

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.**

<b>SUBJECT</b>	<b>DATE</b>	<b>METHOD</b>	<b>DESCRIPTION</b>
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