

**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, Supervising Planner

Report
Approved By: _____
Mitch Glaser, Assistant Deputy Director

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