

TRANSMITTAL TO COUNCIL

Case No. DIR 96-0440(RV)(PA3)	Planning Staff Name(s) and Contact No. Lourdes Green - 213-978-1313	C.D. No. 10
Related Case No(s).	Last Day to Appeal April 3, 2013	

Location of Project (Include project titles, if any.) 4422 West Jefferson Boulevard
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Applicant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available. Razmik Aslanyian 1020 East Providencia Avenue Burbank, CA 91501 (818)919-0505
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Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available. Same As Above


Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, please include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description <u>only</u> those items which are appealable to Council.)
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In accordance with Municipal Code Section 12.27.1, the above-captioned files, which are the subject of the attached appeal, are transmitted for your consideration. The appellant, Razmik Aslanyian is appealing the entire determination in conjunction with the discontinuance of a recycling center known as West Los Angeles Recycling. On March 19, 2013, Zoning Administrator Lourdes Green, acting for the Director of Planning, pursuant to the provisions of Section 12.27.1 found that the operation of the business known as West Los Angeles Recycling, should be discontinued.

Items Appealable to Council DIR 96-0440(RV)(PA3)

Fiscal Impact Statement Yes No X	ENV. No., if applicable ENV 2012-1292-CE	Commission Vote:
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- Please note: In addition to this transmittal sheet, Council needs:
- (1) One original and two copies of the Commission, Zoning Administrator or Director of Planning report
 - (2) Staff recommendation report
 - (3) Appeal, if applicable;
 - (4) environmental document used to approve the project, if applicable;
 - (5) public hearing notice; and (6) mailing labels
 - (7) Condo projects only: 2 copies of Determination labels (including tenants and 500 ft. radius).

Prepared by  Linn K. Wyatt	Date April 5, 2013	Contact Number 213-978-1318
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LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING

ADMINISTRATORS

R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
CHARLES J. RAUSCH, Jr.
JIM TOKUNAGA
FERNANDO TOVAR
DAVID WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
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April 5, 2013

Honorable City Council
City of Los Angeles
Room 395, City Hall
Los Angeles, CA 90012

Case No. DIR 96-0440(RV)(PA3)
Appellant: Razmik Aslanyian
Address: 4422 West Jefferson Boulevard
Council District: 10
Plan: West Adams-Baldwin Hills-Leimert
Environmental: ENV 2012-1292-CE

Honorable Members:

In accordance with Municipal Code Section 12.27.1, the above-captioned file, which is the subject of the attached appeal, is transmitted for your consideration.

Appeal Request: The appellant, Razmik Aslanyian is appealing the entire determination to discontinue the operation of a recycling center known as West Los Angeles Recycling.

Background: On March 19, 2013, Zoning Administrator Lourdes Green, acting for the Director of Planning, pursuant to the provisions of Section 12.27.1 found that the operation of the business known as West Los Angeles Recycling, should be discontinued.

LINN K. WYATT
Chief Zoning Administrator

LKW:imc

MASTER APPEAL FORM

City of Los Angeles – Department of City Planning

APPEAL TO THE: CITY COUNCIL
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: DIR 96-0440 (RV) (PA3)

PROJECT ADDRESS: 4422 JEFFERSON BLD. Los Angeles, CA, 90044

FINAL DATE TO APPEAL: April 3rd

- TYPE OF APPEAL:
- Appeal by Applicant
 - Appeal by a person, other than the applicant, claiming to be aggrieved
 - Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

APPELLANT INFORMATION – Please print clearly

Name: RAZMIK ASLANYIAN

- Are you filing for yourself or on behalf of another party, organization or company?
- Self Other: _____

Address: 1020 E PROVIDENCIA AVE Burbank, CA
Zip: 91501

Telephone: (818) 919-0505 E-mail: bestkd.ca@gmail.com

- Are you filing to support the original applicant's position?
- Yes No

REPRESENTATIVE INFORMATION

Name: RAZMIK ASLANYIAN

Address: 1020 E PROVIDENCIA AVE Burbank, CA
Zip: 91501

Telephone: (818) 919-0505 E-mail: bestkd.ca@gmail.com

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

JUSTIFICATION/REASON FOR APPEALING – Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

Entire

Part

Your justification/reason must state:

- The reasons for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

ADDITIONAL INFORMATION/REQUIREMENTS

- Eight (8) copies of the following documents are required (1 original and 7 duplicates):
 - Master Appeal Form
 - Justification/Reason for Appealing document
 - Original Determination Letter
- Original applicants must provide the original receipt required to calculate 85% filing fee.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

*"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."
 --CA Public Resources Code § 21151 (c)*

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____

Date: _____

4/1/13

Planning Staff Use Only

Amount	\$5,000.00	Reviewed and Accepted by	<i>[Signature]</i>	Date	4/3/13
Receipt No.	0203023619	Deemed Complete by	<i>[Signature]</i>	Date	

Determination Authority Notified

Original Receipt and BTC Receipt (if original applicant)

To whom may concern

I am Razmik aslaniyan the new owner of the recycling center at 4422 Jefferson ave los angels ca, 90016. We start operating the center in May 1st of 2012 and submit the application for plan approval as was advice to us from city staff,

I am giving a summery for all the 17 conditions that has all been done and fallow as of today and forward. I am inclosing 27 pictures from the site that will show the operation and center being operated with all those conditions.

- 1- We did file the plan approval in month of May as soon as we took over the operation.
- 2- All the regulations are fallowed per all governmental permits and fees.
- 3- We have not changed anything and center operates as recycling center.
- 4- We have a copy of the corrections in office and are accessible to authorized public official.
- 5- Our operating hours are 8 am to 4 pm Monday to Saturday.
- 6- Restrooms are not for public use and it is only for staff use.
- 7- We have a daily cleaning program and we have several trash bins to collect and store the trash. With three times a week pick up.
- 8-
 - A. we are a recycling center
 - b. we recycle can / plastic/ glass/ and all permitted metals.
 - c. we have a full time manager to run the operation with all the conditions.
 - d. all the information of the operator and phone numbers are for public view.
 - e. we are providing bins and trash cans for customers to bring their materials.
 - f. we have all the parking per zoning codes,
 - g. our all material is stored in containers and it is not visible from out side of center.
- 9- All the graffiti are clean and if anything appears will be cleaned in 24 hours.
- 10- There is a copy of this condition in our office for staff and owner.
- 11- We are ready to get advice from zoning staff to make things better for community.
- 12- This was done with the owner of property and old owner of center in 2009.
- 13-
 - a we do have state licensed security patrol and they are visiting on daily 3 times a day and we are inclosing there information with our report to you.
 - b. all the information has been given to the company and they are doing as they were told.
 - c. they do have logs and police officers that visit us they looked at the logs.
- 14- We did install new lighting and pictures are included for your view per your request.
- 15-We do have all the signs and please look in to pictures.
- 16-We have a new camera system in place and comply with all the requirements.
- 17-We did add landscaping and the entire side walk is being serviced every week to make sure everything is clean.

I thank you Razmik aslanyan

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

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March 19, 2013

Razmik Aslanyan (A)(R)
1020 East Providencia Avenue
Burbank, CA 91501

Pat A. Dolce (O)
4410 West Jefferson Boulevard
Los Angeles, CA 90016

CASE NO. DIR 96-0440(RV)(PA3)
REVIEW OF CONDITIONS

4422 West Jefferson Boulevard
West Adams-Baldwin Hills-Leimert
Planning Area

Zone : [Q]M1-1VL

D. M. : 120B181

C. D. : 10

CEQA : ENV 2012-1292-CE

Legal Description: Tract 7030, Lots 51-53

Pursuant to the provisions of Sections 12.27.1 of the Los Angeles Municipal Code, I hereby **REQUIRE:**

the discontinuance of a recycling center at the establishment known as West Los Angeles Recycling, located at 4422 West Jefferson Boulevard.

FINDINGS OF FACT

After thorough consideration of the statements, letters and correspondence contained in the file, the report of the Project Planner thereon, and the statements made at the public hearing on August 28, 2012, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find as follows:

BACKGROUND

On October 3, 1996, the Zoning Administrator (Case No. ZA 96-0440(RV)) determined that the operation of the business known at the time as ARC Recycling Center constituted a public nuisance and imposed corrective conditions pursuant to Los Angeles Municipal Code Section 12.27.1 in order to mitigate adverse impacts caused by the operation of the recycling center. The effectiveness of compliance with conditions was reviewed again three times, respectively in 1998, 2005 and 2009. Pursuant to the last review, on May 12, 2009, the Zoning Administrator (Case No. DIR 96-0440(RV)(PA2)) found that the operation of the West Los Angeles Recycling (formerly operated as ARC Recycling Center) had operated in substantial compliance with existing terms and conditions set forth however, additions and/or changes in conditions were necessary to prevent any nuisance impacts on the community. The owner and operator appealed to the City Council the entire determination of the Zoning Administrator. The City Council denied the appeal.

Condition No. 1 of the City Council Action of July 22, 2009, Council File No. 09-1262, conditions of approval states in relevant part:

1. The business operator shall file a Plan Approval Application within 18 months from the effective date of this determination with the Office of Zoning



Administration together with a filing fee and a mailing list of owners and occupants within 500 feet of the premises to determine the effectiveness of compliance with the conditions herein, and to determine whether additional and more restrictive conditions or, fewer conditions need to be considered for the operation of the facility or whether revocation is appropriate.

A letter of communication titled "Overdue Plan Approval" dated March 22, 2012, was mailed to the owner/operator and property owner to request the filing of the required Plan Approval review. The Plan Approval application was due January 22, 2011. The current operator filed the instant application on April 30, 2012.

Properties to the north of the site are zoned [Q]M1-1VL and developed with one-story industrial businesses. Properties to the south across the alley are zoned R1-1 and developed with single-family residences. Properties to the east of the site are zoned [Q]M1-1VL and developed with one-story industrial businesses. Properties to the west of the site are zoned [Q]M1-1VL and developed with one-story industrial businesses.

Jefferson Boulevard, adjoining the property to the north is a Secondary Highway, with a width of 80 feet and improved with gutter, sidewalk, and curb.

Chesapeake Avenue, adjoining the property to the west is a Local Street with a width of 60 feet and improved with gutter, sidewalk, and curb.

Previous zoning related actions on the site/in the area include:

Subject Property

Case No. ZA 96-0440(RV) – On October 3, 1996, the Zoning Administrator imposed conditions for the modification of the operation of the ARC Recycling Center (prior business name) to mitigate adverse impacts on commercial and residential uses. Some problems associated with the property included loitering, abandoned shopping carts, excessive trash, drug sales, prostitution, alcohol consumption on-site and within the vicinity, public urination, and graffiti.

Case No. ZA 96-0440(RV) – On October 31, 1996, the Zoning Administrator issued a letter of correction modifying conditions laid out in the determination letter of October 3, 1996.

Case No. ZA 96-0440(RV) – On December 5, 1997, a communication titled "Notice to File Approval of Plans" was mailed to the operator and property owner indicating that the required approval of plans was overdue for filing.

Case No. ZA 96-0440(RV)(PAD) – On December 21, 1998, the Zoning Administrator imposed, retained, and modified the conditions of operation previously imposed relative to the operation of the facility, formerly known as the ARC Recycling Center.

Case No. ZA 96-0440(RV)(PAD)(PA1) – On June 23, 2005, the Zoning Administrator retained, amended and modified the conditions of operation previously imposed.

Case No. ZA 96-0440(RV)(PA2) – On April 27, 2009, the Zoning Administrator determined that the operation of West Los Angeles Recycling had operated in substantial compliance with the terms and conditions in the last determination but

that additions and/or changes in conditions were necessary to prevent any nuisance impacts on the community. On July 14, 2009, the Planning and Land Use Management (PLUM) Committee held a meeting for a public hearing on an appeal that was filed by the operator and owner. The PLUM Committee and subsequently the City Council on July 22, 2009 denied the appeal and sustained the decision of the Zoning Administrator. The Mayor concurred with the action on August 6, 2009 and the action of the City Council and Mayor was mailed out on August 11, 2009.

Ordinance No. 165,481-SA4280 – Approved January 19, 1990, the City of Los Angeles amended the Los Angeles Municipal Code changing the zones and zone boundaries for the area in which the subject property is located, Subarea 4280. The zone was changed for the subject property from M1-1 to HD 1-VL.

Ordinance No. 172,913-SA375 – Adopted November 24, 1999, updating the West Adams-Baldwin Hills-Leimert Community Plan, established Q Conditions for area in which subject property is located, Subarea 375. The "Q" Conditions for this subarea are (1) No residential uses shall be allowed on these parcels, and (2) Existing uses; thereafter uses allowed in the MR1 Zone.

Case No. CPC 2010-2278(GPA) – On October 14, 2010, the City Planning Commission approved a General Plan Amendment to add a footnote to the West Adams-Baldwin Hills-Leimert, South Los Angeles, and Southeast Los Angeles Community Plans that regulates the establishment of new standalone Fast-Food Establishments.

Surrounding Properties

Case No. ZA 96-0442(RV) – On October 7, 1996, the Zoning Administrator imposed conditions to mitigate adverse impacts on the operation of the Crenshaw Family Inn Motel located at 4523 Exposition Boulevard (within 500-foot radius of the subject property). On January 27, 1999, the Zoning Administrator issued a letter explaining that a change in ownership and management from the former Crenshaw Family Inn to the renamed Expo Inn has been successful from the perspective of public nuisance abatement. The condition that required a Plan Approval was deleted, but the remaining conditions were retained to continue to provide assurance that the motel will contribute in a positive way to the health, safety, and welfare to the community.

General Plan, Specific Plans and Interim Control Ordinances

Community Plan:

The West Adams-Baldwin Hills-Leimert Plan Map designates the property for Limited Industrial land uses with corresponding zones of CM, MR1, and M1 and Height District No. 1.

Specific Plans and Interim Control Ordinances:

The property is located in the South Los Angeles Alcohol Sales Specific Plan. The subject request is not affected.

COMMENTS RECEIVED FROM OTHER DEPARTMENTS OR THE GENERAL PUBLIC PRIOR TO PUBLIC HEARING

- A letter from a stakeholder in the area states:

"We are very concerned with this facility,[.] We are asking the city to discontinue the use of this recycling faculty[facility], it has drown[drawn] many bad elements to our streets, many drunks and homeless men and women are drown[drawn] to this recycling center, we have endured many many thefts, gratify[graffiti], broken glass bottles thrown on sidewalks, some shootings as well, the many property owners cant [can't] rent there[their] buildings, and renters are leaving due to a high rate in crime!"

- An e-mail dated August 14, 2012 from a stakeholder states the following:

"A few years ago the JBAC community went down to a hearing with the owner some complaints were upkeep, cleanliest (sic), drugs, and given (sic) vouchers to purchase items at PG's. This business is a nuance (sic) and we don't want it in our community we always felt that way and we still do...."

- A letter dated August 16, 2012 from LAPD Captain Commanding Officer states:

"The business located at 4422 West Jefferson Boulevard, a recycling center, has been a source of numerous community complaints requiring ongoing law enforcement response. The location is situated along a major vehicular and pedestrian corridor and is within walking distance to three high schools and two parks. The numerous community complaints have ranged from the minor, such as drinking in public, fights, and other minor disturbances, to the more serious and violent incidents, such as narcotics sales and use, indecent exposure, prostitution activity, robbery, and assault with a deadly weapon. These repeated responses have become a severe drain on city resources.

After extensive stakeholder outreach and input, several operating conditions were attached to the business. Among them were limited operating hours, mandated use of security guards, and the installation and use of surveillance cameras at the location to maintain. All of these conditions were established to maintain order and in a direct attempt to rid the business of these community complaints. Unfortunately, calls for police service at the location have not dropped and the business is still plagued by major and minor incidents requiring police response.

For the reasons stated above and since the conditions have not improved, we do not support lifting of the current conditions. Given the long troubled history associated with this business and its location, we are recommending the closure of this business. This closure would have a profound, positive impact on the safety and security of the surrounding community."

- A letter from the West Adams Neighborhood Council dated August 17, 2012, explaining that the neighborhood council has received many complaints from neighbors regarding an increase in crime:

"...prostitution, home break-ins, urinating on lawns and etc. Each caller believes that the increase in these active[iti]es is due to the way the business is being operated...We recommend that changes be made to the way it is being operated: Hours of operations be changed; signs posted about loitering and drinking on and around the location, enforcement of posted

signs and if they can not ad head (adhere) to these changes; that the location be closed down."

- An e-mail dated August 20, 2012 from the public opposing against any type of expansion for the following reasons:
 - *"It will create more garbage along Jefferson Blvd. and the surrounding streets.*
 - *It will make our neighborhood less desirable (for potential home buyers and new businesses)*
 - *It could attract more homeless to our neighborhoods*
 - *Now that we have the Metro along Exposition, we should be creating more attractive qualities for our neighborhood to thrive, not expanding a recycling center that creates more trash and has a very unattractive façade.*
 - *Recycling is necessary, but should be done in an industrial area, not a neighborhood zone."*
- An e-mail dated August 20, 2012 from the Legislative Deputy, Council District 10 states the following:

"The council office has several issues with West LA Recycling. We have worked in the past with the operator and community members to create a set of conditions that would protect and benefit the surrounding neighborhood. We have observed that many of these conditions are not being met. Specifically, we have concerns when it comes to the property owner's compliance with the following conditions as outlined in the Zoning Administrator's determination in 2009 [DIR 96-0440(RV)(PA2)].

7. ***The, owner shall keep the premises and those portions of the sidewalk, street, and alley abutting the property, clear of trash and debris by a minimum of one daily pick up. The operator shall maintain a receptacle(s) for trash, plastic bags or any material which is not recyclable.***

The neighbors witness many incidents of public urination, trash and debris from both the baskets being brought to the recycling center and trash left on the ground after folks have gone thru neighbors trash cans looking and taking recyclable materials.

13. ***Within 60 days of the effective date of this action, the property owner and/or operator shall enter into a security contract to provide the following security measures:***

- a. ***A State licensed uniformed security patrol service which shall patrol the premises and visit a minimum of three times per day during the permitted hours of operation. Upon each visit, the security patrol personnel shall patrol on foot the property as well as the abutting sidewalk and the entire perimeter of the premises. On each visit the patrol service shall be on the premises no less than fifteen minutes. The on-site patrol hours may be flexible to prevent predictability by any potential nuisance-creating individuals. However general hours recommended for each visit may be arrived at in consultation with the Los Angeles Police Department.***

- b. **The security patrol personnel shall be responsible for removing from private property loiterers or persons reasonably assumed to be engaging in any illegal activities. If unlawful activities relative to loitering, drinking alcoholic beverages, or solicitation of sex or drugs on the property or sidewalk is observed or reasonably assumed then the security patrol personnel shall verbally request such persons to leave the area and/or immediately notify the Vice Unit of the LAPD of such activity.**
- c. **The operator and the patrol service company shall maintain a daily log of the patrol visits, which shall include at a minimum the time and date of the visit, the duration of patrol, the name(s) of the security personnel carrying out the patrol, and a description of any incidents that may have occurred during the site inspection. A copy of the log shall be provided to the operator and made available to an enforcement agency upon request.**

The facility's security guard is not licensed and does not visit the site on a regular basis. This is a public safety issue in the neighborhood as this location is a magnet for prostitutes and drug users. It is observed by many community members that individuals come recycle their goods and then are solicited by prostitutes waiting at the facility.

A log of security visits was not available when ask for it to be produced.

17. **The operator shall install additional landscaping along the perimeter of the facility to screen all exposed, fencing. Additionally, the operator shall regularly trim any overgrown vegetation and maintain in healthy condition any landscaping along the entire perimeter of the facility, including along the alley.**

Currently the landscaping on the outside of the property is not maintained on a continual basis. This creates an unattractive environment that detrimental to the neighborhood."

- A letter dated August 25, 2012 from neighbor with a petition requesting the closure of the business. The letter states:

"... (center's clientele)... infringe on (neighborhood's) peaceful existence, especially on trash collection days, by pushing noisy shopping carts down the middle of the street then upending the trash containers while they search for cans and other recyclables. In addition to the noise, unless someone is there to tell them not to leave discarded items in the surrounding area; they don't hesitate to throw unwanted trash in the street, on the grass and on the sidewalks.

Constant loitering, within five feet of the Center is another persistent problem, that has also expanded to include drug dealing and usage, open container consumption, prostitution and vagrancy. To alleviate thee unlawful activities we've learned that they didn't adequately employ the use of a state licensed uniformed security service as outlined in their conditions."

- An e-mail dated August 26, 2012 states:

"My one complaint about this business is that they do nothing to police, discourage a crowd of loiters from the sidewalk area of there (their) business. These people hanging out are the same ones one can find in the night standing on various corners on Jefferson going East from La Brea."

- An e-mail dated August 27, 2012 states:

"It is attracting people outside the community who unfortunately seem to bring problems with them. Although the noise does not spread to my home, there are people who go through my garbage cans and sometimes leave a mess in their wake, on their way to the recycling center." Lastly, an e-mail dated August 27, 2012 states: "Drugs and vice and anything you can think of occurs around this place and we do not want it in our neighborhood."

- An e-mail dated August 27, 2012 states:

"... JBAC-LA has had a history of over 6 years of trying to work with and cleanup the recycling center (Writer attaches copies of past correspondence from 2008 and 2006 identifying problems)

- On August 27, 2012, LAPD Senior Lead Officer met with investigative Planning staff to discuss the West LA Recycling Center case and submitted additional documents to the file – letter addressed to Rebecca Gardner, City Attorney's office stating:

"I was met by an individual in a black shirt which read "Security" on the front and back of the shirt. He identified himself as Fields, Lamont Alton and (DOB 03-31-1967). He also stated that he was aware that the location had to have visits by licensed security personnel. He stated that the company he worked for, Robinson Security PPO#3005. He also stated that he was assigned at the location all day, from open to close.

I asked him if he was aware that a log book of their visits had to be kept on the premises. He said he was not. When I asked him for his state issued BSIS guard card, he said it was valid, but he did not have it with him. At that time we also encountered another individual, (Zeigler, Sebon Columbus II-DOB09(-)22-58) wearing a black baseball cap, black shirt with security guard patches on each sleeve. Mr. Zeigler stated that he was also a security guard hired by the same company but stated that he had only been working for them for that day.

A check of the BSIS website for guard card verification returned "no record" for both men. Additionally, a want ck returned with active probation for Mr. Fields for narcotics.

Additionally, I spoke of the phone with the owner of Robinson security, "Jack" and advised him of the situation. He seemed surprised and stated that both of the security guards had up to date guard cards.

On 06-10-12 I spoke with the new operator of this business, (Aslanyan, Razmik). He stated that he was generally aware of some but not all of the

conditions of the property. Additionally, he stated that the security company, Robinson Security, was referred to him by a business associate.

At that time I made an appointment to visit with him to show him the required items included in the zoning administration's condition letter."

- The Los Angeles Police Department Patrol Calls for Service, January 1, 2010, to August 13, 2012: 8 Responses to 4422 West Jefferson Boulevard.
- A Consolidated Crime Analysis Database (CCAD) report from January 1, 2010 to August 13, 2012 for 4422 Jefferson:
 1. 08/06/11 RECEIVED VEHICLE
 2. 08/06/11 TAKE VEHICLE: No CNSNT:SPEC PR
 3. 04/14/12 INJURY
 4. 05/18/12 ROBBERY
- LAPD also sent a CCAD report from January 1, 2010 to August 13, 2012 for adjacent properties, 4410-4416 Jefferson Boulevard:
 1. 08/18/10 41.27CLAMC – DRINKING IN PUBLIC
 2. 06/02/11 41.27(C)LAM – DRINKING IN PUBLIC
 3. 08/10/11 41.18(D)LAM – LOITERING
 4. 08/10/11 41.18(D)LAM – LOITERING
 5. 09/20/11 41.27HLAMC – OPEN CONTAINER
 6. 04/02/10 243(E)(1)PC – DOMESTIC BATTER
 7. 05/15/10 11350(A)HS – POSSESSION OF CONTROLLED
SUBSTANCE
 8. 04/20/10 ASSAULT WITH DEADLY WEAPON (Jefferson and
Chesapeake)

On August 27, 2012, the LAPD submitted Calls for Service Summary Report from January 1, 2009, to July 31, 2012 showing 28 responses to both the 4422 Jefferson Boulevard address and to the intersection of Jefferson Boulevard and Chesapeake Street. Of the 28 responses, 4 responses were indicated on the previously submitted report.

LAPD provided Crime Counter Report for the Southwest Reporting District 332, from May 1, 2010 to June 1, 2012. The report showed a total of 150 crimes. Of the 150 crimes, burglary accounted for the most crimes (34).

PUBLIC HEARING

A public hearing on this matter was conducted in City Hall on August 28, 2012. In attendance and testifying were the operator (business owner), the business supervisor, a representative of the Los Angeles Police Department, two representatives of the Office of the Tenth Council District and neighbor.

At the beginning of the hearing, the Zoning Administrator noted that there was an addendum to the staff report and gave copies of both to the operator.

The following is a summary of the points made in public hearing testimony:

Business Owner and Site Supervisor – Razmik Aslanyan and Hamlet Betsarghez

- Took over operation on May 1, 2012.
- Not aware of 17 conditions until LAPD visited center.
- Have changed operation and removed scrap business.
- Recycle only CRV products.
- Security guard is present.
- Littering has been reduced.
- Surveillance cameras are working and connected to LAPD as of June, 2012.
- Had three cameras and now have eight cameras which LAPD can dial in to view in real-time.
- LAPD visited and said everything looked "great".
- Prior business owner who sold operation did not provide any of the revocation conditions.
- Do not have full-time security guard but have requested that security visit more often.
- Minimum visits are three.
- Have hired Robinson Security Company. Company sends security guards.
- Regarding Condition No. 17 – twice a week trim landscaping and clean sidewalk.
- Have not planted new landscaping but will do so next month.
- Security company has log and will submit. For a short time, security was on-site all day.
- Do not know if prior operator had security.
- Regarding Condition No. 15 – not aware of shopping cart issues.
- If people are drinking, staff or security guard tells them to move.
- Business owner has four recycling center locations in Los Angeles, which he visits every day.

Los Angeles Police Department Southwest Area– Officer Biondo

- Has been officer for ten years with eight years in the Southwest area.
- Is Senior Lead Officer since 2007 assigned to this area.
- Serve as liaison with business owners.
- Address quality of life issues.
- Know the problems that occur at 4422 West Jefferson Boulevard.
- Clientele is transients.
- Transients get goods from City-owned trash cans.
- They use shopping cart, these are an eyesore and may be left in community.
- There is trash, debris, alcohol and narcotic abuse and prostitution associated with recycling centers.
- There is a liquor store across street and people go there and come back to congregate in front of recycling center.
- Recycling center is a meeting place.
- Problems with facility since last hearing in 2009.
- Past operator typically claimed no responsibility for those who leave recycling center but problems emanated from this property.
- Had past hearing and conditions established.
- Contacted current operator in April or May, 2012.
- Saw that there was a change of business owner.
- Parkway was overgrown after new owner took over.
- Visited new owner with copy of conditions.
- There was no log book as required.
- Security situation was distressing, there were no guard cards and one guard was on probation.

- Spoke with business owner and agreed to make improvements.
- Had no idea of other conditions.
- Gave business owner copy of conditions in June, 2012.
- Has visited since, there are some improvements but not enough to believe this is an effective use for the community.
- Community has been patient.
- Business and property owner are unwilling or unable to make changes.
- Radio calls continue for same issues.
- Now it is too little too late by new business owner.
- There is a better use of this site than that of a recycling center.
- No neighbors are using facility.
- It is a cyclical effect which degrades quality.
- This is not condemnation of new owner.
- Believe in giving opportunity.
- Property has had so much time and not done anything to improve.
- LAPD cannot continue to spend resources on this site.
- Every time there is a radio call, LAPD needs to go and respond.
- Calls are attributable to address and intersection as some calls are made by others who do not know address.
- Problems include drinking in public, groups causing disturbances, individuals who are drugged and may get into fights, battery.
- Some individuals will drink at liquor store but not enough shade there and then will cross street and drink on sidewalk next to recycling center, which is shady.
- Usually find them on Chesapeake along fence line. Jefferson Boulevard has driveway so more difficult directly in front but will sit to side, not too far to encroach into other businesses.
- There are two high schools within walking distance whose students walk by; center is not good influence.
- See drop in problems when center is closed.
- Have not seen camera-live feed referenced by operator.
- Also have not been given access code.
- Operator has trimmed parkway and security guard had valid card. That was good but it's too late based on long history.
- Agree new operators seem interested but don't have enough time.
- LAPD is in contact with community, business owner may not be at site all day. Community members are there and have been patient and not seen improvement.

Neighbor on Chesapeake

- Live within 500-foot radius.
- Representing neighbors.
- Submitting letters from three residents who live within 75 feet and petition with 15 names of 3000 block of Chesapeake.
- Support closing center down.
- This morning at 7:30 a.m. witnessed people loitering outside recycling center.
- At 9:15 a.m., there was a male urinating at corner of center on Jefferson.
- Submitting photos for the record which show following: an individual hitting another on the ground; shopping carts; vegetation over sheet metal fencing, overgrown grass.
- Summer 2012, there was a fight and another three months prior and other in 2011 and 2012.
- If drugs and prostitution was taking place near home of owners, they would not allow it.
- Who should monitor?

- Want to see a log of patrol since 2009, want to see if the patrol was provided.
- Agree with LAPD, it is too little too late.
- Very little has been done to invest in business to make it look better.
- Unfair to ask residents and children to wait for new owners to bring business into compliance.
- Was business sold recently due to noncompliance?
- Asking that use be revoked.
- When business is closed, there is generally less loitering.
- Photos taken are mostly of when facility is opened.
- Clients are transients not residents.
- Since 1994-95 have noticed problems.
- Use is not a positive influence.

Office of the Tenth Council District representatives – Albert Lord and Liz Carlin

- Agree with LAPD that nuisance problems are serious.
- Speakers also submitted copies of e-mails from community members regarding the operation of the recycling center, many of which were also submitted prior to the hearing and already referenced herein.
- Job is to advocate for community.
- Cannot support use.
- This site has been a long-time issue.
- Quality of life is priority.
- Concerns have been long-standing.
- Centers clientele goes through residences and trash cans.
- Have met with community groups and neighborhood council.
- Business degrades area.

Operator – Hamlet Betsarghez

- Aware of concerns
- Now new operator, did not know prior owner or meet in person.
- Regarding clients, 20% are "pushers" who go for drinks, etc., rest are neighbors.
- 70% of business was scrap metal which has been eliminated.
- Operation is same as recycling that takes place in shopping center.
- Only CRV products collected.
- After hours, have no control.
- Photos from last two to three years do not apply.
- If a fight were occurring in front of a hospital, it does not mean that hospital should be closed.
- All recycling centers will have problems.
- We'll do the best to improve it.

At the end of the public hearing, the record on the matter was maintained open to allow the operator to submit additional documentation regarding compliance including security logs and to comment further on any information in the file which was noted available for review.

No additional communication or correspondence from the operator, his representative or the property owner was submitted during the advisement or after the advisement deadline.

WRITTEN COMMUNICATION RECEIVED SUBSEQUENT TO PUBLIC HEARING

September 9, 2012 – E-mail from president of JBAC (community group) indicating that recycling center has been problem for years, "... attracts homeless and causes people to

hang out drinking and selling or doing drugs We don't want this in our community. The front of the building remains dirty and unkempt".

September 9, 2012 – Four form letters signed by neighbors requesting closure of recycling center citing problems with "... *Constant loitering, within five feet of the Center...that has also expanded to include drug dealing and usage, open container consumption, prostitution and vagrancy.*" Letters reference impacts created on trash days when individuals upend trash containers searching for cans and other recyclables creating noise impacts and leaving discarded trash in street.

September 9, 2012 – Three form letters (**ZA Note:** Letters not duplicative of those noted above.) One letter noting that there has been no compliance with many of the conditions imposed as part of the 2009 review. Adding that no security guard was observed until recently, that loitering and vagrancy occurs mainly during operating hours but also persons mingle at all hours, that there is a public toilet use on walls and shrubbery on the premises and surrounding properties. Another letter indicates that loitering has led to alcohol and drug use and sales and prostitution being observed. Final letter notes that business owner is responsible for being a good neighbor but that center has failed in compliance and that the City has failed in enforcement and that neighbors should not wait more years and endure negative consequences of operation of center in neighborhood.

September 10, 2012 – Three form letters from residents on Chesapeake Avenue (**ZA Note:** Letters not duplicative of those noted above.) One letter notes that neighbors have lost faith in elected officials, police and zoning. Letter references one incident in which a man followed a woman into her back yard as she was driving into her garage and he took her recycle trash bags and walked to the recycle center. Another incident identified concerns a man climbing over fence into a washing machine business and loading several trash bags of business's recycled industrial plastic from its trash bins and tossing them over fence and taking them away on a bike. Reference is made to recycle centers located at market such as Ralphs on La Brea where there is no opportunity to "hang out". Letter adds that loitering begins before doors open with people sitting on Chesapeake Avenue who appear homeless and debris is present at end of day. Recycle center operators do not cut back shrubs which force residents to walk into grass parkway which is used as toilet. It's noted that recently one security guard was hired who only observes front of center and not perimeter and who is usually sitting outside in his car. Same loiterers are observed daily who are not recycling goods and who appear to be welcomed. Some individuals have been hired to work at center and now hang out with friends. Welcome recycling but not at the expense of "... *our safety and property depreciation.*"

September 10, 2012 – Letter from neighbor on Chesapeake Avenue. References ongoing complaints to Council Office and Police that have been submitted regarding area and recycling center which it is noted has men and women hanging out in front and around the corner on Chesapeake. Writer attaches 2005 letter to Police identifying problems and seeking help and notes anger that there has been no improvement. Also cites another address 4500 W. Jefferson Boulevard as site where neighbors have witnessed drug and prostitution activity on the Chesapeake Avenue entrance.

September 10, 2012 – Letter from neighbor citing no compliance with 2009 action and negative impacts on community. Letter urges the closure of facility.

September 12, 2012 – Letter from neighbor that includes photos that writer notes were taken after ZA hearing with individuals loitering in front and on the side of the recycling center. Writer states that atmosphere at facility allows clients to loiter and wonders if operator cares "...*about their plight or whether or not they stay in business?*" Writer adds

that "... *Most of us love recycling however with the type of clients this business attracts, a facility as such, would best serve itself and all others in a different location, now adjacent to a stable residential neighborhood with beautiful children at play and walking past on their way to school.*"

December 20, 2012 – E-mail from neighbor who wrote September 12, 2012 letter, noting that since August, 2012 ZA hearing, loitering, drug dealing and prostitution has become worse. Writer adds that he has witnessed open container consumption and drug sales on too many occasions to keep track with much of the loitering directly in front of center's driveway. Writer wonders if operators have given up and states "... *what is it going to take for the operators to come into compliance with their owner conscious (sic) regarding decency in a residential neighborhood?*"

January 12, 2012 – E-mail from Officer John Biondo indicating that he has noticed that there have been more loiterers and drinking over the prior weeks with regards to the recycling center. Officer notes that there was no security guard prominently posted in or around the location and summarizes prior two visits:

- On December 22, 2012, at 11:50 a.m., Officer Biondo states that he visited the property and there was no security guard and no log book to review. He asked an employee if there was a security log book or a security guard on the premises. The employee answered that he had been working at the premises for three months and had never seen a security guard at the location.
- On January 7, 2013, Officer Biondo visited location again and spoke with the employee. There was no security log or on-site security. The employee told the officer that he had spoken with the owner and that there was security that roved in a vehicle. He added that the security comes to the center three times a day but does not get out of the car and remains outside of the location on the street. The employee told Officer Biondo that security does not have contact with the loiterers and drinkers but that they leave when security drives up to the location.

REVIEW OF COMPLIANCE WITH THE NUISANCE ABATEMENT CONDITIONS OF CASE NO. ZA 96-0440(RV)(PA2)

The following is a review of compliance with conditions based upon testimony at the public hearing, investigative staff visit and documentation in the file, including Police reports and correspondence. Investigative staff conducted a site inspection on August 9, 2012 at 10:30 a.m.

1. **MODIFIED** – The business operator shall file a Plan Approval Application within 18 months from the effective date of this determination, along with a filing fee in accordance with Section 19.01-I of the Municipal Code and an ownership list of both property owners and occupants within a 500-foot radius of the property for the purpose of conducting a public hearing to determine continued compliance and the effectiveness of the conditions imposed herein.

STATUS: Belated compliance. The Plan Approval application was due no later than 18 months from effective date of July 22, 2009 which was the date of the City Council action. The due date for filing the plan approval was January 22, 2011. The Chief Zoning Administrator sent an overdue plan approval letter dated March 22, 2012, to the business owner and property owner requesting that the application be filed. The business operator, who as noted acquired the business in 2012, filed the required Plan Approval application on April 30, 2012.

2. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

STATUS: There is no evidence of any orders to comply issued by the City for any violation of use, height or area regulations. However an Order to Comply was issued to the operator on September 26, 2012 by the Department of Building and Safety for failure to pay an annual inspection fee required in the Municipal Code for recycling centers. There is no record to indicate whether this fee was paid. Additionally, the Department of Building and Safety records show two Orders to Comply related to canopies and daily cleaning with entries that these items were in compliance on January 28, 2013.

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding neighborhood. The right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of the neighborhood.

STATUS: While listed as a condition, this is literally a statement of the Director of Planning's authority, as carried forth by the Zoning Administrator, rather than an obligation or limitation imposed on either the operator and/or property owner. The Zoning Administrator has in the past had the opportunity to amend the conditions, if necessary. At this time, there are no new conditions which can be imposed and there is no reasonable expectation that any new corrective conditions would be any more effective than those imposed to date. The Zoning Administrator has required the revocation of the use as the only remaining course of action given the absence of compliance and of any significant improvement attributable to the recycling center's operation.

4. These conditions of approval shall be retained on the property at all times and shall be produced immediately upon the request of any authorized public official.

STATUS: Not in compliance. Investigative staff on the site visit in August, 2012, asked the operator if a copy of the conditions were kept on-site. The operator explained that the previous operator took the copy of conditions, but that he was familiar that there were imposed conditions on the subject property. By August, 2012, the new business operator had already filed the required plan approval (filed on April 30, 2012) and should have been expected to have reviewed the conditions and maintained a copy on-site.

5. The permitted hours of operation shall not exceed 8 a.m. to 4 p.m. Monday through Saturday. These hours of operation shall be prominently posted on the property.

STATUS: Investigative staff observed signs posted with hours from 8 a.m. to 4 p.m. and included photos for the case file.

6. **MODIFIED** – Any restrooms or portable toilets on the premises shall not be made available for public use.

STATUS: A portable toilet is located along the southwest portion of the property. The operator explained that it is used for staff only.

7. The owner shall keep the premises, and those portions of the sidewalk, street and alley abutting the property, clear of trash and debris by a minimum of one daily pick-up. The operator shall maintain a receptacle(s) for trash, plastic bags or any material which is not recyclable.

STATUS: The operator indicated in his application that there is a daily cleaning program and that there are several trash bins to collect and store the trash with three times a week pick-up. Investigative staff did not observe any trash on the premises, sidewalk, street, or alley abutting the property upon the site visit. Staff observed a receptacle for trash. However, testimony and correspondence have noted that trash and debris occur along the Chesapeake side of the premises and that the center's clientele contribute to increased trash impacts on the adjacent residential streets.

8. The operator shall further comply with all of the following conditions:

- a. The facilities shall be operated by a recycling center operator or junk dealer.

STATUS: The facility operates as a recycling center. During the site visit, investigative staff observed a number of customers bringing aluminum cans, glass bottles, and plastic containers.

- b. Notwithstanding any other provisions of the Code, the center or site shall be limited to the collection and processing of paper, cardboard, glass, metal, oil, rags, batteries, plastic and other items that are deemed appropriate by the Department of Building and Safety.

STATUS: The operator has indicated that the facility recycles cans/plastic/glass and all permitted metals. A sign is posted on the front gate that they accept metals such as copper, brass, and aluminum. At the hearing, the operator testified that they no longer accept scrap metal.

- c. The facilities shall be administered by on-site personnel during all hours the center is open.

STATUS: Investigative staff observed two people working: one in the office verifying the weight and issuing money, the other helping the customers with weighing the material. The operator indicated in the plan approval application that there is a full-time manager on the premises.

- d. The facilities shall be clearly identified with the operator's name, address, telephone number, hours of operation and a notice stating that no material shall be left outside the recycling center enclosure.

STATUS: A sign located on the northwest corner is posted with the name of the operation, address, telephone, and hours of operation. Although a sign is posted on the front gate stating "No material shall be left outside the recycling center enclosure", it is partially blocked by a sticker and graffiti. Staff photos are attached to the file.

- e. The operator shall provide containers that are of durable, waterproof, rustproof and of incombustible construction and of a capacity which is sufficient to accommodate the materials collected.

STATUS: Investigative staff observed that the operator immediately put the material in rubber bins.

- f. The operator shall provide adequate parking and drive through space to accommodate customers, as required in Section 12.19-A,4(b)(4).

STATUS: There is no indication from the Department of Building and Safety that parking and drive-through are inadequate based on the Municipal Code.

- g. No material shall be stored to a height greater than the height of the enclosing wall or fence.

STATUS: During the site visit, investigative staff did not see any material higher than the height of the fence.

9. Any graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

STATUS: Investigative staff did not see graffiti on the walls, but as stated above there is some graffiti on the signs.

10. Condition Implementation. A copy of these conditions of operation shall be retained on the premises at all times. The property owner, business operation and all employees of the facility shall be made completely familiar with these conditions and shall implement them as required.

STATUS: As stated in Condition No. 4, the operator did not have a copy of the conditions. However, he indicated that he was familiar that there are imposed conditions on the property however it is unclear whether he and any other employees were aware specifically of what the conditions required and how to insure their implementation, which is the objective of this condition.

11. Unless herein specifically excepted, the terms and conditions of operation contained herein shall supersede all prior requirements of the Office of Zoning Administration, Board of Zoning Appeals and City Council.

STATUS: This condition is for information purposes only.

12. **MODIFIED** – Within 30 days of the effective date of this action, a new covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file. If the property owner fails to comply with this condition, the City will record the covenant.

STATUS: Not in compliance. A review of the previous case file did not include the recorded covenant required by the City Council Action dated July 22, 2009

(Case No. CF 09-1262). There was a copy of a recorded covenant on May 4, 2006 for the prior Case No. DIR 96-0440(RV)(PAD)(PA) The new covenant should have been recorded no later than August, 2009 by the property owner who remains the same owner as in the prior plan approval case.

13. **NEW** – Within 60 days of the effective date of this action, the property owner and/or operator shall enter into a security contract to provide the following security measures:

- a. A State licensed uniformed security patrol service which shall patrol the premises and visit a minimum of three times per day during the permitted hours of operation. Upon each visit, the security patrol personnel shall patrol on foot the property as well as the abutting sidewalk and the entire perimeter of the premises. On each visit, the patrol service shall be on the premises no less than fifteen minutes. The on-site patrol hours may be flexible to prevent predictability by any potential nuisance-creating individuals, however general hours recommended for each visit may be arrived at in consultation with the Los Angeles Police Department.

STATUS: Not in compliance. A letter dated June 11, 2012 from Robinson Security stated in part that said company was “..providing temporary security services for West L.A. Recycling Yard. They are providing services daily from the hours of 8:00 a.m. - 4:00 p.m. at a rate of \$12/hr.” The representative for the recycling center claimed that Robinson Security had a copy of the conditions and enforced them accordingly. On the site visit by investigative staff in August, 2012 a security guard was observed on the premises. As noted in information provided by the Police Department, the security company's guards were found to have no State issued licenses.

According to testimony provided more recently by the Police, in December, 2012, an employee indicated that he had not seen a security guard at the premises during his three months of employment. It is noted that this condition was for a patrol security guard required to visit the premises and not for a permanent on-site security guard although there may have been a security guard on the premises rather than roving guard at some point. On a subsequent visit to the premises in January, 2013, the Police were informed by an employee that there was a roving security guard who visited three times a day but did not get out of the vehicle or patrol the premises as required by this condition. There is no evidence provided whether there was any type of security at the premises available since the prior review of conditions in 2009 until 2012, when the current operator took over, which the property owner also should have been aware of was required.

- b. The security patrol personnel shall be responsible for removing from private property loiterers or persons reasonably assumed to be engaging in any illegal activities. If unlawful activity relative to loitering, drinking alcoholic beverages or solicitation of sex or drugs on the property or sidewalk is observed or reasonably assumed, then the security patrol personnel shall verbally request such persons to leave the area and/or immediately notify the Vice Unit of the LAPD of such activity.

STATUS: Not in compliance. During the site visit in August 2012, investigative staff observed that a security guard was at the entrance of the recycling center. The security guard explained that he attempts to remove people loitering and engaging in illegal activities. He also stated that he calls

LAPD as needed. As noted by LAPD, per information provided by an employee of the recycling center as recently as January, 2013, the roving security guard does not leave his vehicle and as such, there is no indication that the guard is proactively moving loiterers off private property or sidewalk although it is claimed that loiterers move when they see the security vehicle.

- c. The operator and the patrol service company shall maintain a daily log of the patrol visits, which shall include at a minimum, the time and date of visit, the duration of patrol, the name(s) of the security personnel carrying out the patrol, and a description of any incidents that may have occurred during the site inspection. A copy of the log shall be provided to the operator and made available to an enforcement agency upon request.

STATUS: Not in compliance. During the site visit in August, 2012, investigative staff asked the security guard to see the daily log. The daily log resides with the security guard. He explained that he reports incidents to LAPD and writes them in the log. At the public hearing, the Zoning Administrator left the record open to allow the business operator to turn in a copy of the aforementioned log. The business operator did not turn any log in or any additional information to explain its existence or lack thereof. On a site visit to the recycling center in January, 2013, the Police again requested a copy of the log which is required to be maintained on the premises and no copy was produced.

14. **NEW** – Additional lighting shall be installed along the perimeter of the premises fronting onto Chesapeake Avenue and along the alley. Any lighting shall be shielded so that it does not impact any adjacent residential uses.

STATUS: The current business operator indicates that new lighting was installed. Investigative staff observed lighting fronting onto Chesapeake Avenue and also along the alley. The alley is unavailable to the public because there is an 8-foot high wrought iron gate with lock that blocks direct access to it.

15. **NEW** – The operator shall post signs within the interior and the exterior of the premises which shall read "No Loitering, Section 41.18(a) of the LAMC" and "No Trespassing, Section 41.24 of the LAMC" as well as an advisory sign which states "Unauthorized Removal, Use or Possession of Shopping Carts is prohibited by Section 41.45 of the LAMC".

STATUS: There are multiple signs stating: "No Loitering, Section 41.18(a) of the LAMC" and "No Trespassing, Section 41.24 of the LAMC", some of which have graffiti over them. However, there was no evidence of the posting of any signs stating: "Unauthorized Removal, Use or Possession of Shopping Carts is prohibited by Section 41.45 of the LAMC".

16. **NEW** – A camera surveillance system shall be maintained inside and outside of the premises with cameras oriented to the interior of the facility and to the perimeter, including Chesapeake Avenue and the alley. Video tapes shall be retained for a minimum of 30 days and provided upon request of the Police Department or any other enforcement agency.

STATUS: There are eight cameras throughout the interior and perimeter of the facility, including Chesapeake Avenue and the alley. At the hearing, the operator testified that the cameras can be viewed in live time by the Police. The Police noted

that they have not been provided with an access code to view the camera surveillance in real-time.

17. **NEW** – The operator shall install additional landscaping along the perimeter of the facility to screen all exposed fencing. Additionally, the operator shall regularly trim any overgrown vegetation and maintain in healthy condition any landscaping along the entire perimeter of the facility, including along the alley.

STATUS: During the original site visit in August, 2012, investigative staff observed landscaping along the perimeter of the facility. In some areas, the vegetation has not grown and is dead. In January, 2013 the Zoning Administrator also observed on a field visit that landscaping along the perimeter of the premises adjacent to the fence was overgrown, unkempt and that the same portion of the fencing was exposed and had not substantially changed or improved since the August, 2012 visit by investigative staff.

AUTHORITY

On October 27, 1997, under Ordinance No. 171,740, Section 12.21-A, 15 was repealed and superseded by Section 12.27.1 which continued the established procedures for the modification, discontinuance or removal of a use, building or structure that constitutes a public nuisance or endangers the public health or safety or violates any provision of City, State or Federal statutes or ordinance.

FINDINGS

The Director may require the discontinuance or revocation of any use or discretionary zoning approval if it is found that the use or discretionary approval as operated or maintained:

1. **Jeopardizes or adversely affects the health, peace or safety of persons working or residing in the surrounding area.**

The record, including Police calls for service, correspondence and testimony, including that of a representative of the Police Department at the public hearing, indicates that there have been continuous impacts on the surrounding area and violations of the conditions imposed by the City Council in 2009 as part of its last action taken on the matter under appeal. This review and hearing constitutes the fifth time that the City has considered the operation of the recycling center vis-à-vis its impacts on the neighborhood and its adherence to the conditions imposed since the original action on the matter.

The current operator assumed control of the operation in May, 2012 and indicated that he had not been aware of the nuisance abatement conditions on the use until he had a visit from the Police Department. It would have been the responsibility of the property owner to inform a prospective tenant of the operational conditions applicable to the same use. It is noteworthy that the property owner has not changed since the first time in 1996 that corrective conditions were imposed on the property as a result of the determination at that time that the recycling use constituted a nuisance. Despite many opportunities to insure that the operation improved, it appears that the property owner has not been proactive and assumed greater responsibility to insure that the business operator managed the facility in accordance with the established conditions.

At the time of the public hearing on this matter in August, 2012, the current operator had managed the facility for approximately four months. It was appropriate to expect that after the hearing, the operator would understand the severity of the complaints and the need to implement compliance with conditions immediately. Since the operator had been managing the facility for a short period of time when the hearing occurred, it was also appropriate and fair to the operator to allow for a longer period of time to evaluate whether there was any discernible improvement in the operation post hearing. The recycling center operator has now been under the management of the current operator for ten months and no significant improvement is evident.

The use has continued to impact the surrounding area and has resulted in the continuation of nuisance activities that affect residents and that have placed a demand on limited Police resources. Such impacts include but are not limited to loitering, littering, reports of drug sales and possession of controlled substances as well as impacts that are spread throughout the neighborhood that are associated with the collection or recyclable materials by the center's clients from private residences. It is recognized that off-site activities of clients are not within the direct control of the operator, however there is an evident characterization of the facility as one which is a magnet for many transients who find the center also a convenient place to linger, loiter and meet with others without fear of having to move.

The absence of any aggressive and responsible management has resulted in the continuing demand for Police activity and community outcry. While there were opportunities to demonstrate good faith efforts to implement further the existing conditions, the new operator has not proactively taken those steps. The security condition is an example where Police questioning of an employee indicates that for some time after the last public hearing there was no evident guard patrolling the site as required. Furthermore, when a roving patrol security was identified by the employee on a recent visit by the Police in January, 2013, it was indicated that the guard did not even get out of the vehicle as required by the condition. The condition requires three visits per day with a fifteen-minute monitoring tour of the site and its perimeter. The security log required by one of the conditions was never produced and submitted for the record.

Based upon the record, correspondence, site visits and testimony, the operation of the recycling center continues to adversely affect the public health, peace and safety of persons residing and working in the surrounding area.

2. Constitutes a public nuisance.

The Police Department has monitored the use which is a drain particularly on the Department's resources. Overseeing the activity which is directly on the site and the adjacent sidewalk takes time away from other Police activities. Additionally, the spillover impacts into the neighborhood, especially onto the residential streets, occurring from the operation of the facility creates more demand for Police resources on the surrounding streets also.

Any substantial allocation of resources to this one location impacts the ability of the Police Department to effectively allocate the remaining available resources to the rest of the community. Written and oral testimony corroborate the Police Department's observations as well as those of residents in the area. The ongoing problems associated with the recycling center continue to spill over and impact the

neighborhood at large. In the past, various local neighborhood associations have been willing to work with the property owner and any operators to improve the operation. Such efforts have not been successful. The center's lack of diligent oversight has contributed directly and indirectly to the nuisance impacts in the vicinity. The recycling center serves as an attractive location which draws individuals, some who loiter and drink in public in front of the center without any effective admonition from the roving security or management. A liquor store across the street appears to also have an impact as some of the center's clients have been reported to frequent that use too. No effective effort has been made to curb impacts by neither the business nor the property owner. The recycling center continues to be a public nuisance.

3. Has resulted in repeated nuisance activities including, but not limited to, loitering and drinking in public.

Based on public testimony, Police reports and correspondence submitted before and after the public hearing, the operation of the recycling center has remained a public nuisance. Existing conditions could be modified to strengthen them but after four prior actions on the matter, it is unlikely that any changes to conditions would improve the operation. Many of the most critical conditions have been partially implemented or not implemented at all, despite additional time passing for the current operator to make improvements.

The calls for service for Police action have not diminished. The physical appearance of the center has fostered a setting where individuals comfortably can linger on Jefferson Boulevard and Chesapeake Avenue without fear of eviction. Correspondence regarding Chesapeake Avenue indicates that such loitering creates more nuisances associated with health issues as reports of use of the outside as a public restroom have been prevalent. The weight of the evidence, both written and oral, clearly demonstrates the ongoing nuisance activities of the location and a lack of any proactive action by the property owner and the operator to discourage nuisance activity.

4. Prior governmental efforts to cause the owner or operator to eliminate the problems associated with the use or discretionary zoning approval have failed (examples include formal action, such as citations, order or hearings by the Police Department, Department of Building and Safety, the Director, Zoning Administrator or City Planning Commission, or any other governmental agency).

The City has conducted five public hearings, excluding appeal hearings, regarding the public nuisance problems associated with the recycling center. The business operator attended the most recent hearing. No other constructive measures were proposed by the business or property owner who has owned the property since the initial review in 1996. All parties were given an opportunity to review the file and comment subsequent to the hearing with a deadline for comments announced at the hearing. Neither the business owner nor property owner reviewed the file or submitted any additional information subsequent to the hearing or even after the deadline for comments.

Therefore, the Zoning Administrator concludes that the business owner and the property owner have failed to comply with most of the conditions imposed. There have been numerous opportunities given the property owner in the past and the operator to show that an attempt to comply was attempted with no positive results.

There is no evidence indicating any substantial improvement in the operation of the recycling center. There is also no reduction of City resources needed to respond to or to monitor the operation.

6. **The owner or operator has failed to demonstrate to the satisfaction of the Director, the willingness or ability to eliminate the problems associated with the use or discretionary zoning approval.**

There has been no demonstrable effort shown by the property owner or the business operator to comply with all the terms and conditions of the nuisance abatement actions issued by the City. The business owner has been afforded more time to make changes and after ten months in operation, there are no significant improvements. The property owner has failed to provide the needed oversight and is equally responsible for insuring that the conditions are implemented by his tenant. In this instance, the property owner has not changed since 1996 and has certainly been afforded a number of opportunities to control a nuisance operation. The property owner cannot delegate this matter to the tenant as there is shared responsibility in cleaning up the site and safeguarding its viability. The track record of compliance remains unchanged whether the business operator is new and represents a clear statement that the property owner and business operator do not have the ability nor committed interest in mitigating the nuisance problems. Recycling centers in proximity to residential uses can have serious impacts on the quality of life of residents in the area if the facility is not operated with due regard for its neighbors. No evident effort has been made by the property owner or the business operator to pursue compliance or insure that the most significant conditions were observed. Therefore revocation of the use of the property as a recycling center is warranted and necessary.

The Zoning Administrator hereby finds, on behalf of the Director of Planning, that the record and the repeated administrative attempts made to improve the operation of the recycling center has not resulted in the elimination of the problems associated with the use. The use of the property as a recycling center is hereby ordered discontinued.

It is the purpose of these proceedings, under Ordinance No. 171,740, to provide a just and equitable method to be cumulative with and in addition to any other remedy available for the abatement of public nuisance activities.

It is further determined that the instant action by the Zoning Administrator is in compliance with Section 12.27.1 of the Municipal Code and has been conducted so as not to impair the constitutional right of any person. All of the procedures followed as a part of this action conform to the Municipal Code. The property owner and the business operator of the premises have been provided notice of these proceedings and have been afforded the opportunity to review the file in advance of the hearing which was duly noticed and to testify and respond to the allegations concerning the impacts of the operation of West Los Angeles recycling center.

APPEAL PERIOD – EFFECTIVE DATE

The Zoning Administrator's determination in this matter will become effective after APRIL 3, 2013, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of

the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

MICHAEL LOGRANDE
Director of Planning



LOURDES GREEN
Associate Zoning Administrator
Direct Telephone No. (213) 978-1313

LG:aln

cc: Councilmember Herb Wesson
Tenth District
Adjoining Property Owners



LOS ANGELES
 201 N. LOS ANGELES ST., STE. 13A
 LOS ANGELES, CA 90012
 TEL: (213)617-9600, FAX: (213)617-9643

VAN NUYS
 14540 SYLVAN ST.
 VAN NUYS, CA 91411
 TEL: (818) 779-8866, FAX: (818) 779-8870

CASE NUMBER: DIR-96-0440(RV)(PA3)

BTCID: VO13-200

REFERENCE:

DATE: 4/3/2013

SITE ADDRESS: 4422 W JEFFERSON BLVD

AUTHORIZED BY:

DESCRIPTION OF SERVICES AND FEES:

Labels and Mailing Preparation - Number	0	x \$1.77	
Mailing Only - Number	0	x \$1.42	\$0.00
Appeals - Number	250	x \$1.52	\$380.00
Posting of Site - Number of signs	1	x \$75.00 (1 st)	\$135.00
	1	x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$12.20
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

TOTAL DUE: \$527.20

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"	
Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.	x <i>RA</i>
The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).	x <i>RA</i>
Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices. If case goes to appeal, processing & mailing costs of \$1.52/label will be paid.	x <i>RA</i>

Signature:
 Telephone: (818) 919-0505
 Print Name: RAZMIK ASLANYAN

Refunds and Credits only valid one year from the original filing date.



Office: Van Nuys
Applicant Copy
 Application Invoice No: 6858

PLAN & LAND USE \$81.00
 PLAN & LAND USE \$5,000.00
 ONE STOP CITY PL \$101.62
 DEVELOPMT SURCHG \$304.86
 OPERATING SURCHG \$355.67
 GEN PLAN MAINT SURCHARGE \$152.43



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

Total Due: \$5,995.58
 Check: \$5,995.58

NOTICE: The staff of the Planning Department will review your application, regardl

partial consideration to your application. Thank you.

This

Applicant:
Representative: BHANDHOMANI, BHONGSANT (B:323-7378923)
Project Address: 4422 JEFFERSON BLVD W , 90016

NOTES:

ENV-2004-5748-CE			
Item	Fee	%	Charged Fee
CATEGORICAL EXEMPTION (each) *	\$81.00	100%	\$81.00
Case Total			\$81.00
ZA-1996-440-RV-PA3			
Item	Fee	%	Charged Fee
PLAN APPROVAL FOR RV CASE - Initial Deposit *	\$5,000.00	100%	\$5,000.00
Case Total			\$5,000.00
*Plan & Land Use Total Subject to Surcharges			\$5,081.00
Plan & Land Use Total Not Subject to Surcharges			\$0.00
Expediting Fee			\$0.00
OSS Surcharge (2%)			\$101.62
Development Surcharge (6%)			\$304.86
Operating Surcharge (7%)			\$355.67
General Plan Maintenance Surcharge (3%)			\$152.43
Grand Total			\$5,995.58
Total Credit			\$0.00
Total Invoice			\$5,995.58
Total Overpayment Amount			\$0.00
Total Paid			\$5,995.58
(this amount must equal the sum of all checks)			

Council District:
 Plan Area:
 Processed by GIRON, RONY on 04/30/2012
 Signature:

PLAN & LAND USE \$81.00
 PLAN & LAND USE \$5,000.00
 ONE STOP CITY PL \$101.62
 DEVELOPMT SURCHG \$304.86
 OPERATING SURCHG \$355.67
 GEN PLAN MAINT SURCHARGE \$152.43

Total Due: \$5,995.58
 Check: \$5,995.58

Office: Van Nuys
Applicant Copy
 Application Invoice No: 10924

City of Los Angeles
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: ASLANYIAN, RAZMIK (B:818-9190505)
Representative:
Project Address: 4422 JEFFERSON BLVD W, 90016

NOTES: APPEAL TO CASE NO. DIR-1996-440(RV)(PA3)

Item	Fee	%	Charged Fee
APPEAL BY APPLICANT-85%OF THE APPLICATION FEE (Enter application fee amount) *	\$5,000.00	85%	\$4,250.00
Case Total			\$4,250.00

Item	Charged Fee
Fees Subject to Surcharges*	\$4,250.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$4,250.00
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$85.00
Development Surcharge (6%)	\$255.00
Operating Surcharge (7%)	\$297.50
General Plan Maintenance Surcharge (5%)	\$212.50
Grand Total	\$5,100.00
Total Credit	\$0.00
Total Invoice	\$5,100.00
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$5,100.00

LA Department of Building and Safety
 VN 0011 203005541 4/3/2013 2:02:07 PM

PLAN & LAND USE	\$4,250.00
ONE STOP SURCH	\$05.00
CITY PLAN SURCH	\$255.00
OPERATING SURCHG	\$297.50
GEN PLAN MAINT SURCH	\$212.50

Sub Total: \$5,100.00

Receipt #: 0209023619

Council District: 10
 Plan Area: West Adams - Baldwin Hills - Leimert
 Processed by AGUSTIN, HERMINIGIL on 04/03/2013
 Signature: *Herminigil*

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
OFFICE OF ZONING ADMINISTRATION

STAFF INVESTIGATOR REPORT

August 22, 2012

Razmik Aslanyan (A)(R)
1020 East Providencia Avenue
Burbank, CA 91501

Pat A. Dolce (O)
4410 West Jefferson Boulevard
Los Angeles, CA 90016

CASE NO. DIR 96-0440(RV)(PA3)
REVIEW OF CONDITIONS AND
POSSIBLE REVOCATION OF USE
4422 West Jefferson Boulevard
West Adams-Baldwin Hills-Leimert
Planning Area
Zone : [Q]M1-1VL
D. M. : 120B181
C. D. : 10
CEQA : ENV 2012-1292-CE
Legal Description: Tract 7030, Lots 51-53

Request

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding the operation of the West Los Angeles Recycling, use location address: 4422 West Jefferson Boulevard, (property location addresses of: 4410-4416 West Jefferson Boulevard; 4422 West Jefferson Boulevard and 3410 South Chesapeake Avenue). Following the hearing, the Zoning Administrator may require the discontinuance of the use; or modify, delete or impose additional conditions regarding its use as a recycling center in order to mitigate any land use impacts caused by the use. The public is also invited to submit written comments prior to the hearing.

A Plan Approval, pursuant to Los Angeles Municipal Code Section 12.27.1 and Condition No. 1 City Council Action dated July 22, 2009 (CF No. 09-1262) and Zoning Administrator's determination (Case No. DIR 96-0440(RV)(PA2)) for the purpose of reviewing compliance with the conditions and effectiveness of the conditions in eliminating the public nuisance problems.

Background

On October 3, 1996, the Zoning Administrator (Case No. ZA 96-0440(RV)) determined that the operation of the business known as ARC Recycling Center constituted a public nuisance and imposed corrective conditions pursuant to Los Angeles Municipal Code Section 12.27.1 in order to mitigate adverse impacts caused by the operation of the

recycling center. The effectiveness of compliance with conditions has been reviewed two times. On May 12, 2009, the Zoning Administrator (Case No. DIR 96-0440(RV)(PA2)) found that the operation of the West Los Angeles Recycling (formerly operated as ARC Recycling Center) had operated in substantial compliance with existing terms and conditions set forth however, additions and/or changes in conditions were necessary to prevent any nuisance impacts on the community. The owner and operator appealed to the City Council the entire determination of the Zoning Administrator. The appeal was denied.

Condition No. 1 of City Council Action July 22, 2009, Council File No. 09-1262, conditions of approval states in relevant part:

1. The business operator shall file a Plan Approval Application within 18 months from the effective date of this determination with the Office of Zoning Administration together with a filing fee and a mailing list of owners and occupants within 500 feet of the premises to determine the effectiveness of compliance with the conditions herein, and to determine whether additional and more restrictive conditions or, fewer conditions need to be considered for the operation of the facility or whether revocation is appropriate.

Applicant has filed the instant application in compliance with the above Condition. A letter of communication – Overdue Plan Approval dated March 22, 2012, was mailed to the owner/operator. The Plan Approval application was due January 22, 2011 and was filed late on April 30, 2012.

Authority

The Director of Planning, through the Office of Zoning Administration, has the authority to modify, discontinue or revoke the use; or to modify, delete or impose additional corrective conditions on the operation of the existing business as a motel under Section 12.27.1 (land use impacts caused by any use) of the Los Angeles Municipal Code.

Property Description

The property is a level, corner, rectangular-shaped lot of approximately 6,930.8 feet having a frontage of 55 feet on the south side of Jefferson Boulevard and a depth of 125 feet. The subject property is developed with an office, recycle bins, surface parking lot. It is enclosed by a chain link and corrugated metal fence approximately 8 feet in height with barbed wire and wooden lattice. The enclosure is landscaped with ivy. There is a 20-foot alley south of the subject property. The alley is locked enclosed with a 10-foot high wrought iron fence (see staff photo).

The applicant submitted the Plot Plan, Floor Plan, and Elevation Plan on one sheet. The Plot Plan shows a total of five containers on the property: three on the southern portion of the property and two on the northwestern portion of the property. There are eight parking spaces, and 64 square-foot office. Ingress and egress is through a driveway off of Jefferson Boulevard. The Floor Plan of the cargo container shows two empty boxes

3 feet away from each other. Each cargo container is 8 feet wide and 24 feet in length. The Elevation Plan shows the cargo containers of the front and side.

The property is located within the South Los Angeles Community Planning Area, Los Angeles State Enterprise Zone, Mid City Recovery Redevelopment Project, Fast Food Establishments, South Los Angeles Alcohol Sales Specific Plan, approximately 2.118484 kilometers from the nearest known fault, and Central City Revitalization Zone.

The Project

For this plan approval, the recycling center was reviewed for compliance with conditions. Staff conducted a site visit on August 9, 2012, at 10:30 a.m., to review the conditions for Zoning Administrator's determination dated April 27, 2009, (Case No. DIR 96-0440(RV)(PA2)).

1. **MODIFIED** – The business operator shall file a Plan Approval Application within 18 months from the effective date of this determination, along with a filing fee in accordance with Section 19.01 I of the Municipal Code and an ownership list of both property owners and occupants within a 500-foot radius of the property for the purpose of conducting a public hearing to determine continued compliance and the effectiveness of the conditions imposed herein.

Applicant: We did file the plan approval in month of May as soon as we took over the operation.

Comment: Condition No. 1 requires the business operator to file a Plan Approval application no later than 18 months from effective date of July 22, 2009. The business operator filed the required Plan Approval application on April 30, 2012. The Chief Zoning Administrator sent an overdue plan approval letter dated March 22, 2012 to the applicant and property owner.

2. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

Applicant: All the regulations are followed [followed] per all governmental permits and fees.

Comment: Zoning Administrator's discretion

3. The authorized use shall be conducted at all times with due regard for the character of the surrounding neighborhood. The right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of the neighborhood.

Applicant: We have not changed anything and center operates as recycling center.

Comment: Zoning Administrator's discretion.

4. These conditions of approval shall be retained on the property at all times and shall be produced immediately upon the request of any authorized public official.

Applicant: We have a copy of the conditions in office and are accessible to authorized public official.

Comment: Staff asked the operator if a copy of the conditions is on-site. The operator explained that the previous operator took the copy of conditions, but he is familiar that there are imposed conditions on the subject property.

5. The permitted hours of operation shall not exceed 8 a.m. to 4 p.m. Monday through Saturday. These hours of operation shall be prominently posted on the property.

Applicant: Our operating hours are 8 am to 4 pm Monday to Saturday.

Comment: Staff observed signs posted with hours from 8 a.m. to 4 p.m. (see staff photos)

6. **MODIFIED** – Any restrooms or portable toilets on the premises shall not be made available for public use.

Applicant: Restrooms are not for public use and it is only for staff use.

Comment: A portable toilet is toward the southwest portion of the property. The operator explained that it is used for staff only.

7. The owner shall keep the premises, and those portions of the sidewalk, street and alley abutting the property, clear of trash and debris by a minimum of one daily pick-up. The operator shall maintain a receptacle(s) for trash, plastic bags or any material which is not recyclable.

Applicant: We have a daily cleaning program and we have several trash bins to collect and store the trash. With three times a week pick-up.

Comment: Staff did not observe any trash on the premises, sidewalk, street, or alley abutting the property. Staff observed a receptacle for trash.

8. The operator shall further comply with all of the following conditions:

- a. The facilities shall be operated by a recycling center operator or junk dealer.

Applicant: We are a recycling center.

Comment: During the site visit, staff observed a number of customers bringing aluminum cans, glass bottles, and plastic containers.

- b. Notwithstanding any other provisions of the Code, the center or site shall be limited to the collection and processing of paper, cardboard, glass, metal, oil, rags, batteries, plastic and other items that are deemed appropriate by the Department of Building and Safety.

Applicant: We recycle cans/plastic/glass and all permitted metals.

Comment: A sign is posted on the front gate that they accept metals such as copper, brass, and aluminum (see staff photos).

- c. The facilities shall be administered by on-site personnel during all hours the center is open.

Applicant: We have a full time manager to run the operation with all the conditions.

Comment: Staff observed two people working: one in the office verifying the weight and issuing money, the other helping the customers with weighing the material.

- d. The facilities shall be clearly identified with the operator's name, address, telephone number, hours of operation and a notice stating that no material shall be left outside the recycling center enclosure.

Applicant: All the information of the operator and phone numbers are for public view.

Comment: A sign located on the northwest corner is posted with the name of the operation, address, telephone, and hours of operation (see staff photos). Although a sign is posted on the front gate stating "No material shall be left outside the recycling center enclosure", it is partially blocked by a sticker and graffiti (see staff photos).

- e. The operator shall provide containers that are of durable, waterproof, rustproof and of incombustible construction and of a capacity which is sufficient to accommodate the materials collected.

Applicant: We are providing bins and trash cans for customers to bring their materials.

Comment: Staff observed that the operator immediately put the material in rubber bins.

- f. The operator shall provide adequate parking and drive through space to accommodate customers, as required in Section 12.19-A,4(b)(4).

Applicant: We have all the parking per zoning codes.

Comment: Staff has not received any complaints regarding parking and ingress/egress issues.

- g. No material shall be stored to a height greater than the height of the enclosing wall or fence.

Applicant: Our all material is stored in containers and it is not visible from outside of center.

Comment: During the site visit, staff did not see any material higher than the height of the fence.

9. Any graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

Applicant: All the graffiti are clean and if anything appears will be cleaned in 24 hours.

Comment: During the site visit, staff did not see graffiti on the walls, but as stated above there is some graffiti on the sign.

10. Condition Implementation. A copy of these conditions of operation shall be retained on the premises at all times. The property owner, business operation and all employees of the facility shall be made completely familiar with these conditions and shall implement them as required.

Applicant: There is a copy of this condition in our office for staff and owner.

Comment: As stated in Condition No. 4, the operator did not have a copy of the conditions. However, he was familiar that there are imposed conditions on the property.

11. Unless herein specifically excepted, the terms and conditions of operation contained herein shall supersede all prior requirements of the Office of Zoning Administration, Board of Zoning Appeals and City Council.

Applicant: We are ready to get advice from zoning staff to make things better for community.

Comment: No comment necessary.

12. **MODIFIED** – Within 30 days of the effective date of this action, a new covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file. If the property owner fails to comply with this condition, the City will record the covenant.

Applicant: This was done with the owner of property and old owner of center in 2009.

Comment: Staff reviewed the previous case file and did not see a recorded covenant for the City Council Action dated July 22, 2009 (Case No. CF 09-1262). Staff found a copy of a recorded covenant on May 4, 2006 for Case No. DIR 96-0440-RV-PAD-PA1.

13. **NEW** – Within 60 days of the effective date of this action, the property owner and/or operator shall enter into a security contract to provide the following security measures:

- a. A State licensed uniformed security patrol service which shall patrol the premises and visit a minimum of three times per day during the permitted hours of operation. Upon each visit, the security patrol personnel shall patrol on foot the property as well as the abutting sidewalk and the entire perimeter of the premises. On each visit, the patrol service shall be on the premises no less than fifteen minutes. The on-site patrol hours may be flexible to prevent predictability by any potential nuisance-creating individuals, however general hours recommended for each visit may be arrived at in consultation with the Los Angeles Police Department.

Applicant: We do have state licensed security patrol and they are visiting on daily 3 times a day and we are inclosing(enclosing) there information with our report to you.

Comment: A letter dated June 11, 2012 from Robinson Security stated in part that they are "...providing temporary security services for West L.A. Recycling Yard. They are providing services daily from the hours of 8:00 am-4:00 pm at a rate of \$12/hr." Per conversation with the representative, Robinson Security is temporary because they are interested in finding another company if they are not meeting their expectations. The representative claims that Robinson Security has a copy of the conditions and enforces them accordingly. Robinson Security is on-site during the hours of operation.

- b. The security patrol personnel shall be responsible for removing from private property loiterers or persons reasonably assumed to be engaging in any illegal activities. If unlawful activity relative to loitering, drinking alcoholic beverages or solicitation of sex or drugs on the property or sidewalk is observed or reasonably assumed, then the security patrol personnel shall verbally request such persons to leave the area and/or immediately notify the Vice Unit of the LAPD of such activity.

Applicant: All the information has been given to the company and they are doing as they were told.

Comment: During the site visit, staff observed that the security guard was at the entrance of the recycling center. The security guard explained that he attempts to remove people loitering and engaging in illegal activities. He also calls LAPD as needed.

- c. The operator and the patrol service company shall maintain a daily log of the patrol visits, which shall include at a minimum, the time and date of visit, the duration of patrol, the name(s) of the security personnel carrying out the patrol, and a description of any incidents that may have occurred during the site inspection. A copy of the log shall be provided to the operator and made available to an enforcement agency upon request.

Applicant: They do have logs and police officers that visit us they looked at the logs.

Comment: During the site visit, staff asked the security guard to see the daily log. The daily log resides with the security guard. He explained that he reports incidents to LAPD and writes them in the log.

14. **NEW** – Additional lighting shall be installed along the perimeter of the premises fronting onto Chesapeake Avenue and along the alley. Any lighting shall be shielded so that it does not impact any adjacent residential uses.

Applicant: We did install new lighting and pictures are included for your view per your request.

Comment: Staff observed lighting fronting onto Chesapeake Avenue and also along the alley (see staff photos). It seems that the alley is unavailable to the public because there is an 8-foot high wrought iron gate with lock (see staff photos).

15. **NEW** – The operator shall post signs within the interior and the exterior of the premises which shall read "No Loitering, Section 41.18(a) of the LAMC" and "No Trespassing, Section 41.24 of the LAMC" as well as an advisory sign which

states "Unauthorized Removal, Use or Possession of Shopping Carts is prohibited by Section 41.45 of the LAMC".

Applicant: We do have all the signs and please look in to pictures.

Comment: Staff observed multiple signs stating: "No Loitering, Section 41.18(a) of the LAMC" and "No Trespassing, Section 41.24 of the LAMC". However, staff did not see any signs stating: "Unauthorized Removal, Use or Possession of Shopping Carts is prohibited by Section 41.45 of the LAMC"

16. **NEW** – A camera surveillance system shall be maintained inside and outside of the premises with cameras oriented to the interior of the facility and to the perimeter, including Chesapeake Avenue and the alley. Video tapes shall be retained for a minimum of 30 days and provided upon request of the Police Department or any other enforcement agency.

Applicant: We have a new camera system in place and comply with all the requirements.

Comment: There are eight cameras throughout the interior and perimeter of the facility, including Chesapeake Avenue and the alley (see staff photos).

17. **NEW** – The operator shall install additional landscaping along the perimeter of the facility to screen all exposed fencing. Additionally, the operator shall regularly trim any overgrown vegetation and maintain in healthy condition any landscaping along the entire perimeter of the facility, including along the alley.

Applicant: We did add landscaping and the entire side walk is being serviced every week to make sure everything is clean.

Comment: During the site visit, staff observed landscaping along the perimeter of the facility. In some areas, the vegetation has not grown and is dead (see staff photos).

Relevant Provisions of the Municipal Code

Nuisance Abatement Authority – Section 12.27.1 of the Los Angeles Municipal Code

On May 25, 1989, Ordinance No. 164,749 became effective, establishing procedures for the modification, discontinuance or removal of use, building or structure that constitutes a public nuisance or endangers the public health of safety or violates any provision of City, State, or Federal statutes or ordinance. That ordinance became Section 12.21-A,15 of the Los Angeles Municipal Code.

On January 18, 2009, Ordinance No. 180,409, became effective, amending the language of the Los Angeles Municipal Code.

Prior to an action by the Zoning Administrator requiring that a use be discontinued, it must be found that prior governmental efforts to eliminate the problems associated with the use have failed and the owner or lessee has failed to demonstrate to the satisfaction of the Zoning Administrator a willingness and ability to eliminate the problems associated with the use.

Surrounding Land Uses

Properties to the north of the site are zoned [Q]M1-1VL and developed with one-story industrial businesses.

Properties to the south across the alley are zoned R1-1 and developed with single-family residences.

Properties to the east of the site are zoned [Q]M1-1VL and developed with one-story industrial businesses.

Properties to the west of the site are zoned [Q]M1-1VL and developed with one-story industrial businesses.

Previous Cases, Affidavits, Permits, and Orders on the Applicant's Property

Case No. ZA 96-0440(RV) – On October 3, 1996, the Zoning Administrator imposed conditions for the modification of the operation of the ARC Recycling Center to mitigate adverse impacts on commercial and residential uses. Some problems associated with the property include loitering, abandoned shopping carts, excessive trash, drug sales, prostitution, alcohol consumption on-site and within the vicinity, public urination, and graffiti.

Case No. ZA 96-0440(RV) – On October 31, 1996, the Zoning Administrator issued a letter of correction modifying conditions laid out in the determination letter of October 3, 1996.

Case No. ZA 96-0440(RV) – On December 5, 1997, the Zoning Administrator imposed conditions on the operation of the subject property which had constituted a public nuisance, had resulted in repeated nuisance activities and had endangered the safety of persons residing in the surrounding area.

Case No. ZA 96-0440(RV)(PAD) – On December 21, 1998, the Zoning Administrator imposed, retained, and modified the conditions of operation previously imposed relative to the operation of the facility, formerly known as the ARC Recycling Center.

Case No. ZA 96-0440(RV)(PAD)(PA1) – On June 23, 2005, the Zoning Administrator retained, amended, and modified the conditions of operation previously imposed.

Case No. ZA 96-0440(RV)(PA2) – On April 27, 2009, the Zoning Administrator determined that the operation of West Los Angeles Recycling has operated in

substantial compliance with the terms and conditions in the last determination but that additions and/or changes in conditions are necessary to prevent any nuisance impacts on the community. On July 14, 2009, the Planning and Land Use Management (PLUM) Committee held a meeting for a public hearing on an appeal that was filed by the operator and owner. The PLUM Committee denied the appeal and sustained the decision of the Zoning Administrator.

Ordinance No. 165,481-SA4280 – Approved January 19, 1990, the City of Los Angeles amended the Los Angeles Municipal Code changing the zones and zone boundaries for the area in which the subject property is located, Subarea 4280. The zone was changed for the subject property from M1-1 to HD 1-VL.

Ordinance No. 172,913-SA375 – Adopted November 24, 1999, updating the West Adams-Baldwin Hills-Leimert Community Plan, established Q Conditions for area in which subject property is located, Subarea 375. The “Q” Conditions for this subarea are (1) No residential uses shall be allowed on these parcels, and (2) Existing uses; thereafter uses allowed in the MR1 Zone.

Case No. CPC 2010-2278(GPA) – On October 14, 2010, the City Planning Commission approved a General Plan Amendment to add a footnote to the West Adams-Baldwin Hills-Leimert, South Los Angeles, and Southeast Los Angeles Community Plans that regulates the establishment of new standalone Fast-Food Establishments.

Previous Cases, Affidavits, Permits, and Orders on Surrounding Properties

Case No. ZA 96-0442(RV) – On October 7, 1996, the Zoning Administrator imposed conditions to mitigate adverse impacts on the operation of the Crenshaw Family Inn Motel located at 4523 Exposition Boulevard (within 500-foot radius of the subject property). On January 27, 1999, the Zoning Administrator issued a letter explaining that a change in ownership and management from the former Crenshaw Family Inn to the renamed Expo Inn has been successful from the perspective of public nuisance abatement. The condition that required a Plan Approval was deleted, but the remaining conditions were retained to continue to provide assurance that the motel will contribute in a positive way to the health, safety, and welfare to the community.

General Plan, Specific Plans and Interim Control Ordinances

Community Plan:

The West Adams-Baldwin Hills-Leimert Plan Map designates the property for Limited Industrial land uses with corresponding zones of CM, MR1, and M1 and Height District No. 1.

Specific Plans and Interim Control Ordinances:

The property is located in the South Los Angeles Alcohol Sales Specific Plan. The subject request is not affected.

Streets

Jefferson Boulevard, adjoining the property to the north is a Secondary Highway, with a width of 80 feet and improved with gutter, sidewalk, and curb.

Chesapeake Avenue, adjoining the property to the west is a Local Street with a width of 60 feet and improved with gutter, sidewalk, and curb.

Flood Hazard Evaluation

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, outside the flooding area.

Environmental Clearance

On November 14, 2011, the project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-2012-1292-CE, for a Categorical Exemption, Class 1, Category 22, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

Comments from Other Departments or the General Public

The following correspondence was received:

- A letter from a stakeholder in the area states: "We are very concerned with this facility,(.) We are asking the city to discontinue the use of this recycling faculty(facility), it has drown(drawn) many bad elements to our streets, many drunks and homeless men and women are drown(drawn) to this recycling center, we have endured many many thefts, gratify(graffiti), broken glass bottles thrown on sidewalks, some shootings as well, the many property owners cant [can't] rent there(their) buildings, and renters are leaving due to a high rate in crime!"
- A letter dated August 16, 2012 from LAPD Captain Commanding Officer states: "The business located at 4422 West Jefferson Boulevard, a recycling center, has been a source of numerous community complaints requiring ongoing law enforcement response. The location is situated along a major vehicular and pedestrian corridor and is within walking distance to three high schools and two parks. The numerous community complaints have ranged from the minor, such as drinking in public, fights, and other minor disturbances, to the more serious and violent incidents, such as narcotics sales and use, indecent exposure, prostitution activity, robbery, and assault with a deadly weapon. These repeated responses have become a severe drain on city resources.

After extensive stakeholder outreach and input, several operating conditions were attached to the business. Among them were limited operating hours, mandated use of security guards, and the installation and use of surveillance

cameras at the location to maintain. All of these conditions were established to maintain order and in a direct attempt to rid the business of these community complaints. Unfortunately, calls for police service at the location have not dropped and the business is still plagued by major and minor incidents requiring police response.

For the reasons stated above and since the conditions have not improved, we do not support lifting of the current conditions. Given the long troubled history associated with this business and its location, we are recommending the closure of this business. This closure would have a profound, positive impact on the safety and security of the surrounding community."

- The Los Angeles Police Department Patrol Calls for Service, January 1, 2010 to August 13, 2012: 8 Responses to 4422 West Jefferson Boulevard.
- A Consolidated Crime Analysis Database (CCAD) report from January 1, 2010 to August 13, 2012:
 1. 08/06/11 RCVD VEH
 2. 04/14/12 INJURY
 3. 05/18/12 ROBBERY
- LAPD also sent a CCAD report from January 1, 2010 to August 13, 2012 for adjacent properties, 4410-4416 Jefferson Boulevard:
 1. 08/18/10 41.27CLAMC
 2. 06/02/11 41.27(C)LAM
 3. 08/10/11 41.18(D)LAM
 4. 08/10/11 41.18(D)LAM
 5. 09/20/11 41.27HLAMC
 6. 04/02/10 243(E)(1)PC
 7. 05/15/10 11350(A)HS
- An e-mail dated August 20, 2012 from the public against any type of expansion for the following reasons:
 - "It will create more garbage along Jefferson Blvd. and the surrounding streets.
 - It will make our neighborhood less desirable (for potential home buyers and new businesses)
 - It could attract more homeless to our neighborhoods
 - Now that we have the Metro along Exposition, we should be creating more attractive qualities for our neighborhood to thrive, not expanding a recycling center that creates more trash and has a very unattractive façade.
 - Recycling is necessary, but should be done in an industrial area, not a neighborhood zone."

- An e-mail dated August 20, 2012 from the Legislative Deputy, Council District 10 states the following: "The council office has several issues with West LA Recycling. We have worked in the past with the operator and community members to create a set of conditions that would protect and benefit the surrounding neighborhood. We have observed that many of these conditions are not being met. Specifically, we have concerns when it comes to the property owner's compliance with the following conditions as outlined in the Zoning Administrator's determination in 2009 [DIR 96-0440(RV)(PA2)].
7. *The, owner shall keep the premises and those portions of the sidewalk, street, and alley abutting the property, clear of trash and debris by a minimum of one daily pick up. The operator shall maintain a receptacle(s) for trash, plastic bags or any material which is not recyclable.*
 - The neighbors witness many incidents of public urination, trash and debris from both the baskets being brought to the recycling center and trash left on the ground after folks have gone thru neighbors trash cans looking and taking recyclable materials.
 13. *Within 60 days of the effective date of this action, the property owner and/or operator shall enter into a security contract to provide the following security measures:*
 - a. *A State licensed uniformed security patrol service which shall patrol the premises and visit a minimum of three times per day during the permitted hours of operation. Upon each visit, the security patrol personnel shall patrol on foot the property as well as the abutting sidewalk and the entire perimeter of the premises. On each visit the patrol service shall be on the premises no less than fifteen minutes. The on-site patrol hours may be flexible to prevent predictability by any potential nuisance-creating individuals. However general hours recommended for each visit may be arrived at in consultation with the Los Angeles Police Department.*
 - b. *The security patrol personnel shall be responsible for removing from private property loiterers or persons reasonably assumed to be engaging in any illegal activities. If unlawful activities relative to loitering, drinking alcoholic beverages, or solicitation of sex or drugs on the property or sidewalk is observed or reasonably assumed then the security patrol personnel shall verbally request such persons to leave the area and/or immediately notify the Vice Unit of the LAPD of such activity.*
 - c. *The operator and the patrol service company shall maintain a daily log of the patrol visits, which shall include at a minimum the time and date of the visit, the duration of patrol, the name(s) of the security personnel carrying out the patrol, and a description of any incidents that may have occurred during the site inspection. A copy*

of the log shall be provided to the operator and made available to an enforcement agency upon request.

- The facility's security guard is not licensed and does not visit the site on a regular basis. This is a public safety issue in the neighborhood as this location is a magnet for prostitutes and drug users. It is observed by many community members that individuals come recycle their goods and then are solicited by prostitutes waiting at the facility.
 - A log of security visits was not available when ask for it to be produced.
17. *The operator shall install additional landscaping along the perimeter of the facility to screen all exposed, fencing. Additionally, the operator shall regularly trim any overgrown vegetation and maintain in healthy condition any landscaping along the entire perimeter of the facility, including along the alley.*
- Currently the landscaping on the outside of the property is not maintained on a continual basis. This creates an unattractive environment that detrimental to the neighborhood."

Matthew Lum 8/22/12

MATTHEW LUM
Project Planner

ML:aln

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
OFFICE OF ZONING ADMINISTRATION

STAFF REPORT ADDENDUM

August 27, 2012

Razmik Aslanyan (A)(R)
1020 East Providencia Avenue
Burbank, CA 91501

Pat A. Dolce (O)
4410 West Jefferson Boulevard
Los Angeles, CA 90016

CASE NO. DIR 96-0440(RV)(PA3)
REVIEW OF CONDITIONS AND
POSSIBLE REVOCATION OF USE
4422 West Jefferson Boulevard
West Adams-Baldwin Hills-Leimert
Planning Area
Zone : [Q]M1-1VL
D. M. : 120B181
C. D. : 10
CEQA : ENV 2012-1292-CE
Legal Description: Tract 7030, Lots 51-53

Since the report was finalized on August 23, 2012, staff has received comments from the West Adams Neighborhood Council (WANC), the public, and LAPD.

The WANC issued a letter dated August 17, 2012, explaining that the neighborhood council receives complaints from neighbors regarding an increase in crime:

"...prostitution, home break-ins, urinating on lawns and etc. Each caller believes that the increase in these active[iti]es is due to the way the business is being operated...We recommend that changes be made to the way it is being operated: Hours of operations be changed; signs posted about loitering and drinking on and around the location, enforcement of posted signs and if they can not ad head (adhere) to these changes; that the location be closed down."

The public has submitted e-mails of opposition:

An e-mail dated August 26, 2012 states:

"My one complaint about this business is that they do nothing to police, discourage a crowd of loiters from the sidewalk area of there (their) business. These people hanging out are the same ones one can find in the night standing on various corners on Jefferson going East from La Brea."

An e-mail dated August 27, 2012 states:

It is attracting people outside the community who unfortunately seem to bring problems with them. Although the noise does not spread to my home, there are

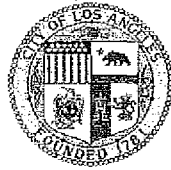
LAPD provided Crime Counter Report for the Southwest Reporting District 0332, from May 1, 2010 to June 1, 2012. The report showed a total of 150 crimes. Of the 150 crimes, burglary accounted for the most crimes (34).

 8/27/12

MATTHEW LUM
Project Planner

ML:aln

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

**NOTICE OF PUBLIC HEARING
REVIEW OF CONDITIONS AND POSSIBLE REVOCATION OF USE**

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

The purpose of the hearing is to obtain testimony of the property owner and/or business operator, plus affected and/or interested persons regarding the operation of the West Los Angeles Recycling, use location address: 4422 West Jefferson Boulevard, (property location addresses of: 4410-4416 West Jefferson Boulevard; 4422 West Jefferson Boulevard and 3410 South Chesapeake Avenue). Following the hearing, the Zoning Administrator may require the discontinuance of the use; or modify, delete or impose additional conditions regarding its use as a recycling center in order to mitigate any land use impacts caused by the use. The public is also invited to submit written comments prior to the hearing.

Hearing: Office of Zoning Administration
Date: Tuesday, August 28, 2012
Time: 10:00 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
(Enter from Main Street)
Los Angeles, CA 90012

Case No.: DIR 96-0440(RV)(PA3)
CEQA No.: ENV 2012-1292-CE
Council No.: 10
Plan Area: West Adams-Baldwin Hills-Leimert
Zone: [Q]M1-1VL

Applicant: West Los Angeles Recycling
Representative: Razmik Aslanyan

Staff Contact: Matthew Lum
Phone No.: (213) 978-1345
Matthew.lum@lacity.org

PROJECT LOCATION: 4422 West Jefferson Boulevard
The property is legally described as Lot 51, 52 and 53, Tract 7030

REQUESTED ACTION: The Zoning Administrator will consider:

1. A Plan Approval, pursuant to Los Angeles Municipal Code Section 12.27.1 and Condition No. 1 City Council Action dated July 22, 2009 (CF No. 09-1262) and Zoning Administrator's determination (DIR 96-0440(RV)(PA2)) for the purpose of reviewing compliance with the conditions and effectiveness of the conditions in eliminating the public nuisance problems.
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.

The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

On October 3, 1996, the Zoning Administrator (ZA 96-0440(RV)) determined that the operation of the business known as ARC Recycling Center constituted a public nuisance and imposed corrective conditions pursuant to LAMC Section 12.27.1 in order to mitigate adverse impacts caused by the operation of the recycling center. The effectiveness of compliance with conditions has been reviewed two times. On May 12, 2009, the Zoning Administrator (DIR 96-0440(RV)(PA2)) found that the operation of the West Los Angeles Recycling (formerly operated as ARC Recycling Center) had operated in substantial compliance with existing terms and conditions set forth however, additions and/or changes in conditions were necessary to prevent any nuisance impacts on the community. The owner and operator appealed to the City Council the entire determination of the Zoning Administrator. The appeal was denied.

Condition No. 1 of City Council Action July 22, 2009, Council File No. 09-1262, CONDITIONS OF APPROVAL states in relevant part:

1. The business operator shall file a Plan Approval Application within 18 months from the effective date of this determination with the Office of Zoning Administration together with a filing fee and a mailing list of owners and occupants within 500 feet of the premises to determine the effectiveness of compliance with the conditions herein, and to determine whether additional and more restrictive conditions or, fewer conditions need to be considered for the operation of the facility or whether revocation is appropriate.

Applicant has filed the instant application in compliance with the above Condition. A letter of Communication – Overdue Plan Approval dated March 22, 2012 was mailed to the owner/operator. The Plan Approval application was due January 22, 2011 and was filed late on April 30, 2012.

Authority: The Director of Planning, through the Office of Zoning Administration, has the authority to modify, discontinue or revoke the use; or to modify, delete or impose additional corrective conditions on the operation of the existing business as a motel under Section 12.27.1 (land use impacts caused by any use) of the Los Angeles Municipal Code.

Exhaustion Of Administrative Remedies: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

Advice To Public: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Los Angeles City Planning Department, Office of Zoning Administration, 200 N. Spring Street, Room 763, Los Angeles, CA 90012 (attention: Matthew Lum).

Review Of File: The file, including the application and the environmental assessment, are available for public inspection at this location between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. Please call (213) 978-1318 several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

Accommodations: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon request.

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.

COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY: **City of Los Angeles Department of City Planning** COUNCIL DISTRICT: **10**

PROJECT TITLE: *** PLAN APPROVAL** LOG REFERENCE: **ENV 2012-1292-CE**

PROJECT LOCATION: *** 4422 W JEFFERSON BLVD. LOS ANGELES CA. 90016**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: *** PLAN APPROVAL CONDITIONS VERIFICATION RECYCLING CENTER**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY: *** RAZMIK ASLANYAN**

CONTACT PERSON: *** RAZMIK ASLANYAN** AREA CODE: *** 818** TELEPHONE NUMBER: *** 919 6503** EXT.

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
Class <u>1</u> Category <u>22</u> (City CEQA Guidelines)		
<input type="checkbox"/> OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)	

JUSTIFICATION FOR PROJECT EXEMPTION: Granting or renewal of a variance or conditional use for a nonsignificant change of use in an existing facility.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE		TITLE	DATE
FEE: 81		RECEIPT NO. 6858	DATE 4/30/12
		REC'D. BY 1996 ZA B+Scashin	

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Recorder
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:
*** RAZMIK ASLANYAN**
NAME (PRINTED)

*** [Signature]**
SIGNATURE

*** 4/30/2012**
DATE

1 Owner Pat A. and Lora D. Dolce Dolce Family Trust 4031 Coogan Circle Culver City, CA. 90232	2 Applicant Razmik Aslanyan 1020 E Providencia Ave. Burbank, CA. 91501	3 Representative Razmik Aslanyan 1020 E Providencia Ave. Burbank, CA. 91501
4 Dolce, Pat A and Lora D. Trs. 4031 Coogan Circle Culver City, CA. 90230-0000	5 Dolce, Pat A and Lora D. Trs. 4031 Coogan Circle Culver City, CA. 90230-0000	6 Dolce, Pat A and Lora D Trust 4031 Coogan Circle Culver City, CA. 90230-0000
7 Campa, Ivette Tr. Edgar Shrum Trust 10531 Gerald Ave. Granada Hills, CA. 91344-6620	8 Garcia, Hector S 4845 Exposition Blvd. Los Angeles, CA. 90016-3990	9 Dolce, Pat and Lora D Trust 4031 Coogan Circle Culver City, CA. 90232-3704
10 Gillings, Glynnis 3417 S Potomac Ave. Los Angeles, CA. 90016-4023	11 Hooks, Tomoko T Tr Tomoko Thooks Trust and Johnson Meridith T. 3424 S Chesapeake Ave. Los Angeles, CA. 90016-4116	12 Hamilton, Derrick and Lotrece 3421 S Potomac Ave. Los Angeles, CA. 90016-4116
13 Thomas Johnson, Medrith 3424 S Chesapeake Ave. Los Angeles, CA. 90016-4023	14 Croskery, Sydney E 11999 San Vicente Blvd. Ste 100 Los Angeles, CA. 90049-5042	15 Mitchel Clay, Darnell P and Clay, Victor A. P O Box 1167 Culver City, CA. 90232-1167
16 Mccoy, Autumn 3429 S Potomac Ave. Los Angeles, CA. 90116-4116	17 Lewis, Louise Tr. 3434 S Chesapeake Ave. Los Angeles, CA. 90016-4023	18 Yarbrough, Gwilli and Yarbrough, Denise 3431 Potomac Ave. Los Angeles, CA. 90016-4116
19 Daniels, Donna R 3418 W 80 th St. Inglewood CA. 90305-1252	20 Frierson, Keith A Nanette F. 4423 Exposition Blvd. Los Angeles, CA. 90016-4001	21 Frierson, Keith A and Nanette J. 4423 Exposition Blvd. Los Angeles, CA. 90016-4001
22 Jeffries, Anthony G. 4419 Exposition Blvd. Los Angeles, CA. 90016-4001	23 Bowers, John A Tr John A Bowers Trust 2633 Hauser Blvd. Los Angeles, CA. 90016-2519	24 Ward, Thomas E 4342 Angeles Vista Blvd. Los Angeles, CA. 90008-4916
25 Olg Holding LLC 4000 Mcclung Dr. Los Angeles, CA. 90008-2641	26 Winick, Walter J Tr. 6520 Vista de Mar Playa del Rey, CA. 90293-0000	27 Richard, Wayne T Tr. Patricia A Richard D. Decd Tr. 34 Canyonwood Irvine, CA. 92620-1221
28 Elguea, Oscar and Chavez, Maria E. 922 Gifford Ave. Los Angeles, CA. 90063-1314	29 Apple Properties LLC 6009 Washington Blvd. Culver City, CA. 90232-7425	30 Opoku, Alexander 3418 S Potomac Ave. Los Angeles, CA. 90016-4117

31 Trenier, Lillie M 3417 S Hillcrest Dr. Los Angeles, CA. 90016-4110	32 Hernandez, Sandra 3420 S Potomac Ave. Los Angeles, CA. 90016-4117	33 Wagner, Tommy D and Yolanda P. 3421 Hillcrest Dr. Los Angeles, CA. 90016-4117
34 Osegura, Blanca 3424 S Potomac Ave. Los Angeles, CA. 90016-4117	35 Burton, Esther M Tr. 3425 S Hillcrest Dr. Los Angeles, CA. 90016-4110	36 Achenafe Belay, Netsanet and Belachew, Zebader 3428 S Potomac Ave. Los Angeles, CA. 90016-4117
37 Salazar, Aurelio 3429 S Hillcrest Dr. Los Angeles, CA. 90016-4110	38 Church, Cristopher L Sr Tr. Potomac Group Trust 10736 Jefferson Blvd. No. 158 Culver City, CA. 90230-4933	39 Jovel, Sabina D ET AL Contreras, Karl 3433 S Hillcrest Dr. Los Angeles, CA. 90016-4110
40 Church Christopher L SR Tr Galaxy Group Trust 10736 Jefferson Blvd. #158 Culver City, CA. 90230-4933	41 Murakami, Saburo and Alice H Trs. Murakami Family Trust 3437 S Hillcrest Dr. Los Angeles, CA. 90016-4110	42 Hernandez, Guadalupe 3443 S Hillcrest Dr. Los Angeles, CA. 90016-4110
43 Marwil, Properties LLC 4051 Albright Ave. Los Angeles, CA. 90016-5401	44 Hairston, Richard and Hairston, Virginia 4319 W Exposition Blvd. Los Angeles, CA. 90016-4108	45 Eaglin, Paula G 4315 W Exposition Blvd. Los Angeles, CA. 90016-4108
46 Lyons, Juanita C 4311 W Exposition Blvd. Los Angeles, CA. 90016-4133	47 Bruce, John P 1024 Harvard St. Santa Monica, CA. 90403-4708	48 Robbins Sisters LLC 1824 Laurel Ave. Manhattan Beach, CA. 90266-2537
49 Bruce, Steven and Leticia O 3050 S Potomac Ave. Los Angeles, CA. 90016-4131	50 Vallejo, Ruben 3049 S Hillcrest Dr. Los Angeles, CA. 90016-4109	51 Vasquez, Eduardo ET AL Donis, Fredy 3046 S Potomac Ave. Los Angeles, CA. 90016-4131
52 Bayani, Michaela Ave. 3043 S Hillcrest Dr. Los Angeles, CA. 90016-4109	53 Welch. Turner, Rochelle 3042 S Potomac Ave. Los Angeles, CA. 90016-4131	54 Citibank Tr. Cwabs Inc 2007 QHI 1800 Tapo Canyon Rd. SV2 202 Simi Valley, CA. 93063-6712
55 Hudson, Maurice R and Hudson, Elena 3038 Potomac Ave. Los Angeles, CA. 90016-4131	56 Castro, David and Juana 3034 Potomac Ave. Los Angeles, CA. 90016-4131	57 Cohen, David and Rivka Trs. ET AL D and R Cohen Trust and Cohen Sadi 835 S Wooster St # 118 Los Angeles, CA. 90035-1796
58 Bineav, Marc 8907 Cadillac Ave. Los Angeles, CA. 90034-4038	59 Albaeck, Eric G CO TR Albaeck Adler Family Trust P O Box 78547 Los Angeles, CA. 90016-8547	60 Apple Properties LLC 4505 W Jefferson Blvd. Los Angeles, CA. 90016-4004

61 Findley, Gertru DT I TR. Gertrude I Findley Trust 3050 Chesapeake Ave. Los Angeles, CA. 90016-4021	62 Del Campo, Gerardo P O Box 191743 Los Angeles, CA. 90018-0000	63 Rachal, Lawrence H Sr CO TR L H SR and B F Rachal Trust 3046 Chesapeake Ave. Los Angeles, CA. 90016-4021
64 Garcia, Edgar and Maria 3047 Potomac Ave. Los Angeles, CA. 90016-4130	65 Ikperme, John 3042 Chesapeake Ave. Los Angeles, CA. 90016-4021	66 Czekalski, Angelica 3043 Potomac Ave. Los Angeles, CA. 90016-4130
67 Velasquez, Roger A and Apolonia E 3038 Chesapeake Ave. Los Angeles, CA. 90016-4021	68 Stubblefield, Walter J Tr Walter J Stubblefield Trust 3039 Potomac Ave. Los Angeles, CA. 90016-4130	69 Mcgee Family Properties LLC 5659 Glenford St. Los Angeles, CA. 90008-1020
70 Weldon, Marianne N 3035 Potomac Ave. Los Angeles, CA. 90016-4130	71 Sherman, Donald 3030 Chesapeake Ave. Los Angeles, CA. 90016-4021	72 Bautista, Pedro 3031 Potomac Ave. Los Angeles, CA. 90016-4130
73 Orange, Coast LA LLC Tr Chesapeake Avenue Trust 18851 Bardeen Ave. # 250 Irvine, CA. 92612-1520	74 Moody, Freddie J SR and Dolores 3027 Potomac Ave. Los Angeles, CA. 90016-4130	75 Lima, Carlos A. 3022 Chesapeake Ave. Los Angeles, CA. 90016-4021
76 Apple Properties LLC 4505 Jefferson Blvd. Los Angeles, CA. 90016-4004	77 Anthony Kafesjian Trust 120 S Martel Ave. Los Angeles, CA. 90036-2714	78 Lopez, Rony O and Elsa M 3050 Farmdale Ave. Los Angeles, CA. 90016-4031
79 Martinez, Javier P and Lucina D. 3051 Chesapeake Ave. Los Angeles, CA. 90016-4020	80 Deverges, Abbie V Tr Abbie V Deverges Trust 3046 Farmdale Ave. Los Angeles, CA. 90016-4031	81 Crowder, Jean BTR Jeam B Crowder Trust 3047 Chesapeake Ave. Los Angeles, CA. 90016-4020
82 Moran, Maximo and Sara 3042 Farmdale Ave. Los Angeles, CA 90016-4031	83 Williams, Anna F 3045 Chesapeake Ave. Los Angeles, CA. 90016-4020	84 Del Campo, Diana M and Rodriguez Jose M 3038 Farmdale Ave. Los Angeles, CA. 90016-4031
85 Brown, Leary 3039 Chesapeake Ave. Los Angeles, CA. 90016-4020	86 Bruce, Lillian H 3036 Farmdale Ave. Los Angeles, CA. 90016-4031	87 Shuler, Ida V TR IDA Vivian Trust 3035 Chesapeake Ave. Los Angeles, CA. 90016-4020
88 Alvarado, Concepcion 3030 Chesapeake Ave. Los Angeles, CA. 90016-4031	89 Lopez, Juan F and Amada R 3031 Chesapeake Ave. Los Angeles, CA. 90016-4020	90 Mendez, Estella C. 3026 Farmdale Ave. Los Angeles, CA. 90016-4031

91 Meeks, Thomas H and Rossye L Trs. Meeks Trust 3027 Chesapeake Ave. Los Angeles, CA. 90016-4020	92 Stevens and Hatch 9329 Doheny Rd. Beverly Hills, CA. 90210-2654	93 Stevens and Hatch 9329 Doheny Rd. Beverly Hills, CA. 90210-2654
94 EMJ Holdings LLC 450 Ferguson Dr. Mountain View, CA. 94043-5214	95 Abranson, Elaine E TR ET AL CD and EE Abrason Trust and Abrason, Neil P. 1255 Beverly View Dr. Beverly Hills, CA. 90210-2039	96 EMJ Holding LLC 450 Ferguson Dr. Mountain View, CA. 94043-5214
97 EMJ Holdings LLC 450 Ferguson Dr. Mountain View, CA. 94043-5214	98 Mena, Oscar F and Martha Y 3420 Farmdale Ave. Los Angeles, CA 90016-4033	99 Edwards, Ronald H and Audrey Trs Edwards Trust 5211 Hickory Circle Cypress, CA. 90630-2930
100 Chan, Wilberth and Adelita 3424 Farmdale Ave. Los Angeles, CA. 90016-4033	101 Edwards, Ronald H and Audrey Trs. Edwards Trust 5211 Hickory Circle Cypress, CA. 90630-2930	102 Calderon, Oscar 3429 Chesapeake Ave. Los Angeles, CA. 90016-4022
103 Bacon, Anthony E and Eileen M Trs Bacon Trust 4106 Fairway Blvd. Los Angeles, CA. 90043-1139	104 Ramirez, Ricard and Maria S. 5646 Boden St. Los Angeles, CA. 90016-3101	105 De La Isla, Blanca L. 4501 Exposition Blvd. Los Angeles, CA. 90016-4024
106 De La Isla, Blanca L. 4900 W Adams Blvd. Los Angeles, CA. 90016-2850	107 Sato, Dorothy Tr Edward and Dorothy Sato Trust 5234 Shenandoah Ave. Los Angeles, CA. 90056-1035	108 Baral, Judy and Loschuk, Victoria L. 4511 Exposition Blvd. Los Angeles, CA. 90016-4024
109 L. A. CO Metropolitan Transportation Authority 500 W Temple St. Rm 652 Los Angeles, CA. 90012-2713	110 L.A. Co Metropolitan Transportation Authority 1 Gateway Plz. Los Angeles, CA. 90012-2952	111 Bravos, Annette and Bravos, Christine 3737 Serra Rd. Malibu, CA. 90265-4918
112 Bravos, Annette and Bravos, Christine 3737 Serra Rd. Malibu, CA. 90265-4918	113 Woods, Douglas D. P.O. Box 3367 El Segundo, CA. 90245-0000	114 Williams, James Tr James Williams Trust 3431 Farmdale, Ave. Los Angeles, CA. 90016-4032
115 Norris, Elizabeth A Tr Norris Family Trust 1257 Rubio Vista Rd. Alta Dena, CA. 91001-1533	116 Mackey, Hazel T Tr Hazel Mackey Trust and Windom, Cleo 17700 Avalon Blvd. # 133 Carson CA. 90746-0295	117 Mendez, Guillermo Et AL Mendez, Carmelina 3420 S Field Ave. Los Angeles, CA 90016-4037
118 Carpio. Jose A and Jacqueline A. 3421 Farmdale Ave. Los Angeles, CA. 90016-4032	119 Mendez, Guillermo ET AL Mendez, Carmelina 3416 Field Ave. Los Angeles, CA. 90016-4032	120 Florentino, Andrea 3417 Farmdale Ave. Los Angeles, CA. 90016-4032

121
Cohen, Michel and Nancy L.
5014 Mindora Dr.
Torrance, CA. 90505-2143

124
Ware, David I and Vera L
5919 S Mansfield Ave.
Los Angeles, CA 90043-3349

127
Ware, Andre
3051 Farmdale Ave.
Los Angeles, CA. 90016-4030

130
Mathieu, Roberta
3039 Farmdale Ave.
Los Angeles, CA. 90016-4030

122
West Jefferson LLC
5738 W Washington Blvd.
Los Angeles, CA. 90016-2429

125
Greenamyre, Cary S Tr
Greenamyre Family Trust
P O BOX 15
Mariposa, CA. 95338-0000

128
Maximo, Erika and
Maximo Isaac
3047 Farmdale Ave.
Los Angeles, CA. 90016-4030

123
Backus, Jack T CO TR ET AL
Backus and Francis Trust and Owens
1057 Hubert Rd.
Oakland, CA. 94610-2520

126
Ortega, Jose and Lilia Trs.
Jose and Lilia Ortega Trust
933 26th St.
Santa Monica, CA. 90403-2203

129
Burrell, Clarice R TR
Clarice R Burrell Trust
3043 Farmdale Ave.
Los Angeles, CA. 90016-4030

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4
Occupant
4422 W Jefferson Blvd.
Los Angeles, CA. 90016-

6
Occupant
4410 W Jefferson Blvd.
Los Angeles, CA. 90016

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Occupant
4408 W Jefferson Blvd.
Los Angeles, CA. 90016

8.1
Occupant
3411 S Potomac Ave.
Los Angeles, CA. 90016

14
Occupant
3425 S Potomac Ave.
Los Angeles, CA. 90016

19.1
Occupant
3435 S Potomac Ave.
Los Angeles, CA. 90016

20.2
Occupant
4427 W Exposition Blvd.
Los Angeles, CA. 90016

21.2
Occupant
4421 W Exposition Blvd.
Los Angeles, CA. 90016

22.2
Occupant
4415 W Exposition Blvd.
Los Angeles, Ca. 90016-4001

23.2
Occupant
4411 W Exposition Blvd.
Los Angeles, CA. 90016-2519

4.1
Occupant
3410 Chesapeake Ave.
Los Angeles, CA. 90016

6.1
Occupant
4412 W Jefferson Blvd.
Los Angeles, CA. 90016

7.1
Occupant
4408 ½ W Jefferson Blvd.
Los Angeles, CA. 90016

9
Occupant
3416 S Chesapeake Ave.
Los Angeles, CA. 90016

15
Occupant
3428 S Chesapeake Ave.
Los Angeles, CA. 90016

20
Occupant
4431 W Exposition Blvd.
Los Angeles, CA. 90016

21
Occupant
4425 W Exposition Blvd.
Los Angeles, CA. 90016

22
Occupant
4419 W Exposition Blvd.
Los Angeles, CA. 90016-4001

23
Occupant
4413 W Exposition Blvd.
Los Angeles, CA. 90016-2519

24
Occupant
4409 W Exposition Blvd.
Los Angeles, CA. 90016-4001

5
Occupant
4416 W Jefferson Blvd.
Los Angeles, CA. 90016

6.2
Occupant
4414 W Jefferson Blvd.
Los Angeles, CA. 90016

8
Occupant
4402 W Jefferson Blvd.
Los Angeles, CA. 90016

11
Occupant
3420 S Chesapeake Ave.
Los Angeles, CA. 90016-4023

19
Occupant
3439 S Potomac Ave.
Los Angeles, CA. 90016

20.1
Occupant
4429 W Exposition Blvd.
Los Angeles, CA. 90016

21.1
Occupant
4423 W Exposition Blvd.
Los Angeles, CA. 90016

22.1
Occupant
4417 W Exposition Blvd.
Los Angeles, CA. 90016-4001

23.1
Occupant
4413 ½ W Exposition Blvd.
Los Angeles, CA. 90016-2519

24.1
Occupant
4407 W Exposition Blvd.
Los Angeles, CA. 90016-4001

24.2 Occupant 4405 W Exposition Blvd. Los Angeles, CA. 90016-4001	25 Occupant 4403 W Exposition Blvd. Los Angeles, CA. 90016-4001	25.1 Occupant 4401 W Exposition Blvd. Los Angeles, CA. 90016-4001
25.2 Occupant 4403 ½ W Exposition Blvd. Los Angeles, CA. 90016-4001	25.3 Occupant 4401 ½ W Exposition Blvd. Los Angeles, CA. 90016-4001	26 Occupant 4342 W Jefferson Blvd. Los Angeles, CA. 90016-
26.1 Occupant 3410 S Potomac Ave. Los Angeles, CA. 90016	27 Occupant 4616 W Jefferson Blvd. Los Angeles, CA. 90016-4115	28 Occupant 4312 W Jefferson Blvd. Los Angeles, CA. 90016-4115
28.1 Occupant 4310 W Jefferson Blvd. Los Angeles, CA. 90016-4115	29 Occupant 4300 W Jefferson Blvd. Los Angeles, CA. 90016-4115	29.1 Occupant 4304 W Jefferson Blvd. Los Angeles, CA. 90016-4115
29.2 Occupant 3411 S Hillcrest Dr. Los Angeles, CA. 90016-4115	38 Occupant 3432 S Potomac Ave. Los Angeles, CA. 90016-4117	40 Occupant 3438 S Potomac Ave. Los Angeles, CA. 90016-4117
43 Occupant 3446 S Potomac Ave. Los Angeles, CA. 90016-4117	43.1 Occupant 3448 S Potomac Ave. Los Angeles, CA. 90016-4117	43.2 Occupant 3450 S Potomac Ave. Los Angeles, CA. 90016-4117
43.3 Occupant 3444 S Potomac Ave. Los Angeles, CA. 90016-4117	44 Occupant 4321 W Exposition Blvd. Los Angeles, CA. 90016-4108	44.1 Occupant 4319 W Exposition Blvd. Los Angeles, CA. 90016-4108
44.2 Occupant 4321 ½ W Exposition Blvd. Los Angeles, CA. 90016-4108	45 Occupant 4317 W Exposition Blvd. Los Angeles, CA. 90016-4108	45.1 Occupant 4315 W Exposition Blvd. Los Angeles, CA. 90016-4108
45.2 Occupant 4317 ½ W Exposition Blvd. Los Angeles, CA. 90016-4108	46 Occupant 4311 W Exposition Blvd. Los Angeles, CA. 90016-4133	47 Occupant 4301 W Jefferson Blvd. Los Angeles, CA. 90016-4119
47.1 Occupant 4303 W Jefferson Blvd. Los Angeles, CA. 90016-4119	47.2 Occupant 4307 W Jefferson Blvd. Los Angeles, CA. 90016-4119	47.3 Occupant 4313 W Jefferson Blvd. Los Angeles, CA. 90016-4119

48
Occupant
4317 W Jefferson Blvd.
Los Angeles, CA. 90016

49
Occupant
3050 S Potomac Ave.
Los Angeles, CA. 90016-4131

57
Occupant
4403 W Jefferson Blvd.
Los Angeles, CA. 90016-4038

59
Occupant
4413 W Jefferson Blvd.
Los Angeles, CA. 90016-4038

62
Occupant
3051 Potomac Ave.
Los Angeles, CA. 90016-4130

76
Occupant
4503 Jefferson Blvd.
Los Angeles, CA. 90016-4004

76.3
Occupant
3055 Chesapeake Ave.
Los Angeles, CA. 90016-4004.

93
Occupant
4506 W Jefferson Blvd.
Los Angeles, CA. 90016-4005

94.1
Occupant
4514 W Jefferson Blvd.
Los Angeles, CA. 90016-4005

96
Occupant
3425 Chesapeake Ave
Los Angeles, CA. 90016-4005

48.1
Occupant
4319 W Jefferson Blvd.
Los Angeles, CA. 90016

54
Occupant
3039 Hillcrest Dr.
Los Angeles, CA. 90016-4109

57.1
Occupant
3057 Totomac Ave.
Los Angeles, CA. 90016-4038

60
Occupant
3035 Chesapeake Ave.
Los Angeles, CA. 90016-4021

69
Occupant
3034 Chesapeake Ave.
Los Angeles, CA. 90016-4021

76.1
Occupant
4507 Jefferson Blvd.
Los Angeles, CA. 90016-4004

77
Occupant
4521 W Jefferson Blvd.
Los Angeles, CA. 90016-4004

93.1
Occupant
4508 W Jefferson Blvd.
Los Angeles, CA. 90016-4005

95
Occupant
4522 W Jefferson Blvd.
Los Angeles, CA. 90016-4005

96.1
Occupant
4512 W Jefferson Blvd.
Los Angeles, CA. 90016-4005

48.2
Occupant
4321 W Jefferson Blvd.
Los Angeles, CA. 9001

54.1
Occupant
3041 1/2 Hillcrest Dr.
Los Angeles, CA. 90016-4109

58
Occupant
4407 W Jefferson Blvd.
Los Angeles, CA. 90016-4038

60.1
Occupant
4423 Jefferson Blvd.
Los Angeles, CA. 90016

73
Occupant
3026 Chesapeake Ave.
Los Angeles, CA. 90016-4021

76.2
Occupant
4511 Jefferson Blvd.
Los Angeles, CA. 90016-4004

92
Occupant
4500 Jefferson Blvd.
Los Angeles, CA. 90016-4005

94
Occupant
4512 W Jefferson Blvd.
Los Angeles, CA. 90016-4005

95.1
Occupant
4524 W Jefferson Blvd.
Los Angeles, CA. 90016-4005

97
Occupant
3416 Farmdale Ave.
Los Angeles, CA. 90016-4033

99
Occupant
3425 Chesapeake Ave.
Los Angeles, CA. 90016-4022

103.1
Occupant
3432 Farmdale Ave.
Los Angeles, CA. 90016-4033

107
Occupant
4505 Exposition Blvd.
Los Angeles, CA. 90016-4024

109
Occupant
4523 Exposition Blvd.
Los Angeles, CA. 90016-4024

112
Occupant
3433 Farmdale Ave.
Los Angeles, CA. 90016

115
Occupant
3426 Field Ave.
Los Angeles, CA. 90016-4050

122
Occupant
4606 W Jefferson Blvd.
Los Angeles, CA. 90016-4007

122.3
Occupant
4620 W Jefferson Blvd.
Los Angeles, CA. 90016-4007

123
Occupant
4601 W Jefferson Blvd.
Los Angeles, CA. 90016-4006

126
Occupant
4617 W Jefferson Blvd.
Los Angeles, CA. 90016-4006

101
Occupant
3425 Chesapeake Ave.
Los Angeles, CA. 90016-4022

104
Occupant
3431 Chesapeake Ave.
Los Angeles, CA. 90016-4022

107.1
Occupant
4507 Chesapeake Ave.
Los Angeles, CA. 90016-4024

110
Occupant
4601 Exposition Blvd.
Los Angeles, CA. 90016-4024

113
Occupant
4615 Exposition Blvd.
Los Angeles, CA. 90016-4026

116
Occupant
3425 Farmdale Ave.
Los Angeles, CA. 90016-4032

122.1
Occupant
4612 W Jefferson Blvd.
Los Angeles, CA. 90016-4007

122.4
Occupant
4622 W Jefferson Blvd.
Los Angeles, CA. 90016-4007

124
Occupant
4601 W Jefferson Blvd.
Los Angeles, CA. 90016-4006

103
Occupant
3430 Farmdale Ave.
Los Angeles, CA. 90016-4033

106
Occupant
4501 Exposition Blvd.
Los Angeles, CA. 90016-4024

108
Occupant
4515 Exposition Blvd.
Los Angeles, CA. 90016-4024

111
Occupant
4605 W Exposition Blvd.
Los Angeles, CA. 90016

114
Occupant
3427 Farmdale Ave.
Los Angeles, CA. 90016-4032

121
Occupant
4600 W Jefferson Blvd.
Los Angeles, CA. 90016-4007

122.2
Occupant
4616 W Jefferson Blvd.
Los Angeles, CA. 90016-4007

122.5
Occupant
3410 Field Ave.
Los Angeles, CA. 90016-4007

125
Occupant
4611 W Jefferson Blvd.
Los Angeles, CA. 90016-0000