

**DENIAL DUE TO INACTIVITY
REPORT TO THE HEARING OFFICER**

DATE ISSUED: January 16, 2025
MEETING DATE: January 28, 2025 AGENDA ITEM: 6
PROJECT NUMBER: R2014-00839-(2)
PERMIT NUMBER(S): Nonconforming Use Review (“NCR”) No. 201400002
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 10800 Hawthorne Boulevard, Lennox
OWNER: IKE Properties Inc.
APPLICANT: Dale Thrush
CASE PLANNER: Evan Sahagun, Planner
ESahagun@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff (“Staff”) recommends **DENIAL DUE TO INACTIVITY** of Project Number R2014-00839-(2), NCR Number 201400002, based on the Findings (Exhibit A – Findings) contained within this report.

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, FIND THAT THE PROJECT IS STATUTORILY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, DENY NONCONFORMING USE REVIEW NUMBER RNCR-201400002 SUBJECT TO THE ATTACHED FINDINGS.

BACKGROUND

Item No. 6 is an application for an NCR to authorize the continued operation and maintenance of an existing nonconforming pawn shop (“Project”) located at 10800 Hawthorne Boulevard in unincorporated Lennox pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution of Use).

Staff has made repeated attempts to inform the applicant of the information that is required to proceed with their application for an NCR. Staff correspondence with the applicant (Exhibit B – Correspondence) requesting Project revisions and additional information, is contained within this report. Additionally, Staff attempted to reach the applicant by telephone on October 15, 2024. Staff has not received the requested information and, as a result, is unable to proceed with the application.

Pursuant to County Code Section 22.222.100 (Denial of Inactive Application), the Hearing Officer may deny an application for an NCR without a public hearing if such application does not contain the required information contained in County Code Sections 22.222.070 (Application Filing and Withdrawal) and 22.222.090 (Initial Application Review).

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Statutory Exemption pursuant to California Environmental Quality Act (“CEQA”) Guidelines Section 15270 (Projects Which Are Disapproved), which states that CEQA does not apply to projects which a public agency rejects or disapproves. Staff recommends denial of the Project because the applicant did not provide all the information and materials required to complete review.

Report
Reviewed By: *Carmen Sainz*
Carmen Sainz, Supervising Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Findings
EXHIBIT B	Correspondence
EXHIBIT C	Photos

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. R2014-00839-(2)
NONCONFORMING USE REVIEW NO. 201400002

1. **MEETING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a public meeting in the matter of Nonconforming Use Review (“NCR”) No. 201400002 on January 28, 2025.
2. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The applicant, Dale Thrush (“Applicant”), requests the NCR to authorize the continued operation and maintenance of an existing nonconforming pawn shop (“Project”), located at 10800 Hawthorne Boulevard (“Project Site”) in the C-2 (Neighborhood Commercial) Zone, pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution of Use).
4. **ENTITLEMENT REQUIRED.** The existing use, a pawn shop, became nonconforming when the Project Site’s zoning changed from C-3 (Unlimited Commercial) to C-2 via Ordinance No. 2005-0012Z, adopted on January 25, 2005, because pawn shops are not permitted in the C-2 Zone. Pursuant to County Code Section 22.172.050 (Termination Conditions and Time Limits), a nonconforming use carried on in a conforming structure must be discontinued and removed within five years after the effective date of the zone change. Pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), an NCR is required to extend the five-year amortization period, which ended on February 25, 2010.
5. **LOCATION.** The Project is located at 10800 Hawthorne Boulevard within the Lennox Zoned District and the South Bay Planning Area.
6. **APPLICATION REVIEW.** The Project application was filed with the County Department of Regional Planning (“LA County Planning”) on March 26, 2014. Since the time the application was filed, LA County Planning staff (“Staff”) has asked the Applicant for additional materials needed to proceed with the Project. Correspondence from Staff is listed under Finding No. 7, and copies of letters mailed to the Applicant are attached to these findings. Staff has not received the requested information or materials to enable further Project evaluation.

7. CORRESPONDENCE.

SUBJECT	DATE	METHOD	DESCRIPTION
Public Meeting Notice	October 16, 2024	Email and Certified US Mail	Informed the Applicant that the Project is scheduled for denial and directed the Applicant to contact Staff within 30 days and to submit requested information and materials within 45 days for the Project to remain active.
Public Meeting Notice	October 15, 2024	Phone Call	Called the Applicant's number on file. Spoke with the business owner and explained the pending denial. Provided the option to withdraw the application.
Notice of Intent to Deny	August 12, 2024	Email and Certified US Mail	Informed the Applicant that the Project may be denied if items are not submitted by October 14, 2024. Provided application withdrawal forms.
Notice of Intent to Deny	August 12, 2024	Phone Call	Called new business phone number to inform the business owner of the pending application. The call was not answered and there was no option to leave a voicemail.
Incomplete Letter	January 3, 2020	Email and Certified US Mail	Requested the Applicant to abate zoning violations, revise plans, provide signage details, and to apply for a Certificate of Compliance.
Incomplete Letter	May 24, 2018	Email and Certified US Mail	Informed the Applicant of additional zoning violations discovered during a site visit on February 7, 2018, and requested additional information regarding the nonconforming pawn shop.

8. **INACTIVE APPLICATION.** Pursuant to County Code Section 22.222.100.A (Inactive Application), Staff has deemed the Project inactive because the Applicant did not provide all items required by County Code Section 22.222.070 (Application Filing and Withdrawal) or County Code Section 22.222.090 (Initial Application Review) within the time period specified. Pursuant to County Code Section 22.222.100.C (Denial by Hearing Officer), if an NCR application is deemed inactive, the Hearing Officer may deny the application without a public hearing.
9. **SITE INSPECTION.** On March 26, 2024, Staff conducted an inspection of the Project Site from the public right-of-way and observed signage indicating that the pawn shop has relocated to 314 South Market Street in the City of Inglewood. The Project Site was not open or occupied during business hours. Photographs from the inspection are attached to these findings.
10. **ENFORCEMENT.** If the Project is denied, enforcement action may be taken to ensure compliance with Title 22 (Planning and Zoning) of the County Code.

11. **ENVIRONMENTAL.** Pursuant to California Public Resources Code Section 15270, the California Environmental Quality Act (“CEQA”) does not apply to projects which a public agency rejects or disapproves. Staff recommended denial of the Project because the Applicant did not provide all the information and materials required to complete review. Therefore, the Project qualifies for a Statutory Exemption (Projects Which Are Disapproved) from CEQA 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, THE HEARING OFFICER:

1. Finds that the Project is statutorily exempt from CEQA pursuant to State CEQA Guidelines Section 15270 (Projects Which Are Disapproved); and
2. Denies Nonconforming Use Review No. 201400002.

ACTION DATE: January 28, 2025

MG:CS:ES

January 16, 2024

c: Zoning Enforcement, Building and Safety

Attachments:

- Exhibit B-1 Public Meeting Notice dated October 16, 2024
- Exhibit B-2 Notice of Intent to Deny dated August 12, 2024
- Exhibit B-3 Incomplete Letter dated January 03, 2020
- Exhibit B-4 Incomplete Letter dated May 24, 2018
- Exhibit C Site Inspection Photos dated March 26, 2024



AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SENT VIA EMAIL & CERTIFIED US MAIL

October 16, 2024

IKE Properties, Inc.
P.O. BOX 260
Inglewood, CA 90306

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. R2014-00839-(2)
NONCONFORMING REVIEW NO. RNCR-201400002
10800 HAWTHORNE BOULEVARD, INGLEWOOD, CA 90304 (APN 4035-001-026)

Dear Property Owner:

LA County Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a Nonconforming Review ("NCR") to authorize the continued operation of a pawn shop at the above-referenced location. The most recent correspondence dated August 12, 2024, requesting project revisions and additional information is attached for your review. Additionally, staff attempted to reach you by telephone on October 15, 2024. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 of the County Code provides that the Hearing Officer may deny, without public hearing, an application for a NCR if such application does not contain the required information contained in Sections 22.222.070 and 22.222.090 of the County Code. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a Hearing Officer.

If you opt to keep this project active, please send a written request to LA County Planning, Metro Development Services Section, 320 West Temple Street, 13th Floor, Los Angeles, CA 90012, Attention: Evan Sahagun. You may also submit a completed Withdrawal Request Form, which is enclosed. 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 45 days of the date of this letter** or this project will be automatically scheduled for denial at the Hearing Officer meeting specified above. Please be advised that if the project is denied, enforcement action may be taken by LA County Planning to ensure compliance with the Title 22 Planning and Zoning Code.

320 West Temple Street, Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

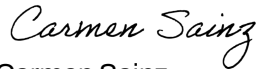
   @LACDRP • planning.lacounty.gov

Public Meeting Notice: Denial Due to Inactivity
October 16, 2024
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For questions or for additional information, please contact Evan Sahagun of the Metro Development Services Section at (213) 204-9939, or ESahagun@planning.lacounty.gov.

Sincerely,

Amy J. Bodek, AICP
Director of Regional Planning



Carmen Sainz
Supervising Planner
Metro Development Services Section

CS:ES

Enclosures: Notice of Intent to Deny Letter dated August 12, 2024
Incomplete Application Letter dated January 3, 2020
Incomplete Application Letter dated May 24, 2018
Application Withdrawal Form

CC: Dale Thrush, Applicant on file, via email (dalethrush1@gmail.com); Inglewood Jewelry & Loan, via Certified US Mail (314 S Market St, Inglewood, CA 90301)



AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SENT VIA EMAIL & CERTIFIED US MAIL

August 12, 2024

IKE Properties, Inc.
P.O. BOX 260
Inglewood, CA 90306

SUBJECT: NOTICE OF INTENT TO DENY (NON-CONFORMING USE PERMIT NO. RNCR-201400002 / PROJECT NO. R2014-00839-(2))
LOCATION: 10800 HAWTHORNE BOULEVARD, INGLEWOOD, CA 90304 (APN 4035-001-026)

Dear Property Owner:

Additional information and/or corrections were requested on May 24, 2018, and January 3, 2020, to complete our review of your project. These letters are enclosed. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Furthermore, on March 26, 2024, staff conducted a right-of-way inspection and observed signage indicating the subject non-conforming use, a pawn shop, has relocated to 314 S Market St. Therefore, the applicant or property owner may request to withdraw the project by signing and submitting the enclosed form via email to ESahagun@planning.lacounty.gov. The project is not eligible for a refund.

Although our office endeavors to complete the review of your project in a timely manner, we are unable to proceed without the required material(s). We are also unable to leave your case open indefinitely pursuant to Section 22.222.100.A of the Zoning Code. Therefore, we are sending you this notice of intent to **deny** your application.

Please be informed that unless **all** of the additional material(s) are submitted to our office by **October 14, 2024**, your application **may be recommended for denial** by the LA County Hearing Officer pursuant to Section 22.222.100.C of the Zoning Code. No extensions or exceptions will be made for failure to submit the required material(s) by this date. Please note that if your application is denied and you resubmit for review, our regulations may have changed. Your project will have to meet current requirements.



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   @LACDRP • planning.lacounty.gov

Project No. R2014-00839-(2)
Non-Conforming Use Permit No. RNCR-201400002
Notice of Intent to Deny
Page 2

Should you have any questions related to the information in this letter, please contact Evan Sahagun by phone (213) 204-9939 or by email at ESahagun@planning.lacounty.gov from the Metro Development Services Section. Our business hours are, 7:30 a.m. to 5:30 p.m., Mondays through Thursdays. Our offices are closed on Fridays.

Sincerely,

 Evan Sahagun
2024.08.12
15:24:15-07'00'

Evan Sahagun,
Planner
Metro Development Services Section

Enclosures: Application Withdrawal Form, Incomplete Letter dated January 3, 2020, Incomplete Letter dated May 24, 2018

CC: Dale Thrush, Applicant on file, via email (dalethrush1@gmail.com); Inglewood Jewelry & Loan, via Certified US Mail (314 S Market St, Inglewood, CA 90301)



Los Angeles County
 Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
 Director of Regional Planning

Dennis Slavin
 Chief Deputy Director,
 Regional Planning

**Incomplete Letter for Pawn Shop
 10800 Hawthorne Boulevard (APN 4035-001-026) ("Project Site")
 Project No. 2014-00839-(2)
 Non-Conforming Use Permit ("NCR") No. 20400002**

January 3, 2020

Dear Applicant:

Ike Properties Inc.
 PO BOX 260
 Inglewood, CA 90306

Our department has reviewed the plans submitted for the project located 10800 Hawthorne Boulevard. The list below represents staff's comments, recommendations, and request for additional materials. Please address the comment and corrections in the table below:

Issue	Correction and Comments
Zoning Enforcement (ZE) Violation	As there are ongoing zoning enforcement violation(s), abatement of the violation(s) will have to occur concurrently with the processing of the Conditional Use Permit. Failure to abate the violation will result in a recommendation of denial for the Conditional Use Permit Renewal. <ul style="list-style-type: none"> - Violations to the County Code observed at the Project Site will be addressed in a separate Notice of Violation Letter by the Los Angeles County Zoning Enforcement Division.
Site Plan	Please see the attached marked up plans, and address the following: <ul style="list-style-type: none"> - Identify unmarked buildings/and uses/tenants and calculate areas - Distinguish property boundary - Label areas as specified - List required parking and parking for all uses on common parcels - Is there any landscape provided/proposed? - Is all signage permitted? Submit the revised plan and response to the planner by email.

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   @LACDRP | planning.lacounty.gov

Comments & Correction Letter
January 3, 2020
Page 2

Legalize the Auto Accessory Business	Auto accessory retail is permitted in the C-2 zone, but the installation bay, which is considered an auto service it not.
Signage	Submit a sign plan that complies with County Code Section 22. 140. 000. The current signage for the pawn shop exceeds the maximum allowed wall sign area.
Certificate of Compliance	Apply for a Certificate of Compliance.

For questions or for additional information, please contact **Christina Nguyen** of the Zoning Permits West Section at (213) 893-7413, or by email at cnguyne@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Christina Nguyen, Regional Planner
Zoning Permits – West Section





Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

May 24, 2018

Mark Ike, Ike Properties, Inc.
P.O. Box 11270, 1990 Harbor Blvd.
Costa Mesa, CA 92627

Dear Property Owner,

PROJECT NO. R2014-00839-(2)
NONCONFORMING REVIEW NO. 201400002
(APNs: 4035-001-002; -003; -022; -024; -025; -026; -027; -028; -029; -030; -031)

The properties above are identified to be under your ownership. On February 7, 2018, Regional Planning staff did an initial inspection of these properties. Based on this inspection and on a preliminary records search, Regional Planning finds that there are zoning violations, unpermitted business, and unpermitted structures on these properties. Staff is unable to proceed with the Nonconforming Review application until these issues are addressed.

Within 30 days of this letter (June 24, 2018), Regional Planning requires a full inventory of all of the businesses operating on the properties identified above that are under your ownership. For reference, we have attached an aerial that has highlighted the properties in question. The inventory should include details about all of the activities associated with the business. It is important to note all activities related to automobile repair and outside storage of any vehicles or equipment. Finally, please provide building permits for all of the structures on these properties. The building records should clearly indicate the structures identified on the properties to show that they were legally established.

Once this information is provided, staff will conduct a follow-up inspection of the properties. During this inspection, staff will need access to all areas and all structures on the properties. For questions or for additional information, please contact Greg Mirza-Avakyan of the Zoning Permits West Section at (213) 974-6462, or by email at gmirza-avakyan@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m.

Sincerely,

Travis Seawards, Principal Planner
Zoning Permits West Section

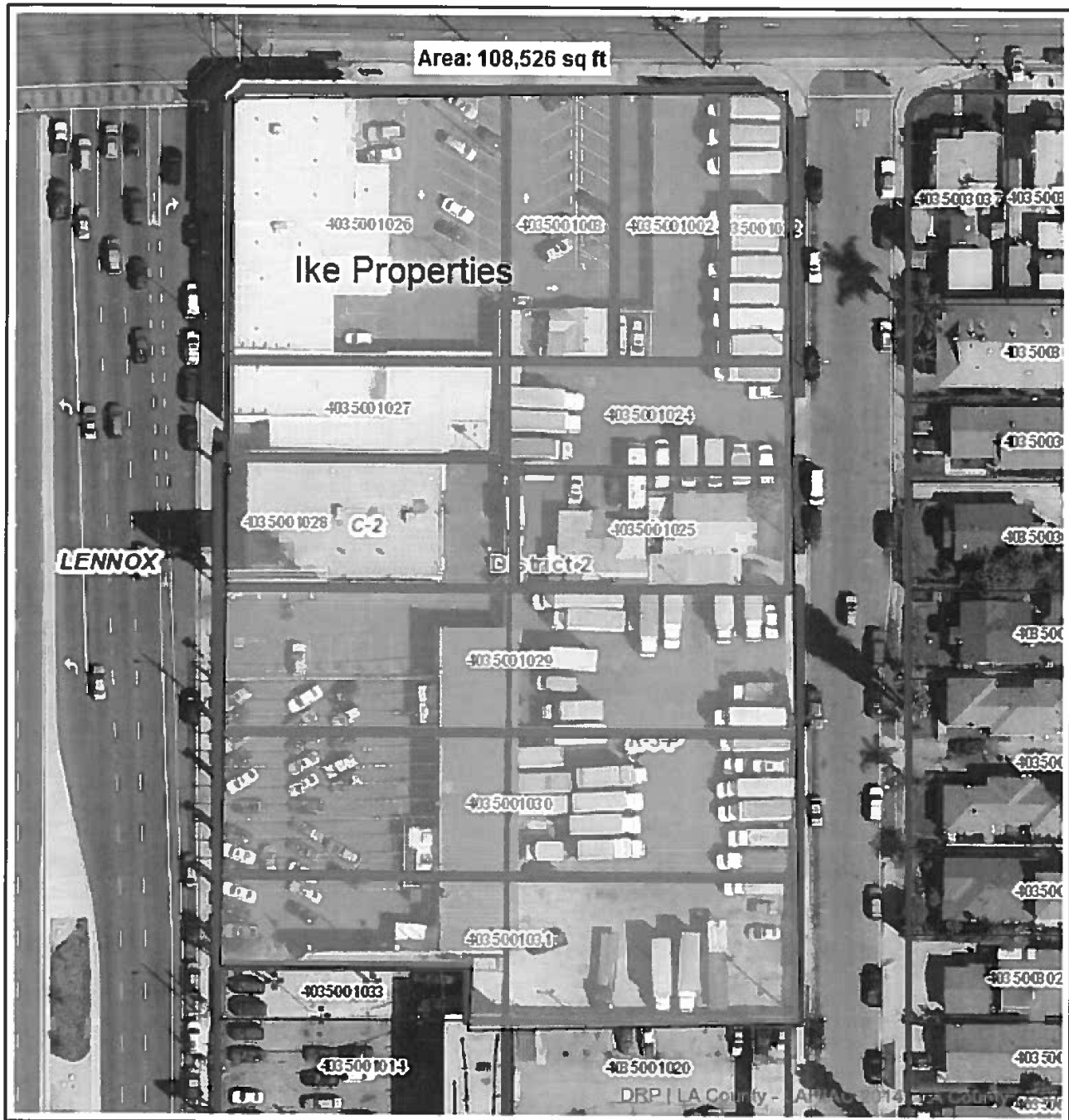
NP:TSS

Enclosure:

c: Zoning Enforcement, Timothy Stapleton; Dale Thursh

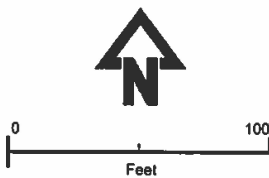
CP_R2014_00839_REQUIRED_PROPERTY_INFORMATION

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Ike Properties

Printed: May 24, 2018



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