Agenda Item: 16**

Project No. **95-235-(2)** is an application for the continued operation of an automobile dismantling yard. This project is located at **7711 S. Alameda Street** in the **Roosevelt Park Zoned District**.

Regional Planning staff has made repeated attempts to inform the applicant of the information that is required to proceed with their application for a conditional use permit. Multiple correspondences from 2008 through 2015, as well as multiple emails from 2012 to 2015, requesting project revisions and additional information, are attached. Additionally, staff conducted a site visit on January 16, 2013 with Zoning Enforcement staff. On April 21, 2015, staff sent a letter and gave the applicant 30 days to respond, or the item would be scheduled for denial at Hearing Officer on June 16, 2015. Staff has not received the requested information, and as a result, is unable to process the application.

Section 22.56.060 of the County Code (Zoning Ordinance) provides that the Hearing Officer may deny, without public hearing, an application for a conditional use permit if such application does not contain the required information contained in Sections 22.56.030 and 22.56.040 of the County Code.

Therefore staff recommends that Conditional Use Permit No. 200800170 be denied pursuant to the attached findings.

**SUGGESTED MOTION:**

**I, THE HEARING OFFICER, DENY CONDITIONAL USE PERMIT NUMBER 200800170 SUBJECT TO THE ATTACHED FINDINGS.**

MKK:TSS

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. 95-235-(2)  
CONDITIONAL USE PERMIT NO. 200800170**

1. **ENTITLEMENT REQUESTED.** The applicant, Benson and Richard Jung, is requesting a Conditional Use Permit (CUP) to authorize the continued operation of an automobile dismantling yard in the M-2 (Heavy Manufacturing) Zone pursuant to Los Angeles County ("County") Code Section 22.32.190.
2. **MEETING DATE.** June 16, 2015
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.**
4. **LOCATION.** The subject property is located at 7711 S. Alameda Street, in the unincorporated community of Florence-Firestone in the Roosevelt Park Zoned District.
5. The project site has two previous planning approvals. CUP No. 185-(2) originally approved the automobile dismantling yard and expire don November 21, 1982. CUP No. 95-235-(2) continued the operation of the automobile dismantling yard on August 15, 1996, and expired on August 15, 2006.
6. The applicant did not file an application for a CUP to continue operating the automobile dismantling yard until two years after the previous CUP had expired. The application for a CUP was filed on November 4, 2008. The application had many items missing and was taken in as an insist filing.
7. Staff of the County Department of Regional Planning ("staff") requested additional information on December 14, 2008, June 11, 2012, and April 12, 2012.
8. The project was re-assigned on September 24, 2012. Staff sent a request for additional materials on October 3, 2012.
9. Staff visited the project site with Zoning Enforcement staff on January 16, 2013, and several violations were noticed, and additional information was requested of the applicant. A follow-up Correction Letter was issued January 29, 2013.
10. Staff did not receive the requested information needed to proceed with the application and requested status updates from the applicant on the following dates (emails attached):
  - March 26, 2013
  - October 2, 2013
  - November 26, 2013
  - February 12, 2014
  - July 14, 2014
  - December 17, 2014

- March 5, 2015
11. Staff sent a letter to the applicant dated April 21, 2015, informing the applicant that pursuant to Section 22.56.060 (denial for lack of information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on June 16, 2015 if the requested materials were not received within 30 days of the letter (May 21, 2015).
  12. The applicant contacted staff by phone, but stated they did not want to pursue the CUP as they want to sell the property. Staff informed the applicant that as they are still operating the dismantling yard with an expired CUP, they need to obtain a CUP. The applicant has not responded or provided the required materials to proceed with the application.
  13. **ENVIRONMENTAL.** Pursuant to the California Public Resources Code Section 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.

THEREFORE, in view of the findings of fact and conclusions presented above, Conditional Use Permit 200800170 is **DENIED**.

MKK:TSS  
5/21/15



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

April 21, 2015

Richard J. Bruckner  
Director

VIA MAIL AND ON-SITE POSTING

Benson and Richard Jung  
7711 S. Alameda St.  
Los Angeles, CA 90001

**SUBJECT: PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY**  
**Project: 95-235-(2)**  
**Case: Conditional Use Permit No. 200800170**  
**Address (APN):7711 S. Alamada St., Florence-Firestone (6025025009)**

Dear Applicant:

The Los Angeles County ("County") Department of Regional Planning ("Regional Planning") has made repeated attempts to inform you of the information that is required to proceed with your application for a conditional use permit to operate an automobile dismantling yard at the above referenced location. Correspondences dated October 3, 2012 and January 29, 2013, as well as an email from March 5, 2015, requesting project revisions and additional information, are attached for your review. Additionally, staff has reached out to you several times a year via email to request status updates on your project. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.56.060 of the County Code (Zoning Ordinance) provides that the Hearing Officer may deny, without public hearing, an application for a conditional use permit if such application does not contain the required information contained in Sections 22.56.030 and 22.56.040. Due to the longstanding inactive status of the project identified above, the project will be scheduled for denial before a County Hearing Officer on June 16, 2015.

If you wish to keep this project active, please send a written request to Regional Planning, Zoning Permits West Section, Room 1348, 320 West Temple Street, Los Angeles, CA 90012, Attention: Travis Seawards. This correspondence must be received within 30 days from the date of this letter in order to avoid being scheduled for denial. If you choose to keep your project active and submit a written request within the timeframe listed above, you must also submit all requested information within 90 days of the date of this letter or this project will be automatically scheduled for denial at the next available Hearing Officer meeting.

For questions or for additional information, please contact Travis Seawards of the Zoning Permits West Section at (213) 974-6462, or by email at TSeawards@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  
Richard J. Bruckner

Travis Seawards, Senior Planner  
Zoning Permits West Section

Enclosures: Incomplete Letter, date October 3, 2012  
 Incomplete Letter, date January 29, 2013  
 Email Status Request, March 5, 2015

c: Applicant/Owner

MKK:TSS

CC 012914



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

January 29, 2013

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

Maie Jung  
7711 S. Alameda St.  
Los Angeles, CA 90001

**SUBJECT: CORRECTION LETTER**  
**Project: 95-235-(2)**  
**Case: Conditional Use Permit No. 200800170**  
**Address: 7711 S. Alameda Ave., Los Angeles, CA 90001**

Dear Ms. Jung:

A site visit was conducted on Wednesday, January 16, 2013 by Travis Seawards, the case planner assigned to the project referenced above, and David Fuentes from the Department of Regional Planning Zoning Enforcement Section. Several zoning violations were found on the property that must be resolved before the Department can move forward with processing your conditional use permit request.

1. Pursuant to Section 22.52.370.G of Title 22 (Planning and Zoning Code), no wrecked or dismantled vehicles, salvage, or junk shall be stored at a height greater than that of the surrounding fence or wall. In several areas on the property, dismantled vehicles and salvage could be seen at a height greater than the property's fences and walls and were visible from outside of the property.
2. Structures that were not shown on previously approved site plans were found on the site. You will need to provide building permits for all structures on the property. If there are no building permits, you will need to go to the Department of Public Works, Building and Safety Section, and ask for a review of the unpermitted structures on the site.

The two violations outlined above need to be addressed before the Department will move forward with your conditional use permit request. As the previously approved conditional use permit for your property expired on August 15, 2006 (CUP No. 95-3-235-(2)), you are currently operating without a valid permit. Therefore, you must address these violations within 30 days of this letter. Failure to do so will result in further Zoning Enforcement actions up to and including fines.

In addition to resolving the two violations, the site plan for your conditional use permit requires significant revisions. Please simultaneously work on revising your site plan to address the following issues:

- All structures and their dimensions need to be accurately shown on the site plan. Include the square footage for all structures.
- The areas for auto dismantling versus storage need to be accurately portrayed on your site plan.

CC 10012012

- Areas where hazardous material are stored or processed on site need to be accurately shown on the site plan.
- Parking spaces need to be clearly shown, and please enumerate the spaces on the site plan. Your past approval requires a minimum of three parking spaces.
- All signage on the property, free standing signs and/or signs on the side of buildings, needs to be shown on the site plan. Please provide the dimensions for all sign areas.
- The circulation patterns on your site plan need to be clarified.
- The surfacing of your project site needs to be clarified. Pursuant to Section 22.52.360.C, automobile dismantling yards shall be paved with an asphalt surfacing. In your previous permit approval, Condition No. 12 states that your yard needs asphalt surfacing or oil and aggregate mixture, or, if approved by a plot plan, you can pave only the aisle way areas within the yard with asphalt, leaving dismantling and storage areas unpaved or with alternate surfacing material. Many areas of the yard are not covered in asphalt, and there is no record of a plot plan approval for an alternate surface. The conditional use permit can approve an alternate surface, but the areas with paving and the areas without paving need to be clarified on your site plan.

In addition to site plan revisions, please provide a copy of the following required licenses/permits related to your operations:

- Permit to handle and/or store hazardous materials on your site.
- Auto dismantler license, as required by the State of California Department of Motor Vehicles (DMV).

If you have any questions regarding this matter, please contact Travis Seawards at (213) 974-6462, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at TSeawards@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director



Mi Kim, Supervising Regional Planner  
Zoning Permits West Section

c: Benson and Richard Jung; David Fuentes, DRP Zoning Enforcement



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

October 3, 2012

Benson and Richard Jung  
7711 S. Alameda St.  
Los Angeles, CA 90001

**SUBJECT: REQUEST FOR REVIEW MATERIALS**

**Project:** 95-235-(2)  
**Case:** Conditional Use Permit No. 200800170  
**Address:** 7711 S. Alameda Ave., Los Angeles, CA 90001

Dear Applicant:

The Department of Regional Planning has sent multiple correspondences to you requesting the required information to process your application to continue the use of an automobile dismantling yard at the location identified above. These correspondences are dated November 4, 2008, December 15, 2008, and August 1, 2012.

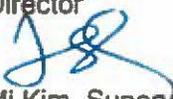
In addition, Conditional Use Permit 95-235-(2), which granted you the right to operate an automobile dismantling yard on this property, was approved on August 15, 1996 and expired on August 15, 2006. Therefore, you are currently operating without a valid permit on your property.

The August 1, 2012 letter from the Department stated that you have 60 days to submit the requested materials. As of October 1, 2012, the requested materials have not been submitted. This letter serves as a final notification. Please be informed that unless the aforementioned materials are submitted to this office by **November 30, 2012**, this case will be scheduled for hearing and Regional Planning will be recommending denial of your application.

If you have any questions regarding this matter, please contact Travis Seawards at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at [TSeawards@planning.lacounty.gov](mailto:TSeawards@planning.lacounty.gov). Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

  
Mi Kim, Supervising Regional Planner  
Zoning Permits West Section

MKK:TSS

Cc: Zoning Enforcement



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

August 1, 2012

BENSON & RICHARD JUNG  
7711 SOUTH ALAMEDA STREET  
LOS ANGELES CA 90001

**SUBJECT: FINAL REQUEST  
PROJECT 95235  
CONDITIONAL USE PERMIT 200800170**

Dear Applicant:

The enclosed correspondence requested additional information or materials for the above referenced project. To date, the requested items have not been received. We are unable to proceed further without the necessary items and the above referenced case(s) cannot remain open indefinitely. Please be informed that unless all of the requested items are submitted to this office **within 60 days of the date of this letter**, the above referenced case(s) will be scheduled before the Hearing Officer to be denied due to inactivity.

If you have any questions regarding this matter, please contact **Dean Edwards** at (213) 974-6443, from 9:00 a.m. to 5:30 p.m., Monday through Thursday. The offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

Zoning Permits North Section

Enclosure: Request Correspondence



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

April 12, 2012

BENSON & RICHARD JUNG  
771 SOUTH ALAMEDA STREET  
LOS ANGELES CA 90001

*W/Plan ADMS*

**SUBJECT: FINAL REQUEST  
PROJECT 95235  
CONDITIONAL USE PERMIT 200800170**

Dear Applicant:

The enclosed correspondence requested additional information or materials for the above referenced project. To date, the requested items have not been received. We are unable to proceed further without the necessary items and the above referenced case(s) cannot remain open indefinitely. Please be informed that unless all of the requested items are submitted to this office within 60 days of the date of this letter, the above referenced case(s) will be scheduled before the Hearing Officer to be denied due to inactivity.

If you have any questions regarding this matter, please contact **Dean Edwards** at (213) 974-6443, from 9:00 a.m. to 5:30 p.m., Monday through Thursday. The offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

Zoning Permits North Section

Enclosure: Request Correspondence

December 15, 2008

REQUEST FOR ADDITIONAL MATERIALS / INFORMATION  
Notice of Incomplete Application

Benson and Richard Jung  
7711 S. Alameda St.  
Los Angeles, Calif. 90001

PROJECT 95-235: CONDITIONAL USE PERMIT 200800170  
PROJECT ADDRESS: 7711 S. ALAMEDA ST., FLORENCE - FIRESTONE

Dear Applicants:

We have completed an initial review of your application. Additional information is required to complete your application:

- ✓ 1. Submit copies of building permit records for existing structures. You may obtain records from Building and Safety, Firestone Office, 807 S. Compton Ave., Los Angeles, 90001, Telephone: (323) 586-6541.
- NA 2. The Assessor's Parcel Map indicates a dashed-line (deed-cut) parcel. Provide a copy of your Certificate of Compliance (COC) or apply for a COC. See enclosed.
- ✓ 3. Provide a copy of the recorded Grant Deed.
- MA 4. The enclosed aerial photo indicates structures not indicated on the proposed site plan. The handicapped parking space indicated on the site plan does not appear to exist based upon the aerial photo. Revise plans accordingly.
- ✓ 5. Provide at least four color photographs of your property taken from the public right-of-ways: Lou Dillon Ave. and Alameda St.
- ✓ 6. Provide additional project narrative regarding the existing/proposed business and operations. Are operations conducted outside of an enclosed building? Please clarify.
- ✓ 7. Indicate the types of materials that may be stored and storage methods. Do you propose to store hazardous materials? How are hazardous materials disposed?
- ✓ 8. Provide copies of valid permits required for handling hazardous waste, as regulated by the State of California or Los Angeles County. If no hazardous waste permits are required for your operations, please indicate in writing.
- NA 9. The Florence-Firestone Community Standards District (CSD) requires a minimum 5-ft. landscaped buffer is required along the rear property line per, Sec. 22.44.138.

Revise plans accordingly or provide narrative description that indicates compliance with a 5-ft. landscaped buffer would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD. See enclosed.

- NA 10. The CSD does not permit storage located within the required 5-ft. landscaped buffer zone, per Sec. 22.44.138.

Revise plans accordingly or provide narrative description that indicates compliance with a 5-ft. landscaped buffer would result in practical difficulties or unnecessary hardships inconsistent with the goals of the CSD. See enclosed.

- ✓ 11. Is the existing metal fence a solid, view obscuring fence?  
✓ 12. Is storage visible above the existing fence or is the storage visible off-site?

- NA 13. Clearly indicate property lines.

- NA 14. Indicate the scale of the site plan.

- NA 15. Indicate the direction of North on the site plan.

Please provide 8 sets of any revised plans, folded into 8.5 in. x 14 in.

Please note that your case will not be assigned to a planner or scheduled for a public hearing until all requested materials are submitted and reviewed. We request that you submit the requested materials within 60 days or your case may be scheduled before a Hearing Officer for denial pursuant to Sec. 22.56.060.

If you have any questions, please contact Phillip Estes or the "Planner of the Day" at (213) 974-6435 or e-mail at pestes@planning.lacounty.gov. Regional Planning offices are closed on Fridays.

Sincerely yours,

DEPARTMENT OF REGIONAL PLANNING

Bruce W. McClendon, FAICP  
Director of Planning

DEC 16 2008

Phillip Estes, AICP  
Principal Regional Planner  
Zoning Permits II

PERMIT: RCUP T200800170  
APN: 1

PROJECT: 95235  
ADDRESS: 7711 S ALAMEDA ST

ENT DATE: 04-NOV-08

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ACTIVITY: RINSISTFIL INSIST FILING RECD

ACTION:

NOTE SEQ: 1

STATUS:

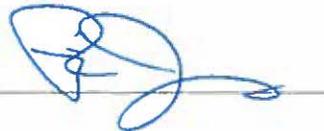
NOTE CODE: RINSISTFIL INSIST FILING

Failure to provide missing information in a timely manner will delay the review of your application and/or may result in denial of your application and forfeiture of fees.

Applicant needs to provide 6 copies of elevations. Applicant may mail in the elevations to:

320 West Temple Street, 13th Floor, Attn.: Zoning Permits Section, L.A., CA 90012

Planner to determine if the site plan/floor plans that the applicant submitted are sufficient. Applicant has been advised that 6 sets of site plans and floor plans drawn to scale may be required.



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## Travis Seawards

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**From:** Travis Seawards  
**Sent:** Tuesday, March 26, 2013 4:44 PM  
**To:** Maui Jung  
**Cc:** Travis Seawards; David Fuentes  
**Subject:** Benson's Auto Dismantling - 7711 S. Alameda St.  
**Attachments:** Correction\_letter\_Scan.pdf

Hi Maui –

I received the revised site plan. It is much improved – thank you. There is still a few more items I need from you though.

1. Signage: I see the information for the standing sign, but I believe I saw signage painted on the walls as well? I need dimensions for all wall signage on the site plan.

In addition, David Fuentes and I will need to confirm that you have addressed the two violations that were outlined in the January 29, 2013 letter (attached – see violation discussion items below).

1. Pursuant to Section 22.52.370.G of Title 22 (Planning and Zoning Code), no wrecked or dismantled vehicles, salvage, or junk shall be stored at a height greater than that of the surrounding fence or wall. In several areas on the property, dismantled vehicles and salvage could be seen at a height greater than the property's fences and walls and were visible from outside of the property.
2. Structures that were not shown on previously approved site plans were found on the site. You will need to provide building permits for all structures on the property. If there are no building permits, you will need to go to the Department of Public Works, Building and Safety Section, and ask for a review of the unpermitted structures on the site.

Once you have made the additional site plan changes, please provide four full size copies of the site plan so I can send your project out for consult.

Thanks, and let me know if you have any questions.

Travis

Travis Seawards, AICP  
Department of Regional Planning  
320 W. Temple Street, LA, CA 90012  
<http://planning.lacounty.gov>  
213-974-6462



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## Travis Seawards

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**From:** Travis Seawards  
**Sent:** Wednesday, October 02, 2013 8:08 AM  
**To:** Rich Jung  
**Cc:** Maue Wowie; Travis Seawards  
**Subject:** RE: FW: Benson's Auto Dismantling - 7711 S. Alameda St.

Rich and Maue –

Can you please provide me a status update on your project? Have you met or spoken with the other County Departments to address their comments?

Thanks

Travis

Travis Seawards  
Department of Regional Planning  
213-974-6462

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**From:** Rich Jung [mailto:agent.tikki@gmail.com]  
**Sent:** Thursday, August 29, 2013 9:47 AM  
**To:** Travis Seawards  
**Cc:** Maue Wowie  
**Subject:** Re: FW: Benson's Auto Dismantling - 7711 S. Alameda St.

Good morning Mr Seawards.

Thank you for forwarding the letter from the DPW. We will review it and contact them directly.

Please have a safe weekend!

Richard J.

On Thu, Aug 29, 2013 at 9:07 AM, Travis Seawards <[tseawards@planning.lacounty.gov](mailto:tseawards@planning.lacounty.gov)> wrote:

Hello Rich and Maue -

Attached is a letter from the Department of Public Works. They have also not cleared your project. Please contact them directly to address their issues as well.

Travis

Travis Seawards

Department of Regional Planning

213-974-6462

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**From:** Rich Jung [mailto:[agent.tikki@gmail.com](mailto:agent.tikki@gmail.com)]

**Sent:** Tuesday, July 09, 2013 1:03 PM

**To:** Travis Seawards

**Cc:** Mauiie Wowie

**Subject:** Re: FW: Benson's Auto Dismantling - 7711 S. Alameda St.

Good afternoon Mr Seawards,

I have received your message and will contact the fire department and figure out what went wrong. If memory serves me correctly I don't think there is a closer hydrant to us, but I will find out what we can do to get this project moving forward as soon as possible.

Thank you

Rich Jung.

On Tue, Jul 9, 2013 at 12:52 PM, Travis Seawards <[tseawards@planning.lacounty.gov](mailto:tseawards@planning.lacounty.gov)> wrote:

Rich and Mauiie –

Please see the updated letter from Fire – please work with them directly to address their issues.

## Travis Seawards

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**From:** Travis Seawards  
**Sent:** Tuesday, November 26, 2013 3:27 PM  
**To:** Rich Jung  
**Cc:** Travis Seawards  
**Subject:** RE: FW: Benson's Auto Dismantling - 7711 S. Alameda St.

Hi Rich –

It has been a month since you checked in. I need to know how your work toward this CUP permit is coming along.

Thanks

Travis

Travis Seawards  
Department of Regional Planning  
213-974-6462

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**From:** Rich Jung [mailto:agent.tikki@gmail.com]  
**Sent:** Friday, October 18, 2013 8:33 AM  
**To:** Travis Seawards  
**Subject:** Re: FW: Benson's Auto Dismantling - 7711 S. Alameda St.

Good morning Mr Seawards..

Our architect and myself just had another meeting yesterday 10/17/13, with Ruben Cruz and Teni Mardirosian, of the Department of Public Works, regarding our site plan for the CUP. We have been working with them directly and yesterday they asked us to do a second and hopefully final set of revisions. There are a couple of things that I need to go over with you however..

They suggested that submit a copy of the new and revised site plan for your review before formally submitting it to them.

They also said that they would need the Fire Department to sign off before signing off on themselves.

I will be contacting Wally Collins of the Fire Department later today, and will forward your the revised site plan as soon as the corrections are made.

Thank you.

Richard Jung.

On Wed, Oct 2, 2013 at 8:25 AM, Travis Seawards <[tseawards@planning.lacounty.gov](mailto:tseawards@planning.lacounty.gov)> wrote:

Rich –

Thank you for the update, and please keep me up to date on your progress.

Travis

Travis Seawards

Department of Regional Planning

213-974-6462

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**From:** Rich Jung [mailto:[agent.tikki@gmail.com](mailto:agent.tikki@gmail.com)]

**Sent:** Wednesday, October 02, 2013 8:24 AM

**To:** Travis Seawards

**Subject:** Re: FW: Benson's Auto Dismantling - 7711 S. Alameda St.

Good morning Mr Seawards.

I personally met with Ruben Cruz of the Department of Public Works last week and met with our architect to have the revisions to our site plan implemented to satisfy their requests. I have another meeting with our architect scheduled for early next week also. He estimates about 2 weeks before the revisions are done.

I have also talked at length with Wally Collins and his supervisor. They originally request a flow test of the closest hydrant to our location. We had the water company perform the flow test. The Fire Department has received the results of the test. They are contemplating whether to ask for another flow test done. They have told me that they will contact me when they have made their decision.

If there is anything else you you need please let me know!

Thank you.

Richard J.

## Travis Seawards

---

**From:** Travis Seawards  
**Sent:** Wednesday, February 12, 2014 1:27 PM  
**To:** Rich Jung  
**Cc:** Travis Seawards  
**Subject:** RE: FW: Benson's Auto Dismantling - 7711 S. Alameda St.

Rich –

I need a status update on your project.

Thanks

Travis

Travis Seawards  
Department of Regional Planning  
213-974-6462

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**From:** Travis Seawards  
**Sent:** Monday, December 16, 2013 2:49 PM  
**To:** Rich Jung  
**Cc:** Travis Seawards  
**Subject:** RE: FW: Benson's Auto Dismantling - 7711 S. Alameda St.

Hi Rich –

I did get the Fire letter. Thanks for the project update and I appreciate your attention to addressing the County's comments.

Travis

Travis Seawards  
Department of Regional Planning  
213-974-6462

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**From:** Rich Jung [mailto:agent.tikki@gmail.com]  
**Sent:** Monday, December 16, 2013 2:25 PM  
**To:** Travis Seawards  
**Subject:** Re: FW: Benson's Auto Dismantling - 7711 S. Alameda St.

Good morning Mr Seawards!

On Friday Wally Collins with the Fire Department approved our project. I believe he forwarded his approval letter to you. If you have not received it please let me know as I have a copy of his approval letter.

My next step is to prepare a response for the Department of Public Works with all the corrections they asked for and a formal submittal of the revised site plan and a copy of the Fire Department's approval letter.

I should have it done within the next few days if there are not any unforeseen issues.

Happy Hollidays!

Rich Jung.

On Wed, Nov 27, 2013 at 8:44 AM, Rich Jung <[agent.tikki@gmail.com](mailto:agent.tikki@gmail.com)> wrote:  
Good morning Mr Seawards!

I am out of the office right now, but I will be back on Monday and will touch base with Mr Collins from the Fire Department. They should have gotten the water company's fire flow test results last week. I am waiting on the Fire departments approval which hinges on the results of the fire flow test. Once the fire department signs off, I will take that paperwork to the Department of Public Works along with a revised site plan for their approval. Finally once I receive that I will be forwarding all the materials to you.

Thank you have a happy holiday weekend!

Rich J.

On Tue, Nov 26, 2013 at 3:27 PM, Travis Seawards <[tseawards@planning.lacounty.gov](mailto:tseawards@planning.lacounty.gov)> wrote:

Hi Rich –

It has been a month since you checked in. I need to know how your work toward this CUP permit is coming along.

Thanks

Travis

Travis Seawards

Department of Regional Planning

[213-974-6462](tel:213-974-6462)

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**From:** Rich Jung [<mailto:agent.tikki@gmail.com>]

**Sent:** Friday, October 18, 2013 8:33 AM

**To:** Travis Seawards

**Subject:** Re: FW: Benson's Auto Dismantling - 7711 S. Alameda St.

## Travis Seawards

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**From:** Travis Seawards  
**Sent:** Monday, July 14, 2014 3:56 PM  
**To:** 'Rich Jung'  
**Cc:** Travis Seawards  
**Subject:** RE: CUP 200800170 - 7711 South Alameda Street

Rich –

Please provide me with a status update on your project. It has been a few month since our last contact.

Thanks

Travis

---

**From:** Travis Seawards  
**Sent:** Wednesday, April 23, 2014 10:28 AM  
**To:** 'Rich Jung'  
**Cc:** Travis Seawards  
**Subject:** FW: CUP 200800170 - 7711 South Alameda Street

FYI

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**From:** Mardirosian, Teni [<mailto:tmardirosian@dpw.lacounty.gov>]  
**Sent:** Monday, March 31, 2014 8:59 AM  
**To:** [Maue.jung@gmail.com](mailto:Maue.jung@gmail.com)  
**Cc:** [Rich\\_Jung@hotmail.com](mailto:Rich_Jung@hotmail.com); Dubiel, Matthew; Cruz, Ruben; Travis Seawards  
**Subject:** CUP 200800170 - 7711 South Alameda Street

Dear Mr. Jung,

We reviewed the site plan that was submitted on Feb 24, 2014 and have the following comments/corrections. Please make the appropriate corrections and e-mail me back the revised site plan for our review. You can refer to the attached site plan for the clarification of our road comments.

1. Clarify the delivery circulation on the site plan. Looking at the circulation route, it is unclear why trucks will park in the front of the site and not enter the gated area for drop-off/pick-up of material. In addition, the turning template provided on the site plan is not acceptable since it shows the trucks entering the site on the wrong side of the driveway, creating conflict with the outbound traffic. In addition the provided turning template proposes the use of parking space that might not be available at the times of delivery. Please provide alternative turning templates based on the comments above and draw it to scale so it can be verified.
2. Revise the notes based on attached redlines.
3. Accurately show and dimension the existing road right-of-way widths on Alameda Street. Portion of fencing fronting Alameda Street and sign number 2 are currently encroaching within existing right-of-way. Provide applicable permits for their encroachment or move them to be outside of existing right-of-way.

You can contact me if you have any additional questions.

Thank you,  
Teni Mardirosian

## Travis Seawards

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**From:** Travis Seawards  
**Sent:** Wednesday, December 17, 2014 1:20 PM  
**To:** 'Rich Jung'  
**Cc:** Travis Seawards  
**Subject:** RE: CUP 200800170 - 7711 South Alameda Street

Rich –

I need a status update on this project. You are currently operating without a valid permit and it has been nearly 6 months since your last contact.

If you are unable to provide the required information for the review of your application, I will have to begin the steps to deny your permit request. At that time, the case would be turned over to enforcement, which could lead to further actions including fines.

Thanks

Travis

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



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**From:** Rich Jung [mailto:agent.tikki@gmail.com]  
**Sent:** Thursday, July 17, 2014 12:00 PM  
**To:** Travis Seawards  
**Subject:** Re: CUP 200800170 - 7711 South Alameda Street

Good morning Travis.

I apologize for the late response. Right now we are sort of at a standstill with DPW. They have recently informed us that there is a property line issue. We are currently exploring legal council and getting quotes from surveying companies and weighing our options. Hopefully we can resolve this issue soon. We hope this is the last issue that the DPW, and sincerely hope that they don't bring any more issues to us to correct.

I've talked in depth with this issue with Benson, and we are both working to resolve this issue as soon as possible. I believe once we have come resolved this, we will still need to formally resubmit another revised site plan to DPW for approval.

Please contact me at any time if you have any further questions.

Thank you,

Richard J.

On Mon, Jul 14, 2014 at 3:56 PM, Travis Seawards <[tseawards@planning.lacounty.gov](mailto:tseawards@planning.lacounty.gov)> wrote:

Rich –

Please provide me with a status update on your project. It has been a few month since our last contact.

Thanks

Travis

---

**From:** Travis Seawards  
**Sent:** Wednesday, April 23, 2014 10:28 AM  
**To:** 'Rich Jung'  
**Cc:** Travis Seawards  
**Subject:** FW: CUP 200800170 - 7711 South Alameda Street

FYI

---

**From:** Mardirosian, Teni [<mailto:tmardirosian@dpw.lacounty.gov>]  
**Sent:** Monday, March 31, 2014 8:59 AM  
**To:** [Maui.jung@gmail.com](mailto:Maui.jung@gmail.com)  
**Cc:** [Rich\\_Jung@hotmail.com](mailto:Rich_Jung@hotmail.com); Dubiel, Matthew; Cruz, Ruben; Travis Seawards  
**Subject:** CUP 200800170 - 7711 South Alameda Street

Dear Mr. Jung,

## Travis Seawards

---

**From:** Travis Seawards  
**Sent:** Thursday, March 05, 2015 2:29 PM  
**To:** 'Rich Jung'  
**Cc:** Travis Seawards  
**Subject:** RE: CUP update

Rich –

Thank you for informing me of your upcoming sale.

As an operating business whose permit has expired, you are still required to get a CUP, or the incoming owner is required to get the CUP. This needs to be done in a timely manner.

You need to decide if you are going to transfer the existing CUP application over to the new owner. Your other option is to close out your existing case upon approval of sale, and you will get some refund. However, the new owner will need to file a CUP application quickly to avoid enforcement action.

Please get back to me with how you want to proceed on this matter.

Thanks

Travis

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



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**From:** Rich Jung [mailto:agent.tikki@gmail.com]  
**Sent:** Monday, March 02, 2015 4:35 PM  
**To:** Travis Seawards  
**Subject:** Re: CUP update

Good morning Mr Seawards.

We have accepted an offer for the sale of our business. We have not ironed out the all the details yet and are about to start escrow.

I will keep you updated on our status.

Thank you,

Richard.

On Mon, Feb 2, 2015 at 8:56 AM, Travis Seawards <[tseawards@planning.lacounty.gov](mailto:tseawards@planning.lacounty.gov)> wrote:

Thanks for the update.

Travis

**Travis Seawards, AICP**

**Regional Planner**

**Department of Regional Planning**

**320 W. Temple Street**

**Los Angeles CA 90012**

**213-974-6462**

**<http://planning.lacounty.gov>**



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**From:** Rich Jung [<mailto:agent.tikki@gmail.com>]  
**Sent:** Monday, February 02, 2015 8:51 AM  
**To:** Travis Seawards  
**Subject:** CUP update



Los Angeles County  
Department of Regional Planning

Director of Planning James E. Hartl, AICP



August 15, 1996

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Benson's Auto Salvage  
Attn. Rebecca Jung  
7711 S. Alameda Street  
Los Angeles, CA 90001

RE: **CONDITIONAL USE PERMIT CASE NO. 95-235-(2)**  
To authorize the continued operation and maintenance of an existing automobile dismantling yard, with the sale of automobile parts. The request includes reconstruction of a office/storage building destroyed in a fire.  
7711 S. Alameda Street, Florence

Dear Applicant:

PLEASE NOTE: This document contains the Hearing Officer's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 2 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or any other matter pertaining to this approval, please contact the Zoning Permits Section at (213) 974-6443.

**HEARING OFFICER'S FINDINGS AND ORDER:**

**REQUEST:** The applicant is requesting a Conditional Use Permit to authorize the continued operation and maintenance of an existing automobile dismantling yard, with the sale of automobile parts; and the reconstruction of a office/storage building destroyed in a fire in an M-2 (Heavy Manufacturing) zone.

**FACTUAL SUMMARY:**July 16, 1996 Public Hearing

A duly noticed public hearing was held. Two persons were sworn (the applicants). Staff reported that a number of problems were observed in a field investigation. These included an illegal structure used as an office; automobiles stored above the fence; worn painting on the fence; and parking which encroached into the sidewalk.

The applicant presented testimony in favor of the project. The applicant noted that the current business had been established on the site since 1978. A fire destroyed the office building and applicant was forced to layoff part of his staff and move the office operation into a shack. The applicant requested that the maximum number of employees, as recommended by staff, be increased from the current number of six to ten, so that the laid-off employees could be re-hired. The Hearing Officer concurred. The applicant also requested that he be given time to remove the illegal structure. After consultation with Public Works staff, the Hearing Officer determined that a time extension for the illegal structure was not appropriate. Since the structure posed a safety problem, the Hearing Officer recommended that the applicant promptly remove the shack and replace it with a mobile office. The Hearing Officer also noted that the fence was in a state of disrepair, vehicles were stored at a height above the fence, and the landscaping was not adequate.

The second testifier requested that rather than lower the height of the stored vehicles, that the fence be built to a greater height. The Hearing Officer responded that extending the height of the fence would exceed County code requirements of 10 feet. The Hearing Officer asserted that lowering the height of the dismantled vehicles below the fence was the only acceptable solution. The testifier next asserted that while current landscaping was not acceptable, once the project was approved, the applicant would provide landscaping corresponding to the Exhibit "A". The testifier further inquired about proposed Condition No. 12, which required the paving of aisleways with asphalt. The testifier stated that while the aisleways were already paved with asphalt, the dismantling yards was paved with concrete. According to the testifier, concrete was more appropriate for the dismantling yard, since asphalt absorbs oil. The Hearing Officer determined that the wording of Condition No. 12 permitted enough flexibility to permit the concrete paving in the dismantling yard. There was no opposition testimony.

The Hearing Officer continued the public hearing to August 13, 1996, to give the applicant time to rectify the problems.

August 13, 1996 Public Hearing

A duly noticed public hearing was held. Two persons were sworn (the applicants). Staff found that upon a field inspection the applicant had removed the illegal structure and replaced it with a mobile office; lowered automobile storage so that it was below the fence; and had repainted the fence. There was no opposition testimony.

The Hearing Officer concluded that the applicant had cooperated in rectifying the problems. The Hearing Officer closed the public hearing and approved the project, subject to the conditions recommended by staff.

Findings

The applicant has requested a Conditional Use Permit case to authorize the continued operation and maintenance of an existing automobile dismantling yard, with the sale of automobile parts in an M-2 (Heavy Manufacturing) zone. The reconstruction of a office/storage building destroyed in a fire is also proposed.

The site is a .59 acre rectangular parcel, located at 7711 S. Alameda Street, in unincorporated Florence. The site is also located in the Roosevelt Park Zoned District.

The zoning on the subject project site is M-2 (Heavy Manufacturing).

Surrounding zoning consists of M-2 to the north and south, R-3 (Limited Multiple Residence) to the west, and M-2 and M-3 to the east.

The project site is designated as "Industrial" in the Countywide General Plan.

An automobile dismantling yard currently exists on the subject property. Surrounding land uses consist of an automobile dismantling yard to the north, an auto parts establishment to the south, industrial to the east and single-family residential to the west.

The site plan depicts an existing automobile dismantling yard, approximately 25,700 sq.ft. in area. A proposed one-story 960 sq.ft. office/storage building is shown on the southeasterly side of the site.

A one-story mobile office is also indicated on the easterly portion of the site; the mobile office was established on a temporary basis. The office is proposed for removal, following construction of the new office/storage building.

Three parking spaces and 264 sq.ft. of landscaping are also indicated. Most of the central region of the parcel is designated for automobile dismantling; the remaining for storage of dismantled automobiles.

The site takes access from Alameda Street to the east.

The use was authorized under Conditional Use Permit No. 185-(2).

The permit expired November 21, 1982. Enforcement action was taken.

The establishment currently employs six people, not including the owner. The applicant eventually intends to employ a total of ten employees. The hours of operation are 8:00 a.m. to 5:00 p.m. Monday through Friday, and 8:00 a.m. to 12:00 p.m. on Saturday.

In a field investigation, staff observed automobile dismantling taking place on the central portion of the subject property. An illegal unit was also observed on the easterly side of the property. In addition, staff also noted the storage of automobiles above the fence; customer parking over the sidewalk; worn painting on the fence; and excessive signage on the subject property.

The applicant removed the illegal structure and conducted office operations in a mobile office; the mobile office will be removed upon completion of construction of the new structure.

The applicant lowered vehicles below the height of the fence and re-painted the fence.

The applicant will provide required parking and landscaping in conformity with the submitted Exhibit "A".

No public comment has been received regarding this proposal.

The project has been granted a Categorical Exemption under California Environmental Quality Act reporting requirements.

No public comment has been received.

The Hearing Officer determined:

- The use was authorized under Conditional Use Permit No. 185-(2). The permit expired November 21, 1982. Enforcement action was taken.

- A structure was destroyed by fire on the subject property. A shack was constructed for office operations. The shack was constructed without a permit.
- Staff also observed the storage of automobiles above the fence; customer parking over the sidewalk; and worn painting on the fence.
- Prior to the August 13, 1996 public hearing the applicant had rectified all of the observed problems.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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 health, safety and general welfare;
- C. That, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. That, the proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required;
- E. Compatibility with surrounding land use will be ensured through implementation of the attached;

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in 22.56.090, Title 22 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. I approve the Categorical Exemption for the project, certify that I have reviewed and considered the environmental information contained in the initial study for the proposed project, and determine that the proposed project will not have a significant effect on the environment.

2. In view of the findings of fact presented above, Conditional Use Permit Case No. 95-235-(2) is APPROVED subject to the attached conditions.

BY:  Date: 8/15/96  
PAMELA HOLT, HEARING OFFICER  
Department of Regional Planning  
County of Los Angeles

DCC:RJF:rjf

Attachment:  
Affidavit

c: Each Commissioner; Zoning Enforcement; Building and Safety.

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65907. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested before the expiration date.
6. This grant will terminate August 15, 2006.

Entitlement to use of the property thereafter shall be subject to the regulations then in effect.

7. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

If an inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all enforcement efforts necessary to bring the subject property into compliance.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$500.00. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for five biennial inspections.

If any future inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health of safety or so as to be a nuisance.
10. This grant allows the operation of an automobile dismantling yard, the sale of automobile parts and the construction of an office/storage building subject to the following conditions:
  - a. That no wrecked vehicles, salvage, or junk shall be stored at a height greater than that of surrounding fence or wall;
  - b. Unless stated differently in this grant, the permittee shall be in compliance with all conditions in Conditional Use Permit No. 185-(2) (attached hereto);
  - c. The hours of operation of said impound yard shall be limited from 8:00 a.m. to 5:00 p.m., Monday through Friday; and 8:00 a.m. to 12:00 p.m. on Saturday;
  - d. A maximum of ten (10) employees shall work on the subject property at any given time, not including the owner;
  - e. The permittee shall provide not less than three (3) parking spaces;
  - f. All impound operations and storage shall be enclosed within the solid wall or fence not to exceed ten (10) feet in height;
  - g. No wrecked vehicles shall be placed, or allowed to remain, outside of the yard area;
  - h. Permittee shall maintain property in a clean and orderly fashion.
11. This grant shall not be effective until any illegal structures are removed.

12. 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 with asphalt, leaving dismantling and storage areas unpaved or with an alternative surfacing material.
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 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.
15. The permittee 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. The permittee shall contact the Department of Public Works to determine whether an Industrial Waste Disposal Permit is required. No activity for which a permit is required shall be initiated on the subject property before a permit is obtained and any required facilities are installed. The permittee shall keep any required permits in full force and effect and shall fully comply with any requirements thereof.
18. Three copies of revised plans, similar to Exhibit "A" as presented at the public hearing and conforming to such of the following conditions as can be shown on a plan. The property shall be developed and maintained in substantial conformance with the approved plan. All revised plans must be accompanied by the written authorization of the property owner.
19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.

20. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage by the close of the next business day, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

1. This permit 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;
2. It is hereby declared to be the intent that if any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;
3. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit 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 subject property must be complied with unless set forth in this permit or shown on the approved plot plan;
5. 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;
6. Walls or fences open to view from any public streets or 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:
    - 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);
    - b. Galvanized iron, anodized aluminum;
7. 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);
  - B. Metal panels painted a uniform color;
  - C. Other materials may be submitted for consideration by the Director of Planning;
8. All walls or fences must be constructed of new materials unless the Director of Planning approves used materials assuring equivalent service and life;

## 9. 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 (1 1/2) 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;

10. 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;
11. 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;
12. Landscaping along street frontages shall be developed as per an approved plot plan, 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;
13. 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;
14. That applicant shall provide seven (7) paved off-street parking spaces;
15. 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 the fences or walls required by Section 274.2(a), these fences or walls will suffice for those required in Section 261. When the required parking is developed outside of the Section 274.2(a) fences or walls, the required parking shall comply with fence or wall requirements of Section 261;
16. 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;
17. That no wrecked or dismantled vehicles, salvage, or junk shall be placed, or allowed to remain, outside of the yard area;

18. That no wrecked or dismantled vehicles, salvage, or junk shall be stored at a height greater than that of surrounding fence or wall;
19. 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;
20. 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;
21. That all buildings, structures, and grading are to conform with the "Los Angeles County Building Laws";
22. That applicant shall offer free of charge to the County of Los Angeles that portion of subject property within forty (40) feet of the centerline of Alameda Street to provide the necessary widening and shall construct any improvements required by the County Road Commissioner;
23. That this permit shall terminate on November 21, 1982.

RS:EDF:lo  
12-4-72