



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, 13<sup>th</sup> 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

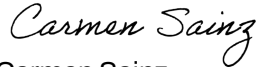
   @LACDRP • [planning.lacounty.gov](http://planning.lacounty.gov)

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](mailto: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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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](mailto: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](mailto: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	<p>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.</p> <ul style="list-style-type: none"> <li>- 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.</li> </ul>
Site Plan	<p>Please see the attached marked up plans, and address the following:</p> <ul style="list-style-type: none"> <li>- Identify unmarked buildings/and uses/tenants and calculate areas</li> <li>- Distinguish property boundary</li> <li>- Label areas as specified</li> <li>- List required parking and parking for all uses on common parcels</li> <li>- Is there any landscape provided/proposed?</li> <li>- Is all signage permitted?</li> </ul> <p>Submit the revised plan and response to the planner by email.</p>

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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](mailto: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](mailto:gmirza-avakyan@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis Seawards".

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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