



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

October 4, 2016

Richard J. Bruckner  
Director

Alin Hamade  
7822 13<sup>th</sup> St.  
Westminster, CA 92683

**REGARDING: PROJECT NO. R2012-00229-(2)  
CONDITIONAL USE PERMIT NO. 201200021  
216 E. 157<sup>th</sup> St, W Rancho Dominguez-Victoria (APN: 6125-005-040)**

Hearing Officer Alejandro Garcia, by his action of **October 4, 2016**, has **DENIED** the above-referenced project. Enclosed are the Hearing Officer's Findings.

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **October 18, 2016. Appeals must be delivered in person.**

**Appeals:** To file an appeal, please contact:  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

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](mailto: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

Mi Kim, Supervising Regional Planner  
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),  
c: Zoning Enforcement; Louis Aguilar

MKK:TSS

**FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-00229-(2)  
CONDITIONAL USE PERMIT NO. 201200021**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201200021 ("CUP") on October 4, 2016.
2. The permittee, Alin Hamade requests the Project Permits to authorize the construction and operation of a new 10,533-square-foot, three-story adult residential facility on a property located at 216 E. 157<sup>th</sup> Street in the unincorporated community of West Rancho Dominguez-Victoria ("Project Site") in the R-1 (Single-Family Residence) Zone pursuant to Los Angeles County Code ("County Code") Section 22.20.100.
3. The Project Site is 0.34 gross acres in size and consists of one legal lot. The Project Site is rectangular in shape with level topography and is developed with two residential units.
4. The Project Site is located within the Residential (H9) land use category of the Los Angeles County General Plan Land Use Policy Map.
5. Surrounding Zoning within a 500-foot radius includes:
  - North: M-1-IP (Light Industrial – Industrial Preservation)
  - South: R-1 and M-1-IP
  - East: R-1
  - West: M-2-IP (Heavy Industrial – Industrial Preservation)
6. Surrounding land uses within a 500-foot radius include:
  - North: Light Industrial uses
  - South: Single-family residences and light industrial uses
  - East: Single and multi-family residences
  - West: Single-family residences and a mix of light and heavy industrial uses
7. There is one Regional Planning permit associated with the Project Site. Plot Plan No. 47565 authorized a yard modification to allow a six-foot high block wall.
8. 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.

9. Hearing Proceedings: The Hearing Officer held a duly-noticed public hearing on October 4, 2016. The Hearing Officer heard testimony from Regional Planning Staff and the applicant. Staff recommended denial of the project due to the applicant's inability to address Department of Public Works comments, as well as being unresponsive to Regional Planning staff requests for status updates. The applicant testified that they have been trying to work with Public Works. The Hearing Officer stated that the Regional Planning Zoning Enforcement Section received a complaint that people were living in tents on the property. The Hearing Officer also asked the applicant if they were storing commercial vehicles and other items on the subject property. The applicant confirmed, and therefore the property has an existing zoning violation. The Hearing Officer then closed the public hearing. Based on the testimony and findings of the public hearing, and due to existing site violations, the Hearing Officer denied the Project.
10. The Hearing Officer finds that the applicant submitted an application for a CUP to authorize the construction and operation of an adult residential facility on April 5, 2012.
11. The Hearing Officer finds that on January 17, 2013, the Department of Public Works did not recommend approval of the project and provided the permittee with a comment letter that outlined issues that needed to be addressed before the project could be cleared for hearing (attached).
12. The Hearing Officer finds that Regional Planning staff emailed the permittee on June 5, 2013, inquiring on the status of the project and no response was received (attached).
13. The Hearing Officer finds that Regional Planning staff emailed the permittee on July 19, 2016, inquiring on the status of the project and no response was received (attached).
14. The Hearing Officer finds that Regional Planning staff attempted to reach the permittee at the phone number listed on the application on July 25, 2016, and that the number was no longer in service.
15. The Hearing Officer finds that Regional Planning staff issued a warning letter to the permittee on July 26, 2016, that if there was no contact within 30 days, then the project would be scheduled for denial due to inactivity on October 4, 2016 pursuant to Section 22.56.060 (denial for lack of information).
16. The Hearing Officer finds that there has been no response from the applicant or the applicant's representative since the July 26, 2016 warning letter was issued by the Department of Regional Planning.
17. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer'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 HEARING OFFICER CONCLUDES THAT:**

1. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201200021 is **DENIED**.

**ACTION DATE: October 4, 2016**

MKK:TSS  
9/16/16

c: Hearing Officer, Zoning Enforcement