

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2023-003997-(2)  
NONCONFORMING REVIEW NO. RPPL2023005625

**PROJECT DESCRIPTION**

The project is the continued operation and maintenance of an indoor swap meet in an existing 105,758-square-foot warehouse building, which is nonconforming due to use. For the purposes of County Code Section 22.222.280 (Cessation of Use), the indoor swap meet shall be considered the use for which this Nonconforming Review is granted, not any individual commercial business within the indoor swap meet. The indoor swap meet shall be subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate 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 reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** 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 make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the

defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall not expire. However, this grant may be revoked or modified pursuant to Condition No. 11, below.**
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the indoor swap meet and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** 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. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved Exhibit "A" on file. The Permittee shall deposit with the County the sum **\$2,280.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **five (5)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any 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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** 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 ("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's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, 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.

17. **Revisions to the Exhibit “A.”** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit “A.” If changes to any of the plans marked Exhibit “A” are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit “A” shall be submitted to LA County Planning by **February 16, 2026**.
18. **Subsequent Revisions to the Exhibit “A.”** In the event that subsequent revisions to the approved Exhibit “A” are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit “A.” All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises by the manager of the indoor swap meet and shall be immediately produced upon request by any County Sheriff, County Public Health inspector, County Tax and License inspector, or LA County Planning staff member. The manager and operating staff of the indoor swap meet shall be knowledgeable of the conditions herein. The Permittee shall ensure that commercial business tenants, and all employees thereof, are knowledgeable of Condition Nos. 30 through 34, below. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

#### **PROJECT SITE-SPECIFIC CONDITIONS – NONCONFORMING USE**

20. **Scope of Approval.** This grant shall authorize the following, subject to these conditions of approval:
  - a. The continued operation and maintenance of an indoor swap meet in an existing 105,758-square-foot warehouse building, which is nonconforming due to use because the property is located in the Industrial Preservation (-IP) Combining Zone and “swap meets” is listed as a prohibited use pursuant to County Code Section 22.60.030 (Prohibited Uses), while the indoor swap meet was legally established before the property was rezoned to M-2-IP (Heavy Manufacturing – Industrial Preservation);
  - b. The continued operation of any commercial business within the indoor swap meet that is nonconforming due to use, because it is listed as prohibited use in the -IP Combining Zone pursuant to County Code Section 22.60.030 (Prohibited Uses), and was a legally established commercial business within the indoor swap meet before the property was rezoned to M-2-IP;

- c. Notwithstanding County Code Section 22.60.030 (Prohibited Uses), the establishment of any commercial business that is allowed with a Site Plan Review in the M-2 (Heavy Manufacturing) Zone in any tenant space(s) within the indoor swap meet; and
  - d. The relocation of any existing commercial business within the indoor swap meet from one tenant space(s) to a different tenant space(s).
  
21. **Floor Plan.** The Permittee shall maintain a floor plan and list of all commercial business tenants on the premises. The Permittee shall make updates to reflect changes in tenancy and shall submit it to LA County Planning on an annual basis following the date of decision. The list shall contain the following:
  - a. Leased space identification letter(s), number(s), or combination thereof;
  - b. Square footage of the leased space(s);
  - c. Name of the business operator or manager;
  - d. Phone number of the business or its operator or manager;
  - e. Name of the business, or its "Doing Business As" fictitious name;
  - f. Type of business (e.g. beauty and barber shop, clothing store, jewelry store, tattoo and body piercing parlor, restaurant, etc.);
  - g. Whether the business requires a County Business License; and
  - h. Whether the business requires a County Public Health Permit.
  
22. **Lease Agreements.** The Permittee shall include the provisions of Condition Nos. 30 through 34, below, in any new agreement for a commercial business to lease space within the indoor swap meet. In the lease agreement, the Permittee shall require the lessee to certify their agreement to the provisions therein. Any amendment, extension, or renewal of an existing lease agreement shall comply with this condition.
  
23. **Hours of Operation.** The hours of operation for the indoor swap meet shall be limited from 10:00 a.m. to 10:00 p.m., daily. This condition shall not restrict the ability of security personnel to surveil the premises outside of these hours.
  
24. **Hours for Maintenance Activities.** Notwithstanding Condition No. 23, above, loading, unloading, and other similar site maintenance activities are permitted from 8:00 a.m. to 10:00 p.m., daily.
  
25. **Recycling and Solid Waste Storage.** Recycling and solid waste generated on-site shall be stored in closed receptacles, within a designated area as depicted on the approved Exhibit "A," and shall not be visible from the street.
  
26. **Outdoor Uses Prohibited.** The following are strictly prohibited outside of a fully enclosed building or structure:
  - a. Commercial uses or activities;
  - b. Outdoor music or any amplified sound;
  - c. Outdoor activities or events, except those authorized by a Special Events Permit pursuant to County Code Chapter 22.188 (Special Events Permits);
  - d. Outdoor storage or display of goods, equipment, merchandise, or exhibits;

- e. Donation boxes or bins, such as those for, but not limited to, the collection of clothing or items for donation or recycling;
  - f. Structures or machines that are internally illuminated or have moving parts, flashing lights, or make noise, such as photo booths, fortune-telling machines, penny-crunching machines, video games, or the like; and
  - g. Inanimate figures, such as statues or sculptures of animals or mannequins, cartoon figures, or human figures.
27. **Exterior Lighting.** All exterior lighting fixtures used on-site shall be full cutoff fixtures. All exterior lighting fixtures shall be fully shielded to confine light spread on-site. Lighting used on-site shall be hooded and not impact surrounding or neighboring properties. The type and location of site and building lighting shall preclude direct glare onto adjoining properties, streets, or skyward.
28. **Signage.** All business signage shall comply with County Code Chapter 22.114 (Signs) regulations applicable to the M-2 (Heavy Manufacturing) Zone. Notwithstanding County Code Section 22.114.020.B (Application Requirements), signage permitted with a Ministerial Site Plan Review shall be subject to a Revised Exhibit "A" pursuant to Condition No. 18, above. Banners and pennants are prohibited.
29. **Loitering.** Loitering, including loitering by employees of the subject property, shall be prohibited on or within the immediate vicinity of the subject property, including adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the exterior of the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.

#### **OPERATIONAL CONDITONS – COMMERCIAL BUSINESS TENANTS**

30. **County Treasurer and Tax Collector ("TTC").** The Permittee shall ensure that all commercial business tenants and any employee, volunteer, or other individual involved in rendering services therein, comply with the requirements of Title 7 (Business Licenses) of the County Code to the satisfaction of TTC.
31. **County Department of Public Health ("Public Health").** The Permittee shall ensure that all commercial business tenants and any employee, volunteer, or other individual involved in rendering services therein, comply with the requirements of County Code Chapter 8.04 (Public Health Licenses) to the satisfaction of Public Health.
32. **Compliance.** The Permittee shall ensure that any permit, license, or registration required by TTC or Public Health is maintained valid, current, and clear of violations. Commercial business tenants, and any licensed or registered individual involved in rendering services therein, shall not operate under any other name than the name set forth thereon nor beyond the expiration date, if applicable. Any violation thereof shall be considered a violation of this grant.

33. **Display of Permits.** The Permittee shall ensure that commercial business tenants display at all times a copy of any permit, license, and registration required by TTC or Public Health. Such copies shall be displayed in a clearly visible place within the leased area and shall be immediately produced upon request by any LA County Planning staff member, TTC inspector, Public Health inspector, or County Sheriff.
34. **Referrals.** If LA County Planning is notified of a violation of County Code or State law, as a result of an inspection by TTC or Public Health, it shall be considered a violation of this grant and may result in a revocation or modification pursuant to Condition No. 11, above.

Attachments:

Exhibit D-1 Public Health Department Letter dated November 18, 2024