SLAUSON/OVERHILL BLIGHT SURVEY

May 2012

Submitted by:

Community Development Commission
Economic and Housing Development Division

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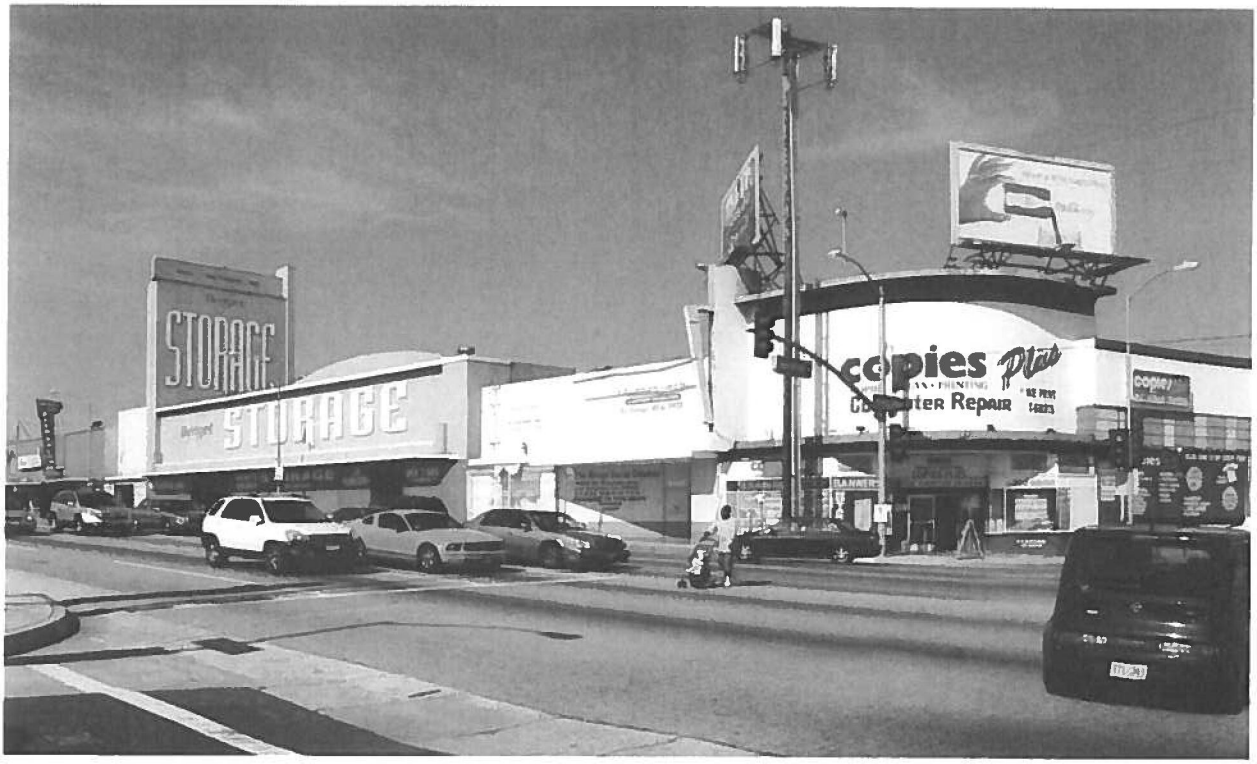
As It Was

As It Is



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I. Slauson/Overhill Survey: Executive Summary

Based on community requests, the area along Slauson Avenue, from Angeles Vista Boulevard to La Brea Avenue in unincorporated Windsor Hills, was surveyed to determine if it would meet the federal definition of blight and, therefore, qualify for the use of Community Development Block Grant funds for improvement.

The survey area shown in Figure 1 consists of forty three (43) properties. Criteria were developed consistent with federal regulations (24 CFR507.208(b)(ii)(A)) to determine if a property is blighted and each of the 43 properties was surveyed to determine if they met the blight definition. The criteria were based on reviewing five property elements: signage; building façade; parking; property abandonment; and parcel configuration. Each element was rated as being in good (1), fair (2), or poor (3) condition. Properties with an overall score of 10 or higher out of 15 possible points were considered to be experiencing blighting conditions in accordance with federal regulations.

Federal regulations require that for an area to be deemed blighted, at least 25% of the properties throughout the area must experience one or more blighting conditions. The parcels deemed physically blighted are shown in Figure 2. Sixteen (16) properties, or 37.2% of the properties in the survey area, are deemed blighted. Therefore, the area meets the federal threshold. Individual property evaluation sheets are included in Appendix A.

Figure 1 Survey Area

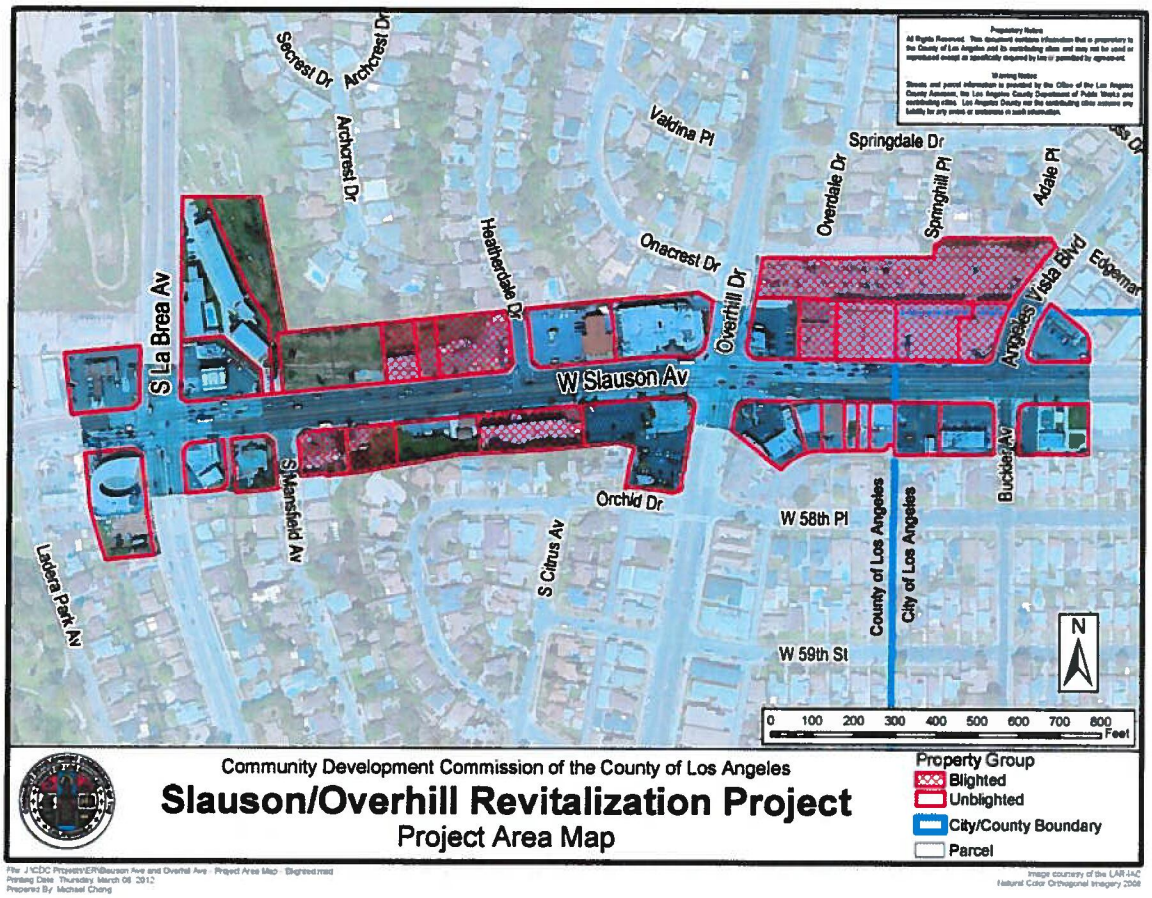


Figure 2 Blighted Properties

The blighting conditions show up in other ways. The survey area is economically blighted in that vacancy rates are higher and rental rates are lower than in similar communities, as shown in Figures 3 and Figure 4.

Figure 3 Vacancy Rates

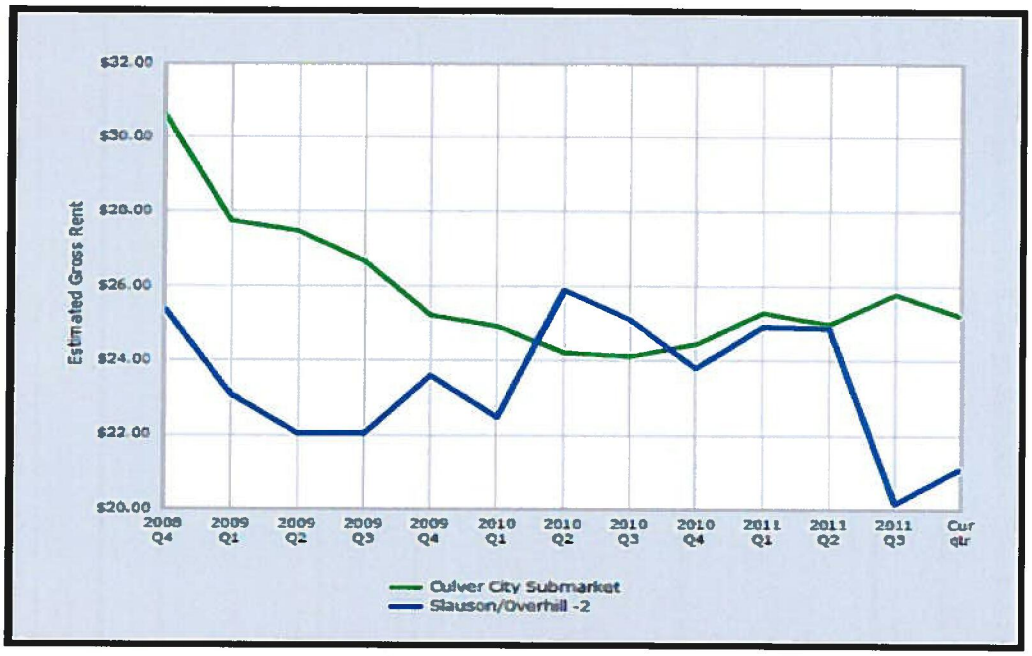


Figure 4 Rental Rates

The Slauson/Overhill Revitalization Project (Project) will assist in addressing several slum and blight issues in the area with the ultimate goals being to: improve the overall appearance of existing buildings, streets and other areas. Assure that buildings are safe for persons and businesses to occupy; promote the economic well-being of the area; and encourage private sector investment in the revitalization of the area.

To reduce or eliminate these blighting conditions, the Community Development Commission (Commission) proposes to implement the general recommended corrective actions:

1) Provide improvements to pedestrian amenities along Slauson Avenue to create a safer, more inviting and walkable street.
2) Provide façade improvements to existing commercial buildings to correct code violations and attract customers.
3) Provide financial assistance to businesses to encourage a better mix of uses and a more active use of the area by local residents.

In examining the Slauson/Overhill commercial area to determine its prospects and potential for future investment and revitalization, this study assessed the condition of the project area's buildings, infrastructure, zoning, and parcel configurations. To study the economic health and viability of the area and gauge its potential for revitalization, the study also looked at the types of businesses in the area, vacancy and rental rates and property values.

To assess and evaluate the above factors and identify reasons for the area's stagnated growth, as well as to indentify physical and economic blight, a comprehensive conditions survey was conducted. This survey examined signage, building façades, parking, property abandonment and parcel configuration, evaluated the physical conditions of each element and rated them to determine their blighting influence on the area.

The following discussion covers the elements evaluated in the study and provides background information on what was learned.

Signage

Examination of the area revealed that signage may be a contributing factor to blight, therefore, further research on the condition of commercial signage with respect to zoning requirements was conducted. The Slauson/Overhill community is located in unincorporated Los Angeles County; therefore, the County's Department of Regional Planning (DRP) is the governing authority for all planning activities, including appropriate signage. Title 22 of the Los Angeles County Code (known as the Zoning Code), establishes the planning code for the County of Los Angeles.

Commission staff met with DRP staff to discuss existing signage in the study area and to determine how the Zoning Code was administered and implemented. From these meetings, Commission staff also obtained code violation letters and/or citations for properties in the Slauson/Overhill commercial area. These documents are included in Appendix B. This information highlights the numerous and persistent code violations that plague this commercial corridor and provides evidence the blighting conditions that exist.

The study found that many of the properties in the project area do not adhere to local law and signage regulations. This noncompliance leads to an over-abundance of signs and clutter, leading to visual blight and in many cases numerous signs show a lack of maintenance. This visual blight and poor maintenance is illustrated in the photographic documentation, as shown on the Property Surveys and Parcel Evaluation Sheets, clearly demonstrating that some of the businesses do not adhere to the local regulations.

The study also found that improper signage can have a negative effect on the economic prosperity or growth in the area due to the perception that the area does not have a professional appearance. The lack of adherence to a uniform sign standard creates the impression that the area is not in demand, or that it is unsafe and lacks community pride and ownership. Further businesses may think it is not, a desirable location for new or growing businesses. As the neighborhood quality standards decline, the perception of the area, in turn, contributes to lower lease rates between Slauson/Overhill and other areas. Potential investors and tenants may be more willing to invest in more attractive, perceptually safer and more stable neighborhoods (with uniform and strict adherence to signage regulations) than those areas with the declining standards.

Unattractive signage also contributes to the blighting conditions by negatively impacting property values. The negative effect signage can have on the economic prosperity or growth in the area is substantiated by the lack of investment in this commercial corridor. It could be surmised that conditions, such as non-complying building signage or signage that is in poor condition and disrepair, is a contributing factor in creating a negative perception of the area and therefore, driving away private investment.

As stated earlier, the area specific to this study is along Slauson Avenue from La Brea to Angeles Vista Boulevard. The northeastern block of the addresses encompassing 4401-4455 Slauson Avenue, comprising the Windsor Hills Shopping Center, exhibit the poorest condition and most dilapidated signage of the study area. The amount of displayed signage within this specific block is excessive and does not comply with established codes. This non-compliance and inconsistency of signage creates a perception of dilapidation regarding the overall design element of the commercial corridor. Signage is non-conforming as it pertains to the letter size (height permit per county signage code) and the amount of advertising on a building. Per the Commission's discussions with DRP staff, these wall signs are considered temporary and, therefore, not permitted. Businesses are also displaying outdoor advertising signs and/or portable signs that are also not permitted. Some of these businesses also have signs that exceed the allowable window area and paper flyers that partially or completely cover all windows. Excessive window coverage is a security issue, as it decreases visibility into a business by local law enforcement authorities. Many of the signs on this block are not well maintained and are in general disrepair.

The block to the west addresses 4501-4701 Slauson Avenue, includes a CVS Pharmacy, a church, a vacant car wash, an industrial building, a vacant lot, an apartment complex and a gas station. Signage deficiencies were found at the vacant lot, abandoned car wash and industrial building. For example, the pole sign at the abandoned car wash was in a general state of disrepair and neglect caused by its vacancy. These signage issues are further addressed in the individual property surveys.

The southern block encompassing addresses 4508-4700 Slauson Avenue, did not exhibit many signage issues. The only exceptions were 4634 Slauson Avenue, which exhibited some visible signs of weatherization and maintenance issues. None of the addresses located at 4330-4452 Slauson Avenue exhibit signage issues and none of these properties were designated as being blighted.

Building Façade

The physical condition of building facades in an area can be an indicator of its vitality. Evidence of both physical and economic blight can be seen if buildings are permitted to fall into a state of disrepair and the problems remains unchecked, or are allowed to spread.

Of the variety of storefronts that encompass the area, many facades exhibited blighted conditions. The building facades that are in the worst condition are the properties located at the Windsor Hills Shopping Center located at 4401-4445 W. Slauson Avenue. As seen in the attached Property Surveys and Parcel Evaluation Sheets (Photo Documentation) many of these buildings exhibit the following conditions:

a) General physical deterioration
b) Weatherization or fading exterior paint
c) Missing or deteriorated light fixtures or electrical panels
d) Cracked, broken or boarded-up windows
e) Rusted flashing, dented doors and/or damaged building stucco
f) Unsafe hazardous conditions such as hanging electrical wiring, exposed electrical panels, etc.
g) Security bars on windows or otherwise does not appear to be safe in terms of patron security
h) Damaged/deteriorated building material
i) Damaged/deteriorated roofing
j) Damaged/deteriorated foundation
k) Damaged/deteriorated overhangs/posts
l) Damaged/deteriorated porch/stairs
m) Damaged/deteriorated rafters/framing
n) Damaged/deteriorated doors/windows
o) Damaged/deteriorated wiring/utilities
p) Code violations that can only be cured by repairs/renovations

The properties located to the west of this block, addresses 4501-4701 Slauson Avenue, did not exhibit these types of conditions; the two exceptions are the former car wash located at 4601 West Slauson Avenue and the adjacent building. The car wash's building façade was in serious need of repair due to the abandonment of the property and overall neglect. The adjacent building, located at 4609 & 4611 West Slauson Avenue appeared to be marginally maintained, but needed rehabilitation, such as repainting and stucco repair. In addition, there was a need for additional exterior lighting and secure doors and windows in most areas of the property. These conditions are further evaluated in the attached Property Surveys and Parcel Evaluation Sheets (Photo Documentation).

Building facades across the street to the south, addresses 4508-4700 Slauson Avenue, were found to be in stable condition with few issues. The exceptions were the properties located at 4542 West Slauson Avenue, the Jet Inn Motel 4634 Slauson Avenue which exhibited some visible signs of weatherization and some of the items listed above. None of the addresses located at 4330-4452 Slauson Avenue exhibited minor if any building façade issues and none of these properties were designated as being blighted.

Declining property values coupled with aging building stock can often create a situation of deferred maintenance. Owners are reluctant to rehabilitate their properties if they won't realize a return on their investment and as a result, the necessary preventive

maintenance gets deferred. Poor building conditions indicate limited reinvestment in the building stock, and reflect a weak environment for private sector development. For this and other reasons, an argument can be made that property owners in the area are not investing in the rehabilitation of their building.

Eighty percent of all the parcels in the survey area have structures that were built in the 1940's and 50's. By nature, these types of properties are difficult to rehabilitate due to their age, high rehabilitation costs, and difficulty to bring up to current code requirements and market needs.

The process of deterioration and dilapidation of building facades can be infectious to an area and are clear indicators of growing blight. The presence of properties which exhibit signs of deterioration may discourage owners of neighboring properties from improving or maintaining their businesses. Property owners may not see any financial benefit from improving their properties when the value of any improvement is diminished due to the neglected condition of the surrounding properties. The problem of deferred maintenance also impacts resale value. When deteriorating conditions are prevalent throughout an area, it is often difficult for a well-maintained property to attract a buyer. The area's degenerating condition sends a message of apathy to potential investors. These poorly maintained areas present a perceived risk to investors in terms of continued possible decrease in property values if these conditions persist.

Parking

Parking facilities, or the lack thereof, in a commercial area can have an effect on businesses, and their poor design or disrepair may negatively impact an area, causing blighting influences.

The study found that some of the parking conditions in the project area indicate evidence of physical blight. Specifically, parking configurations in the area have influenced or caused conditions that have, over time, evolved into physical blight. These parking problems have prevented or substantially hindered the viable use or capacity of buildings or lots. The conditions may also be caused by buildings of substandard, defective, or obsolete design or construction, as well as inadequate size, given the present general plan, market conditions and lack of parking, zoning, or other similar factors.

In addition, Los Angeles County Planning Code 22.52.1100 contains the following parking requirements for commercial lots::

> Except as otherwise provided in this Part 11, every lot or parcel of land which is used for a use permitted in Zone C-3 but not permitted in Zone R-4-( )U, except an electrical substation or similar public utility in which there are no offices or other places visited by the public, shall provide an area of sufficient size so that it contains one automobile parking space plus adequate access thereto for each 250 square feet of floor area of any building or structure so used. Except for medical offices, the preceding provisions shall not apply to business and professional

offices, which shall instead provide an area of sufficient size so that it contains one automobile parking space plus adequate access thereto for each 400 square feet of floor area of any building or structure so used.

Many of the businesses within the project area do not have adequate parking per the above stated County code. Specifically, the businesses on the main street corridor do not have adequate parking facilities that allow local community residents to patronize the neighborhood businesses. There is a need for further research on this topic and it is anticipated that with a slum/blight designated area, funding will be secured to commission a parking study.

The existing parking issues in Slauson/Overhill are primarily the result of poor site planning, parking layout deficiencies, ingress and egress conflicts and internal traffic circulation problems. There are also issues related to interfaces between adjacent or higher intensity uses. In some cases, parcels were not designed or developed to handle the existing uses and parking needs. Specifically, at 4401 to 4455 West Slauson Avenue, the Windsor Hills Shopping Center, the businesses do not have a front setback so the main parking lot is at the rear of the building. Although, there is abundant amount of space at this particular site, the parking is very problematic for customers. For potential patrons, this parking is only accessed via a very narrow, dark hallway or corridor that is unlit and unsafe and the parking spaces themselves are unmarked and irregularly spaced. For the remaining addresses identified in the study, on-street parking is limited, making it difficult for customers to find convenient parking. Once parked, it is inconvenient and dangerous for pedestrians to walk to the front of the stores to access the businesses across the street. As a result, customer traffic is limited to these local businesses; due in part to parking related issues, further contributing to the existing slum and blighted conditions.

The Windsor Hills Shopping Center is a functionally obsolete facility. The business tenants in the center face the problems associated with inadequate parking circulation and poor parking lot conditions, such as broken pavement and uneven surfaces. The parking lot suffers from inadequate signage, lighting and drainage. It has overgrown landscaping, eroding slopes and inadequate retaining walls. The lot is also a recipient of dumped trash, debris and waste concrete. Many of the parking spaces are unusable due to patrons parking anywhere since the parking spaces are not marked or striped.

Although the remaining businesses in the Survey Area do not face parking issues as problematic as those identified for the Windsor Hills Shopping Center, there still was a general lack of street parking, insufficient loading areas and some ingress/egress problems.

Property Abandonment

Abnormally high business vacancies, abnormally low lease rates, high business turnover rates and abandoned buildings can contribute to the existence of slum and blighted conditions in an area. In assessing the Slauson/Overhill area, a building that is abandoned was considered blighted due to the serious or adverse effect it can have on

the overall economic conditions of the commercial corridor. If a building is abandoned building, or even not occupied to its full capacity for an extended timeframe, the loss of revenue and potential income creates a negative impact on the viability of the area. A prospective business that could occupy an abandoned building would generate sales tax and encourage economic activity and sales by potential patrons.

In terms of physical blight, when a building is abandoned, it is considered to be unsafe and unhealthy when the physical conditions of the structure are so severe that it could cause bodily harm to those near or within the structure. Such dilapidation and deterioration is caused by deferred maintenance, damage and aging of an abandoned property. For example, if the exterior surfaces are not properly maintained to remove such documented conditions as wood dry rot, cracked or missing siding or stucco, or cracks in masonry and concrete, this lack of maintenance could cause a variety of structural hazards, including exposing the interior structure and foundation to the elements, weakening the structural integrity of the building. Deterioration of the roofing material causes rafters, framing and electrical wiring to be susceptible to water damage leading to the deterioration of the entire structure and posing an increased fire risk. Therefore, this lack of maintenance and overall neglect of an abandoned building ultimately can lead to dangerous blighting conditions.

Abandoned properties, in essence, demonstrate that an owner is ignoring the value of their real estate and allowing that value to erode. Often, the property values placed on abandoned buildings are low and owners cannot justify the cost of maintaining the building. Therefore, they make a minimal effort toward upkeep, to the point of creating a nuisance or problem property, and this, in turn, negatively impacts surrounding property values. In other instances, abandoned or vacant properties can be an attractive nuisance for vandalism, crime and/or graffiti. This vandalism and potential for decay (graffiti on building) of vacant buildings demoralize a community and detract from the overall community appearance, further driving down local property values.

As previously mentioned, the Slauson/Overhill commercial corridor has lower lease rates than surrounding neighborhoods. The lack of property investment, complimented by the presence of abandoned properties, leads to lower property values and lower lease rates, as well as a negative effect on the economic prosperity of the area. Overall, these factors create an environment that fosters slum and blight conditions in this Study Area.

Parcel Configuration

As stated in HUD regulations, an area could qualify as being slum or blighted if there is a chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings, or if there are significant declines in property values or abnormally low property values relative to other areas in the community.

As it pertains to Slauson/Overhill, it has been determined that approximately 35% of properties within the area, as determined by the Commission's Economic and Housing

Development Division have significant declines in property values or abnormally low property values relative to other areas in the surrounding communities.

Market demand for commercial retail and office space is driven by several factors ranging from general macroeconomic growth forces to location-specific factors related to space and neighborhood environment. While the macroeconomic forces similarly impact all commercial space within a specific market area, the neighborhood/location specific factors account for the differences in rents, vacancies and price/value of properties within the same market area. As indicated previously, the Slauson/Overhill area is located within the broader Culver City Submarket area (see Appendix C - Maps pg. 161)

Based upon market data obtained from CoStar, a leading commercial real estate database, the average annual lease rate for retail space in the Slauson/Overhill area is $21.94 per square feet of leasable area (See Page 3). The vacancy rate for the area is 5% (See Page 2). Assuming that operating expenses, net of tenant expense reimbursements, is 8% and the average capitalization rate, used to convert income into a measure of value, is 7.5%, a retail building located in the Slauson/Overhill market, containing 30,000 square feet of leasable area, would be valued as follows:

Gross Potential Income: 30,000sf @ $21.94/sf/yr.	$	658,200
Less: Vacancy at 5%	$	(32,910)
Gross Effective Income	$	625,290
Less: Operating Expenses @ 8%	$	(52,656)
Net Operating Income	$	572,634
Capitalization Rate		7.5%
Capitalized Value	**$**	**7,635,120**

The average annual lease rate for the broader Culver City submarket area (See Page 3) is $25.14 per square feet of leasable area and the average vacancy rate is 2%. Assuming the same operating expense ratio, capitalization rate and leasable area as above, a retail building leased at the higher submarket rates, would be valued as follows:

Gross Potential Income: 30,000sf @ $25.14/sf/yr.	$	756,000
Less: Vacancy at 2%	$	(15,120)
Gross Effective Income	$	740,880

Less: Operating Expenses @ 8%	$	(60,480)
Net Operating Income	$	680,400
Capitalization Rate		7.5%
Capitalized Value	**$**	**9,072,000**

The impact of lease rates and vacancy rates, with all else being equal, is illustrated in the difference in value as indicated above. The value of a 30,000 square foot building driven by the prevailing market conditions in the Slauson/Overhill area is approximately $7.64 million, while the value of the same sized building driven by market conditions in the greater Culver City Submarket Area is roughly $9.07 million, a difference in value of 15.8% or $47.90 per square feet of leasable area.

The difference in lease rates is primarily driven by the location/neighborhood specific factors surrounding the commercial space. Some of the location-specific factors include access to employment centers, the purchasing power of the surrounding residents and the physical appearance of the surrounding properties and neighborhood. The presence of vacant buildings, buildings with deferred maintenance and other constraining conditions all impact the marketability of commercial space within a neighborhood compared to competing locations.

The Slauson/Overhill market area is challenged with several constraining conditions, as illustrated in previous sections, and accounts for the lower lease rates in the area as compared to the broader Culver City Market area. The lower lease rates, as illustrated above, accounts for the lower property values in the subject area and these lower lease rates ultimately contribute toward the existing slum and blighted conditions of the Slauson-Overhill area.

The location of a parcel in two different jurisdictions, the irregular shape of a parcel, inefficient building area and ineffective parking configuration of a lot influences blighting conditions. When a property is in two different jurisdictions, in this case the County and City of Los Angeles, the parcel less attractive from a development standpoint for a number of reasons. In order to get entitlements, a developer would have to go through two jurisdictions to obtain all of the development standards and meet the minimum parking and size requirements for the lot. Often times the two jurisdictions' development standards do not agree. This makes the property less attractive and discourages developers and investors alike from starting new projects. In addition, being in two jurisdictions means having two different fee structures, approval timelines, fire codes, building codes, zoning codes and even different decision making bodies. All of these jurisdictional differences make it less attractive for a developer to invest or rehabilitate a property.

As a result, these factors contribute to the area being blighted due to lack of investment. Given that investors are not active in the area, many owners become complacent with being absentee landlords and collecting their monthly leases. Over time, this causes the buildings to deteriorate, which is evidenced by current conditions. As the buildings deteriorate, the quality and conditions of the neighborhood also deteriorate. In turn, potential businesses or tenants shun the area and instead opt to locate in areas that are more attractive and where obvious signs of investment are evident. As vacant properties in Slauson/Overhill are unable to attract tenants, the lease rates in the area decline and hence, the value of the property declines as an income-producing property.

Further complicating this environment is the fact that many of these lots are subdivided and have multiple owners. Commission staff and management has had discussions some of these owners and found that it is difficult to get them to agree to some form of common development. In addition, as stated in the State definition of blight, the shape of a parcel directly causes or influences blight and impeded development due to irregular shapes and inadequate sizes.

With regard to an irregular shaped lot, an inefficient building area and the presence of ineffective parking configuration, potential investors and developers are discouraged due to the inability to build on such parcels. When these limitations are factored in, thecosts of developing, redeveloping, or building in the area cannot be justified by the private sector. The costs to the potential developer for building in the area outweigh the benefits, i.e. potential profit. If the lease rates of the area do not justify the costs that go into the creation of new developments, it makes the parcel an unattractive site for improvements or investment. Ultimately, this downward spiral leads to the creation of slum and blighted conditions.

If there is an increase of costs to develop on the parcel relative with the value or the income that can be generated from the property, then investment is not going to occur. Any potential investors that do purchase these types of properties in the area, will do so in their present condition and will not have the incentive to re-invest in these properties, maintaining a cycle of slum and blighted conditions.

Irregulary shaped parcels exist in Slauson/Overhill in the forms of parcels of inadequate size and shape. These parcels have limited development potential due to their size, shape and location curtailing access and development opportunity with investors or developers. Reparcelization will be required prior to the sale and/or development of these parcels because they are not useful for adequate development. The value of irregular parcels is significantly lower than regularly-shaped parcels, which, in turn, reduces their tax value to the county. Modern development standards would require commercial development on unconsolidated parcels to provide adequate parking and setback requirements. Such development standards would be difficult, if not impossible, to achieve in this area. The high number of unique owners makes the private assembly of land difficult and costly. These parcel configuration factors contribute to the existing slum and blighted conditions of the Slauson/Overhill community.

The following conditions also contribute to bighted conditions:

- Adjacent or nearby land uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area.
- The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.
- Such conditions of blight tend to further obsolescence, deterioration and disuse because of the lack of incentive to the individual landowner and their inability to improve, modernize, or rehabilitate the property while the condition of the neighboring properties remains unchanged. As a consequence, the process of deterioration of a blighted area frequently cannot be halted or corrected except by redeveloping the entire area, or substantial portions of it.
- Such conditions of blight are chiefly found in areas subdivided into small parcels, held in divided and widely scattered ownerships, frequently under defective titles and in many such instances the private assembly of the land in blighted areas for redevelopment is so difficult and costly that it is uneconomic and as a practical matter impossible for owners to undertake because of lack of the legal power and excessive costs.

The remedying of such conditions may require the public acquisition at fair prices of adequate areas, the clearance of the areas through demolition of existing obsolete, inadequate, unsafe and insanitary buildings, and the revitalization of the areas suffering from such conditions under proper supervision, with appropriate planning and continuing land use and construction policies.

II. Reasons for Selection of the Survey Area

Local community organizations asked the Commission's Economic and Housing Development Division (EHD) to help improve the commercial corridor along Slauson Avenue in unincorporated Windsor Hills.EHD prepared this survey to determine if the area would meet federal slum or blight criteria and be eligible for Community Development Block Grant (CDBG) funding.

The primary concern was property on the north side of Slauson Avenue, between Angeles Vista Boulevard and Overhill Drive. This property had once been an active center for the community with a major supermarket and drug store and related small stores. This prominent location, which is on the crest of a hill, has become an eyesore. It contains a relatively low-activity public storage facility in what was the former supermarket building. As an anchor use, this does not adequately draw customers to the small stores. This lack of a community center exists for several blocks, extending along Slauson Avenue from Angeles Vista Boulevard on the east to South La Brea Avenue on the west.

The Survey Area was selected because of evident economic decline and visible signs physical deterioration along this once prominent commercial corridor. The primary goals for improvement are to: a) eliminate or alleviate blighting conditions by providing needed public improvements to infrastructure and building façades; b) mitigate the effects of building deterioration, age and obsolescence; and c) correct problems of impaired investments due to depreciated or stagnant property values.

After decades of relying on individual private investment and limited government assistance, the economic and physical blighting conditions have worsened (or have never improved significantly) and the Survey Area has become an increasing economic burden on the County, the City and the surrounding community.

CDBG funding is allocated based on factors such as poverty, population and overcrowding. The determination that the area meets federal criteria for blight will allow for the investment of CDBG funds in an area that would not qualify based on other criteria. The ability to use CDBG funds to improve the area would provide the tools needed to remove these blighting conditions and to achieve certain goals:

- Elimination and prevention of spread of blight and the correction of environmental deficiencies in the Survey Area, including, among others, buildings in which it is unsafe or unhealthy for persons to live and/or work, incompatible and uneconomic land uses, and high crime rates;
- Participation in the revitalization process by property owners, business tenants, residents and other groups as may be appropriate;
- Strengthening of retail and other commercial activities in the Survey Area;
- Strengthening of the economic base of the Survey Area by stimulating new investment;

- Expansion of employment opportunities;
- Provision of an environment for social and economic growth;
- An opportunity to re-plan, redesign, and revitalize portions of the Survey Area, which are stagnant or improperly utilized;
- Installation of new or replacement of existing public improvements, facilities and utilities in areas which are inadequately underserved;
- Conservation, rehabilitation and revitalization of the Study Area in accordance with the General Plan, future specific or area plans and the Zoning Ordinance, as they now exist or may hereafter be adopted or amended;
- Provision of assistance, as may be appropriate, to property owners, businesses, and investors to facilitate rehabilitation or construction of buildings suitable for job generating retail, commercial, or service uses for the local community;
- Provision of assistance, as may be appropriate, to public and private development entities in the mitigation of environmental conditions that interfere with property development; and
- Promotion of new and continuing private sector investment within the Survey Area to prevent the loss of and to facilitate an increase in retail, commercial and service activity that will benefit the local community.

The ability to use CDBG funds would provide a catalyst for the Survey Area's economic development needs by permitting the use of revitalization tools to address problematic properties impaired by physical and economic conditions that have driven away private sector investment. The Survey Area's boundaries were selected to provide the ability to revitalize functionally obsolete uses in multiple ownerships, provide for economic development, rehabilitate and replace unsafe buildings and create new employment opportunities in the community. The Commission's ultimate goal is to provide infrastructure, financial and investment incentives to stimulate the revitalization of the Slauson/Overhill Survey Area.

Community Concerns

Based on several community meetings and discussions with the local Supervisorial District Office, the community, represented by the residents and other retail businesses in the surrounding area, has expressed concerns over the last 15 years regarding the poor appearance and the negative image that the Study Area has projected onto their community. Specifically, the Windsor Hills Shopping Center does not provide any neighborhood-serving uses that are typically found in a neighborhood shopping center. Uses such as a grocery store, drug store, pharmacy, clothing apparel store, bank, or home furnishings are not located in the center.

Numerous attempts by prospective developers and major anchor tenants to assemble properties in the Study Area have failed. The reason for these failures include: 1) the multiple ownership of the Study Area, 2) the large number of tenants that would have to be relocated, 3) the age and condition of the structures that require demolition instead of rehabilitation and 4) the prospect of having to work with multiple governmental agencies, both the County and the City, on the redevelopment of the site.

The community has also expressed further frustration with the lack of revitalization of the Study Area. The community has been aware that there is interest and market demand for neighborhood shopping facilities, evidenced by the construction and the opening of the Sav-on drugstore across the street from the Windsor Hills Shopping Center. Commission staff also indicated that their contact with area residents indicated a deep desire to see a grocery store in conjunction with a mixture of tenants that would address their needs and service requirements than those currently in the Windsor Hills Shopping Center.

III. General Definition/Description of Survey Area

The Slauson/Overhill Survey Area is located in a completely urbanized area of unincorporated Los Angeles County and a small portion of the Survey Area is within the jurisdiction of the City of Los Angeles (see Appendix C - Maps). Towards the west and northwest are the communities of Ladera Heights and Culver City, respectively. Towards the south is the City of Inglewood and immediately to the east and north is the City of Los Angeles.

The Survey Area incorporates the commercial corridor of Slauson Avenue and is bounded between La Brea Avenue on the west and Angeles Vista Boulevard on the east for about ½ mile along Slauson Avenue. Although it encompasses other smaller streets and contiguous streets off of the major arterial of Slauson Avenue (Mansfield Avenue to the south, Heatherdale Drive to the north), the main theme and central focal point of the area is between the major streets of Slauson Avenue and Overhill Drive. Angeles Vista Boulevard is to the east and the rear of the Survey Area backs up to single-family residences. Westwards, Slauson Avenue accesses the San Diego Freeway (I-405) and farther east is the Harbor Freeway (I-110). To travel north or south, La Brea Avenue, La Cienega, Crenshaw Boulevard, Western Avenue, and Vermont Avenue are all major north-south routes.

Specifically, the Survey Area's northern boundary begins at the northeast border of 4343 W. Slauson Avenue (Assessor's Parcel Number 5008-016-040 - 7/11 Convenience Store), crosses Angeles Vista Boulevard and includes assessor's parcel numbers range from 4401 W. Slauson Avenue (APN 5008-015-046 - Copies Plus) to 4455 W. Slauson Avenue (APN 5008-015-049 - Sachi Teriyaki House). The project area continues along Slauson Avenue across Overhill Drive onto 4501 W. Slauson Avenue (APN 5009-003-060 - CVS Pharmacy) for the entire block to 6101 W. Slauson Avenue (APN 5009-009-079 - Arco AM/PM Gas Station) and includes the northern tip of 5640 W. Slauson Avenue (APN 5009-009-085 – Private Apartment Complex) and ends across S. La Brea Avenue at the northwest border of 4701 W. Slauson Avenue (APN 5009-004-011 - Chevron Gas Station).

The Survey Area's southern boundary begins at the southwest border of 4700 W. Slauson Avenue (APN 4019-018-020 – United Oil Gas Station), crosses S. La Brea Avenue to 4660 W. Slauson Avenue (APN 4019-017-013 – Shell Gas Station) and continues along the entire block to 4508 W. Slauson Avenue (APN 4019-012-009 – Simply Wholesome). The project area continues along Slauson Avenue across Overhill Drive onto 4452 W. Slauson Avenue (APN 4019-004-042 – Sno Balls) and continues along the entire block to 4400 W. Slauson Avenue (APN 4019-004-040 – Yee's Chinese Food) and ends across Buckler Avenue at the southeast border of 4330 W. Slauson Avenue (APN 4019-004-044 – LA Urban League Head Start Day Care Center).

The Slauson/Overhill commercial corridor is in the unincorporated County neighborhood of View Park-Windsor Hills. View Park-Windsor Hills had a population of 11,066 in 2000 and a median household income estimated at $81,214 in 2008. Forty-five percent of residents 25 and older have a four-year college degree. The percentages of residents

ages 50 to 64 and 65 and older are among the County's highest. View Park-Windsor Hills is crossed by heavily travelled La Brea Avenue going north and south and by Slauson Avenue going east and west. The Survey Area, shown in Figure 1 above, extends along Slauson Avenue from Angeles Vista Boulevard in the east to La Brea Avenue in the west.

The area around the Survey Area is a mixture of residential, commercial and public land use, with single-family residential homes and apartments as the predominant land use. The Survey Area is generally in an area of older commercial uses that are in fair or average to poor condition. The exceptions are the 16,400 square foot Sav-On Drug store that was built in 2003 on the northwest corner of Overhill Drive and Slauson Avenue and the Eurostation Crepes & Waffles and Sno Balls businesses that were built in 2011.

Land uses and zoning classifications in the Survey Area are the same; primarily retail commercial, office and industrial. In terms of the Windsor Hill Shopping Center, the one industrial use is a public storage facility, Budget Storage, occupying the former Arden-May Fair grocery store building. The majority of the structures have origins in the early 1940's and 50's. The entire Survey Area could be considered a "neighborhood shopping center", except that the site has neither an anchor tenant or tenants nor the correct mix of tenants known and recognized to be present in a neighborhood shopping center. With the departure of the grocery store and the conversion of the building to a public storage facility, the neighborhood shopping center has no anchor tenant.

IV. Property Survey

A. Survey Methodology

In order to ascertain the conditions deeming the area as a slum or blight area, a property-by-property field survey was conducted. Photographs were taken to document conditions and an assessment of site conditions was prepared using Property Evaluation forms.

According to 24 CFR507.208(b)(1)(ii)(A)(B), for an area to be deemed blighted at least 25% of properties throughout the area must experience one or more specified conditions (see below), or, the public improvements throughout the area must be in general state of deterioration. These conditions, and the underlying definitions applied during the exterior physical inspection and records review of each parcel, are as follows:

(1) Physical deterioration of buildings or improvements.

The following definitions for physical deterioration of buildings and improvements shall apply:

a. Buildings in which it is unsafe or unhealthy for persons to live or work, as a result of serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.

b. Buildings, structures, other property improvements, which are in a physical condition that impairs the property from its intended use, or which create negative impacts for other properties within the project area.

c. Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.

d. Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.

e. The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan, zoning standards, and present market conditions.

(2) Abandonment of properties.

Abandoned properties shall be those properties for which the owner clearly shows that he or she has given up rights to the property; and an intention that demonstrates that the owner has knowingly relinquished control over it. An owner intention may be implied from the circumstances surrounding the treatment of the property, such as leaving it unguarded in a place easily accessible to the public.

(3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings. Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings, as determined by an analysis of rental records, lease rates, and other available documentation.

(4) Significant declines in property values or abnormally low property values relative to other areas in the community. Depreciated or stagnant property values, as determined by a comparative analysis of the property values for the subject properties, when compared with other equivalent properties within the City.

(5) Known or suspected environmental contamination. Environmental contamination of any nature as addressed by Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, and inclusive of lead-based paint and asbestos contamination, whether known or suspected.

As mentioned in the Executive Summary, the determination of Slauson/Overhill as a slum and blighted area was established based on the physical evidence and condition of the following categories: signage, building façade, parking, property abandonment and parcel configuration. Based on the conditions of these categories via a submitted rating sheet for each parcel, this determined whether a parcel is blighted or not. The only exception was the category labeled "Property Abandonment" which cannot be rated in good, fair or poor condition. Instead, this category was rated with a score of 1 for a building being fully occupied, a score of 2 for a building being partially abandoned and a score of 3 for a building being abandoned.

The Survey Area consists of 43 properties. All of the properties were surveyed and the individual property information is attached as Appendix A for all properties, including the 16 properties deemed blighted.

B. Blight Criteria

The determination of whether or not a property qualified as blighted was made based on evaluation of the condition of various property elements including: signage; building façade; parking; property abandonment; and parcel configuration. The condition of each property element was rated as good (1), fair (2), or poor (3) as described below. Properties with an overall score of 10 or higher were considered to be experiencing blighting conditions in accordance with 24 CFR507.208(b)(1)(ii)(A)(B).

Signage

(1) Good Condition – Signage is in good condition and meets all current applicable zoning and building codes; all signs on building are fully operational; sign(s) are well maintained, well lit, or painted per signage code and compatible aesthetically with other signs on the same building or in the area. Since it does not violate any county code, if a building does not have a specific sign, it was rated as having a score of (1) or considered good.

(2) Fair Condition – Although signage meets all applicable zoning and building codes and is fully operational, there is a general lack of maintenance and upkeep; an internally-lit box sign may have some missing/inoperative light bulbs; signage, and other visible signs of wear. Overall condition of sign is adequate in comparison with surrounding signs on the same building, or in the area; signage would benefit from rehabilitation assistance and refurbishment to improve overall quality. Signage could benefit from minor up-keep and ongoing maintenance to continue to be in fair condition.

(3) Poor Condition – Signage is excessive, oversized, hand painted on the building, or otherwise does not meet zoning and building codes. Signage is inoperable, decaying, dilapidated and/or graphics are missing or broken. Frame has peeling paint and exhibit obvious signs of obsolescence; signage is dilapidated beyond repair; dilapidation of signage requires immediate removal. Signage shows visible signs of weatherization. Poor condition of signage is a contributing factor for a parcel's blighted determination. Specific signage code that building does not adhere to is listed under Appendix B which was obtained from Title 22 of the Los Angeles County Code.

Building Façade

(1) Good Condition – Building appears new or recently renovated; paint is fresh without peeling, staining or unevenness of color. Façade shows obvious, visible signs of refurbishment via new paint, stucco and installation of new amenities (doors, windows, frames, etc.). Windows are unscratched, frames exhibit no rust or damage and doors are fully operable. Building allows visibility into storefront for law enforcement purposes.

(2) Fair Condition – Although building facade appears to be maintained, building could use rehabilitation assistance; finishes are faded and in need of painting or stucco repair; there is sufficient exterior lighting and secure doors and windows in most areas of the property; overall, building appears to be safe, however, there may be missing light bulbs or an occasional dark area(s); exterior painting and finish surfaces have graffiti removed even though paint patches may be uneven; façades may exhibit exposed electrical panels; façades have more modern, roll-up security grilles allow visibility inside of storefront for law enforcement.

(3) Poor Condition – Property does not meet present general plan, zoning, or other development standards. Building façade is in serious need of repair and renovation due to code violations, cracked, broken or boarded-up windows, rusted flashing, dented doors, or graffiti present for more than a month. Building may exhibit signs of unsafe or hazardous conditions such as hanging electrical wiring, exposed electrical panels, uncovered HVAC equipment, etc.; façade exhibits signs of cracked or peeling paint, or little to no exterior lighting; façade has security bars on windows, or otherwise does not appear to be safe in terms of patron security; property is considered dilapidated.

Parking

(1) Good Condition – The parking area exhibits obvious, visual evidence that the top coat has been sealed and striped for parking; landscape is well maintained and the area is well lit by existing exterior lighting poles or from adjoining building(s); parking is safe and secure for patrons to frequent adjoining businesses.

(2) Fair Condition – The parking area shows the lack of some proper site maintenance. There may be existing light poles, but the poles themselves are in need of repair or rehabilitation and/or the parking lot exhibits insufficient lighting from adjoining buildings. Landscaping is fairly well maintained. The parking lot area could use some rehabilitation assistance and resurfacing, but nothing that would be considered major repair.

(3) Poor Condition – The number, type, or location of parking spaces is inadequate for current uses; parking lot surface needs restriping, no landscaping and/or the existing landscaping is not healthy; lighting is either not operational, there are no light poles on site, or lighting from adjoining buildings is not adequate for area; parking lot area is in serious need of repair as demonstrated by obvious, visual evidence such as exposed wiring, bent poles, uneven pavement grading, etc.; site exhibits very unsafe areas due to inadequate lighting or uneven pavement; adjoining business lacks access to parking for patrons; parking lot is in a dilapidated condition, or lack of access to parking deters patrons from frequenting businesses or detracts from what would be considered a professional business environment. Lack of parking and condition of parking lot is a contributing factor for parcel's blighted determination.

Property Abandonment

(1) Fully Occupied – Site is built out and fully occupied; site is well maintained, clean and graffiti free; building appears to be 90-100% occupied with little to no vacancies.

(2) Partially Abandoned – Site is occupied but there are vacancies in the building; building appears to be over 50% occupied.

(3) Abandoned – Building is unoccupied, boarded up, or partially demolished; property is unguarded in a place easily accessible to the public; at present condition, property is considered dilapidated and obsolete; building appears to be 0% occupied.

Parcel Configuration

(1) Good Condition – Parcel is flat and large enough to fit use with required parking in an efficient manner; parcel has direct frontage on a public street; parcel configuration allows efficient maintenance; parcel is fully built out and used to its maximum capacity.

(2) Fair Condition – Parcel has been combined with another lot under common ownership to create adequate room for intended use and required parking; shape of parcel results in inefficient parking layout; parcel configuration allows access to all areas for maintenance, although access may be inefficient.

(3) Poor Condition – The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions; parcel is excessively steep and requires retaining walls, or is only partially used due to contours; parcel does not have frontage to a street and is land locked by properties under different ownerships; shape of parcel results in inefficient building and parking configuration; or, parcel is considered dilapidated and maintenance is difficult due to restricted access to some portions of the parcel. The configuration of the parcel through its irregular shape or inadequate size is a contributing factor for a parcel's blighted determination.

C. Property Evaluation Forms

Property Survey forms (Figure 6) were used to evaluate the conditions on each property along with additional pages of photographic documentation. The Property Evaluation forms for all properties are included in Appendix A. Below is a sample version:

Address:4401 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5008-015-046 Building Type: Commercial	Rating
Signage - hand painted, oversized, excessive, doesn't meet zoning code	3
Building Façade - boarded up windows, bullet holes, rusted flashing	3
Parking - needs repavement/restriping, missing landscaping & lighting	3
* Property Abandonment - occupied	1
Parcel Configuration - parcel split between 2 jurisdictions	3
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	13

D. Summary of Findings

The score for each identified element condition ranged from good (1) to poor (3). A property receiving a score of 10 or higher is considered as blighted. Of the 43 properties surveyed, 15 properties (34.88%) exhibit characteristics of blight. The Summary Table of Findings is shown as Table A.

To qualify an area as blighted, at least 25% of all properties throughout the designated area must experience one or more of the conditions identified at 24CFR507.208(b)(1)(ii)(A)(B).

We believe the Study Area meets the Federal slum/blight provisions found at 24CFR507.208(b)(1)(ii)(A)(B) and the State slum/blight definitions found at California Gov. Code Sec. 33031, *et al.*. Therefore, the Survey Area exhibits characteristics that will qualify for CDBG funding for eligible projects.

Table A		SLAUSON OVERHILL BLIGHT STATUS SUMMARY									
Index No.	Blight Status	APN	Site Name	Owner Line 1	Owner Line 2	site Address	Units	Use_Type	Use_Description	Last Transfer Date	Site Area
North Side											
1	NB	5009-004-011	Chevron	4701 SLAUSON INC	C/O JOHN KIM	4701 W SLAUSON AVE, LOS ANGELES CA 90056	0	Commercial	Service Stations	20060327	25,849
2	NB	5009-009-079	Arco	SLAUSON GAS STATION LLC		APN: 5009-009-079	0	Commercial	Service Stations	20090506	15,425
2	NB		Arco	Second parcel				Commercial	Service Stations		
3	NB	5009-009-082	Motel	NAPELS LLC AND BRAVO PROPERTIES LLC	KAREA A CIPRIANO	5840 S LA BREA AVE, LOS ANGELES CA 90056	44	Residential	Five or more apartments	20030127	55,234
4	B	5009-009-085	Vacant slope	CHRIST	C/O NOBLE HENSON	APN: 5009-009-085	0	Residential	Single	20110119	31,330
5	B	5009-009-055	Billboards	GARCIA, ONESIMO AND IMELDA		APN: 5009-009-055	0	Commercial	Commercial	19981209	13,200
5	B	5009-009-056	Billboards	GARCIA, ONESIMO AND IMELDA		APN: 5009-009-056	0	Commercial	Commercial	20000128	11,287
5	B	5009-009-066	Billboards	GARCIA, ONESIMO AND IMELDA		APN: 5009-009-066	0	Commercial	Commercial	19981209	4,882
5	B	5009-009-067	Billboards	GARCIA, ONESIMO AND IMELDA		APN: 5009-009-067	0	Commercial	Commercial	20000128	6,785
6	B	5009-009-065	Mystery Building	4611 SLAUSON LLC		4609 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Store Combination	20101018	2,133
6	B	5009-009-054	Mystery Building	4611 SLAUSON LLC		4611 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Store Combination	20101018	9,445
7a	B	5009-009-053	Car Wash	DELRAHIM, FRIEDA A		APN: 5009-009-053	0	Commercial	Commercial	20100311	6,297
7a	B	5009-009-064	Car Wash	DELRAHIM, FRIEDA A		APN: 5009-009-064	0	Commercial	Commercial	20100311	944
7b	B	5009-003-022	Car Wash	KRAVICH, RANIT S AND JOE		APN: 5009-003-022	0	Commercial	Construction EQPT.	20070702	25,754
8	NB	5009-003-043	Church	CONGREGATION OF JEHOVAHS WITNESSES INC		4523 W SLAUSON AVE, LOS ANGELES CA 90043	0	Institutional	Schools (Private)	20011126	29,911
9	NB	5009-003-060	CVS Pharmacy	HCL SLAUSON OVERHILL LLC	EPROPERTY TAX,INC.	4501 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	20001122	29,968
9	NB	5009-003-062	CVS Pharmacy	HCL SLAUSON OVERHILL LLC		4501 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Commercial	20001122	3,912
10	NB	5008-015-049	Restaurant	MORISHITA, TOYOMI K TR — TOYOMI K MORISHITA TRUST		4455 W SLAUSON AVE, LOS ANGELES CA 90043	1	Commercial	Restaurants, Cocktail Lounges	20050425	14,216
10	NB	5008-015-048	Restaurant	MORISHITA, TOYOMI K		APN: 5008-015-048	0	Commercial	(Commercial Use	19970711	2,812
11	B	5008-015-051	Stores	SNEED, ENOCH AND BERNICE H		4439 S SLAUSON AVE, LOS ANGELES CA 90230	0	Commercial	Stores	19790403	10,922
11	B	5008-015-050	Stores	SNEED, ENOCH AND BERNICE H		4447 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	19790403	2,247
12	B	5008-015-042		DEBLAR PROPERTIES		4423 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Store Combination	20081110	17,016
12	B	5008-015-041		DEBLAR PROPERTIES		APN: 5008-015-041	0	Commercial	Commercial	20081110	3,606
13	B	5008-015-044	Public Storage	4411 WEST SLAUSON INVESTORS		4411 W SLAUSON AVE, LOS ANGELES CA 90043	0	Industrial	Warehousing, Distribution, Storage	20020625	18,194
13	B	5008-015-043	Public Storage	4411 WEST SLAUSON INVESTORS		4421 W SLAUSON AVE, LOS ANGELES CA 90043	0	Industrial	Warehousing, Distribution, Storage	20020625	4,651
14	B	5008-015-045		ANGELES VISTA VENTURE	BRAUN,DANIEL	5561 ANGELES VISTA BLVD, LOS ANGELES CA 90043	0	Commercial	Stores	19900214	2,209
14	B	5008-015-046		ANGELES VISTA VENTURE	BRAUN,DANIEL	4401 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	19900214	11,140
15	B	5008-015-047		WINDSOR HILLS COMMUNITY ASSN		APN: 5008-015-047	0	Commercial	Parking Lots (Commercial Use Properties)	19670245	68,527
15	B	5008-015-053		WINDSOR HILLS COMMUNITY ASSN		4455 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Parking Lots (Commercial Use Properties)	19801106	13,170
16	NB	5008-015-040	7-11 Store	THOMPSON, JOHN P ET AL TRS — SOUTHLAND EMPLOYEES TRUST	C/O TAX DEPT #20545	4343 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	19830826	14,750

Blight Status	APN	Site Name	Owner Line 1	Site Address	Units	Use Type	Use Description	Last Transfer Data	Site Annual
NORTH SIDE									
NB	5009-004-011	Chevron	4701 SLAUSON INC	4701 W SLAUSON AVE LOS ANGELES CA 90056	0	Commercial	Service Stations	20080327	25,849
NB	5009-009-079	Arco	SLAUSON GAS STATION LLC	6101 W SLAUSON AVE CULVER CITY	0	Commercial	Service Stations	20090506	15,425
NB		Arco	SECOND PARCEL			Commercial	Service Stations		
NB	5009-009-082	Motel	NAPELS LLC AND BRAVO PROPERTIES LLC	5640 S LA BREA AVE LOS ANGELES CA 90058	44	Residential	Five or more apartments	20030127	55,234
NB	5009-009-085	Vacant slope	COMMUNION CHURCH OF GOD IN CHRIST	APN:5009-009-085	0	Residential	Single	20110119	31,330
NB	5009-009-055	Billboards	GARCIA, ONESIMO AND IMELDA	APN:5009-009-085	0	Commercial	Commercial	19981209	13,200
NB	5009-009-056	Billboards	GARCIA, ONESIMO AND IMELDA	APN:5009-009-056	0	Commercial	Commercial	20000128	11,287
NB	5009-009-066	Billboards	GARCIA, ONESIMO AND IMELDA	APN:5009-009-066	0	Commercial	Commercial	19981209	4,882
NB	5009-009-067	Billboards	GARCIA, ONESIMO AND IMELDA	APN:5009-009-067	0	Commercial	Commercial	20000128	6,765
B	5009-009-065	Mystery Building	4611 SLAUSON LLC	4609 W SLAUSON AVE LOS ANGELES CA 90043	0	Commercial	Store Combination	20101018	2,133
B	5009-009-054	Mystery Building	4611 SLAUSON LLC	4611 W SLAUSON AVE LOS ANGELES CA 90043	0	Commercial	Store Combination	20101018	9,445
B	5009-009-053	Car Wash	DELRAHIM, FRIEDA A.	APN:5009-009-053	0	Commercial	Commercial	20100311	6,297
B	5009-009-064	Car Wash	DELRAHIM, FRIEDA A.	APN:5009-009-064	0	Commercial	Commercial	20100311	944
B	5009-003-022	Car Wash	KRAVICH, RANIT S AND JOE	APN:5009-003-022	0	Commercial	Construction EQPT	20070702	25,754
NB	5009-003-043	Church	CONGREGATION OF JEHOVAHS WITNESS INC.	4523 W SLAUSON AVE., LOS ANGELES CA 90043	0	Institutional	Schools (Private)	20011126	29,911
NB	5009-003-060	CVS Pharmacy	HCL SLAUSON OVERHILL LLC	4501 W SLAUSON AVE., LOS ANGELES, CA 90043	0	Commercial	Stores	20001122	29,968
NB	5009-003-062	CVS Pharmacy	HCL SLAUSON OVERHILL LLC	4501 W SLAUSON AVE., LOS ANGELES, CA 90043	0	Commercial	Commercial	20001122	3,912
B	5008-015-049	Restaurant	MORISHITA, TOYOMI K TR - TOYOMI K. MORISHITA TRUST	4455 W SLAUSON AVE., LOS ANGELES CA 90043	1	Commercial	Restaurants, Cocktail Lounges	20050425	14,216
B	5008-015-048	Restaurant	MORISHITA, TOYOMI K TR - TOYOMI K. MORISHITA TRUST	APN:5008-015-048	0	Commercial	Parking Lots (Commercial Use Properties)	19970711	2,812
B	5008-015-051	Stores	SNEED, ENOCH AND BERNICE H	4439 W SLAUSON AVE., LOS ANGELES, CA 90230	0	Commercial	Stores	19790403	10,922
B	5008-015-050	Stores	SNEED, ENOCH AND BERNICE H	4447 W SLAUSON AVE., LOS ANGELES, CA 90043	0	Commercial	Stores	19790403	2,247
B	5008-015-042		DEBLAR PROPERTIES	4423 W SLAUSON AVE., LOS ANGELES, CA 90043	0	Commercial	Store Combination	20081110	17,016
B	5008-015-041		DEBLAR PROPERTIES	APN:5008-015-041	0	Commercial	Commercial	20081110	3,606
B	5008-015-044	Public Storage	4411 WEST SLAUSON INVESTORS	4411 W SLAUSON AVE., LOS ANGELES, CA 90043	0	Industrial	Warehousing, Distribution, Storage	20020625	18,194
B	5008-015-043	Public Storage	4411 WEST SLAUSON INVESTORS	4421 W SLAUSON AVE., LOS ANGELES CA 90043	0	Industrial	Warehousing, Distribution, Storage	20020625	4,651
B	5008-015-045		ANGELES VISTA VENTURE	5661 ANGELES VISTA BLVD., LOS ANGELES CA 90043	0	Commercial	Stores	19900214	2,209
B	5008-015-046		ANGELES VISTA VENTURE	4401 W SLAUSON AVE., LOS ANGELES, CA 90043	0	Commercial	Stores	19900214	11,140
B	5008-015-047		WINDSOR HILLS COMMUNITY ASSN	APN:5008-015-047	0	Commercial	Parking Lots (Commercial Use Properties)	19670245	68,527
B	5008-015-053		WINDSOR HILLS COMMUNITY ASSN	4455 W SLAUSON AVE., LOS ANGELES CA 90043	0	Commercial	Parking Lots (Commercial Use Properties)	19801106	13,170
NB	5008-016-040	7-11 Store	THOMPSON, JOHN P ET AL TRS - SOUTHLAND EMPLOYEES TRUST	4343 W. SLAUSON AVE., LOS ANGELES, CA 90043	0	Commercial	Stores	19830826	14,750

Table A		SLAUSON OVERHILL BLIGHT STATUS SUMMARY										
Index No.	Blight Status	APN	Site Name	Owner Line 1	Owner Line 2	site Address	Units	Use_Type	Use_Description	Last Transfer Date	Site Area
South Side											
17	NB	4019-004-044	Day Care Center	SLAUSON BUCKLER LLC		4330 W SLAUSON AVE, LOS ANGELES CA 90043	0	Institutional	Schools (Private)	20000324	20,757
18	NB	4019-004-040	Yee's Restaurant	YEE, BEN W AND JUDY M		4400 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Restaurants, Cocktail Lounges	20020611	16,460
19	NB	4019-004-014	Ivy League	IVIE, SHAWN AND ALISA M		APN: 4019-004-014	0	Commercial	Parking Lots (Commercial Use Properties)	20020612	3,459
19	NB	4019-004-013	Ivy League	IVIE, SHAWN AND ALISA M		4416 W SLAUSON AVE, LOS ANGELES CA 90043	1	Commercial	Restaurants, Cocktail Lounges	20020612	10,432
20	NB	4019-004-001	Virginia's Cleaners	ROSE, BARBARA E TR — BARBARA E ROSE TRUST AND ALEXANDER, KOURKEN DECD EST OF		4422 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	20010305	6,807
21	NB	4019-004-002	Prof. Building	CLARK, BEVERLY A TR — CLARK FAMILY TRUST		4428 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Office Buildings	20100625	3,552
22	NB	4019-004-003	One-of-a-Kind Hats	ARTIST KEY AGENCY		4430 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Store Combination	20060327	3,740
23	NB	4019-004-004	Christian Book	WEBB, EDSEL B CO TR — WEBB TRUST		4434 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	19910906	6,519
24	NB	4019-004-005	Africana Imports	SHAW, CAROLYN J TR — CAROLYN J SHAW TRUST		4448 W SLAUSON AVE, LOS ANGELES CA 90043	3	Commercial	Store Combination	20060315	6,531
24	NB	4019-004-043	Africana Imports	SHAW, CAROLYN J TR — CAROLYN J SHAW TRUST		APN: 4019-004-043	0	Residential	Single	20060315	350
25	NB	4019-004-006	Eurostation	SLAUSON AND OVERHILL PLAZA INC AND OAKGREEN INC		4448 W SLAUSON AVE, LOS ANGELES CA 90043	1	Commercial	Stores	20050413	12,936
25	NB	4019-004-042	Eurostation	SLAUSON AND OVERHILL PLAZA INC AND OAKGREEN INC		4452 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	20050413	6,951
26	NB	4019-012-009	Simply Wholesome	KEELING, PERCELL M TR — KEELING TRUST		4508 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Restaurants, Cocktail Lounges	20070724	42,703
27	B	4019-012-008	Jet Inn Motel	MOSUT CO INC		4542 W SLAUSON AVE, LOS ANGELES CA 90043	41	Commercial	Hotel & Motels	19871215	24,652
28	NB	4019-012-007	Day Care Center	LOS ANGELES SPEECH AND LANGUAGE THERAPY CENTER INC		4560 W SLAUSON AVE, LOS ANGELES CA 90043	2	Institutional	Schools (Private)	19970718	6,412
28	NB	4019-012-006	Day Care Center	LOS ANGELES SPEECH AND LANGUAGE THERAPY CENTER INC		APN: 4019-012-006	0	Commercial	Commercial	19970718	6,437
28	NB	4019-012-005	Day Care Center	LOS ANGELES SPEECH AND LANGUAGE THERAPY CENTER INC		APN: 4019-012-005	0	Commercial	Commercial	19970718	6,481
29	B	4019-012-004	Vacant Slope	STOLAROFF, MILTON CO TR — M AND U H STOLAROFF TRUST		APN: 4019-012-004	0	Commercial	Commercial	19940805	6,492
29	B	4019-012-003	Howard Income Tax	STOLAROFF, MILTON CO TR — M AND U H STOLAROFF TRUST		4622 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Office Buildings	19940805	6,214
30	B	4019-012-002	Psychic Reader	UWANAWICH, STEVE		4628 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Parking Lots (Commercial Use Properties)	20030711	6,268
30	B	4019-012-001	Psychic Reader	UWANAWICH, STEVE		4634 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Office Buildings	20030711	5,940
31	NB	4019-017-014	Dewey Pest	DEWEY REAL PROPERTY MANAGEMENT CO		4642 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Srvc Shps:Radio, TV, Refrig, Pnt Shp	20051215	12,848
32	NB	4019-017-013	Shell	WESENBERG, CATHERINE L CO TR — CATHERINE L WESENBERG TRUST		APN: 4019-017-013	0	Commercial	Service Stations	20060217	11,819
33	NB	4019-018-020	Car Wash	UNITED EL SEGUNDO INC	STEWART NATIONAL TIME	4700 W SLAUSON AVE, LOS ANGELES CA 90056	0	Commercial	Service Stations	19971110	34,385
		13 out of 34 =	38.2%	Blighted							

Blight Status	APN	Site Name	Owner Line 1	Site Address	Units	Use Type	Use Description	Last Transfer Data	Site Annual
SOUTH SIDE									
NB	4019-004-044	Day Care Center	SLAUSON BUCKLER LLC	4330 W SLAUSON AVE, LOS ANGELES CA 90043	0	Institutional	Schools (Private)	20000324	20,767
NB	4019-004-040	Yee's Restaurant	YEE, BEN W AND JUDY M	4400 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Restaurants, Cocktail Lounges	20020611	16,450
NB	4019-004-014	Ivy League	IVIE, SHAWN AND ALISA M	APN: 4019-004-014	0	Commercial	Parking Lots (Commercial Use Properties)	20020612	3,459
NB	4019-004-013	Ivy League	IVIE, SHAWN AND ALISA M	4416 W SLAUSON AVE, LOS ANGELES CA 90043	1	Commercial	Restaurants, Cocktail Lounges	20020612	10,432
NB	4019-004-001	Virginia's Cleaners	ROSE, BARBARA E TR --- BARBARA E ROSE TRUST AND ALEXANDER, KOURKEN DECD EST OF	4422 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	20010305	6,807
NB	4019-004-002	Prof. Building	CLARK, BEVERLY A TR --- CLARK FAMILY TRUST	4428 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Office Buildings	20100625	3,552
NB	4019-004-003	One-of-a-Kind Hats	ARTIST KEY AGENCY	4430 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Store Combination	20080327	3,740
NB	4019-004-004	Christian Book	WEBB, EDSEL B CO TR --- WEBB TRUST	4434 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	19910906	6,519
NB	4019-004-005	Africana Imports	SHAW, CAROLYN J TR --- CAROLYN J SHAW TRUST	4446 W SLAUSON AVE, LOS ANGELES CA 90043	3	Commercial	Store Combination	20060315	6,531
NB	4019-004-043	Africana Imports	SHAW, CAROLYN J TR --- CAROLYN J SHAW TRUST	APN: 4019-004-043	0	Residential	Single	20060315	350
NB	4019-004-006	Eurostation	SLAUSON AND OVERHILL PLAZA INC AND OAKGREEN INC	4448 W SLAUSON AVE, LOS ANGELES CA 90043	1	Commercial	Stores	20050413	12,936
NB	4019-004-042	Eurostation	SLAUSON AND OVERHILL PLAZA INC AND OAKGREEN INC	4452 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Stores	20050413	6,951
NB	4019-012-009	Simply Wholesome	KEELING, PERCELL M TR --- KEELING TRUST	4508 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Restaurants, Cocktail Lounges	20070724	42,703
B	4019-012-008	Jet Inn Motel	MOSUT CO INC	4542 W SLAUSON AVE, LOS ANGELES CA 90043	41	Commercial	Hotel & Motels	19871215	24,652
NB	4019-012-007	Day Care Center	LOS ANGELES SPEECH AND LANGUAGE THERAPY CENTER INC	4560 W SLAUSON AVE, LOS ANGELES CA 90043	2	Institutional	Schools (Private)	19970718	6,412
NB	4019-012-006	Day Care Center	LOS ANGELES SPEECH AND LANGUAGE THERAPY CENTER INC	APN: 4019-012-006	0	Commercial	Commercial	19970718	6,437
NB	4019-012-005	Day Care Center	LOS ANGELES SPEECH AND LANGUAGE THERAPY CENTER INC	APN: 4019-012-005	0	Commercial	Commercial	19970718	6,481
NB	4019-012-004	Vacant Slope	STOLAROFF, MILTON CO TR --- M AND U H STOLAROFF TRUST	APN: 4019-012-004	0	Commercial	Commercial	19940805	6,492
NB	4019-012-003	Howard Income Tax	STOLAROFF, MILTON CO TR --- M AND U H STOLAROFF TRUST	4622 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Office Buildings	19940805	6,214
B	4019-012-002	Psychic Reader	UWANAWICH, STEVE	4628 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Parking Lots (Commercial Use Properties)	20030711	6,268
B	4019-012-001	Psychic Reader	UWANAWICH, STEVE	4634 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Office Buildings	20030711	5,940
NB	4019-017-014	Dewey Pest	DEWEY REAL PROPERTY MANAGEMENT CO	4642 W SLAUSON AVE, LOS ANGELES CA 90043	0	Commercial	Srvc Shps:Radio, TV, Refrig, Pnt Shp	20051215	12,848
NB	4019-017-013	Shell	WESENBERG, CATHERINE L CO TR --- CATHERINE L WESENBERG TRUST	APN: 4019-017-013	0	Commercial	Service Stations	20060217	11,819
NB	4019-018-020	Car Wash	UNITED EL SEGUNDO INC	4700 W SLAUSON AVE, LOS ANGELES CA 90056	0	Commercial	Service Stations	19971110	34,385

V. Proposed Project Implementation

The specific strategies proposed to improve and alleviate the slum/blight conditions in the Study Area include the following:

(a) Implementation of Revitalization Strategic Plan for Commercial Center at Slauson/Overhill

By providing procedural and financial mechanisms, the Commission's EHD Division can complement and coordinate public and private development and revitalization of the commercial corridor. Specifically, EHD will use CDBG funds to identify and subsidize potential developers, architects, planners and consultants for the refurbishment or creation of a new commercial center at Slauson/Overhill. This will be an ongoing effort and is anticipated to take five to seven years, during which time additional sources of funding will be identified.

(b) Streetscape Project along Slauson Avenue

CDBG funding for this project will be used to implement a new streetscape project along Slauson Avenue. In collaboration with the Department of Public Works (DPW), the Commission's EHD Division will use CDBG funds to solicit, procure and contract with a certified landscape contractor to design a streetscape project. The streetscape will provide pedestrian amenities such as trash cans, street signage, information kiosks, bus benches, pedestrian lighting and other sidewalk amenities to the commercial corridor. Through ongoing community input, once design and construction documents have been completed, EHD will contract with DPW for implementation and construction of the streetscape project. DPW will be required to develop an implementation/construction schedule for the project. It is anticipated that this project should take two to three years from design to completion of the streetscape.

(c) Façade Improvements

The Commission currently manages a façade improvement program that provides grants to property owners to renovate the exterior of commercial buildings and correct building and zoning code violations. CDBG funds will be used in the Survey Area for individual properties to participate in the program. Via ongoing site-to-site visitations and marketing, project managers will obtain a waiting list of businesses that are interested in participating in the program. EHD will develop a specific goal for completed projects, dependent upon funding levels..

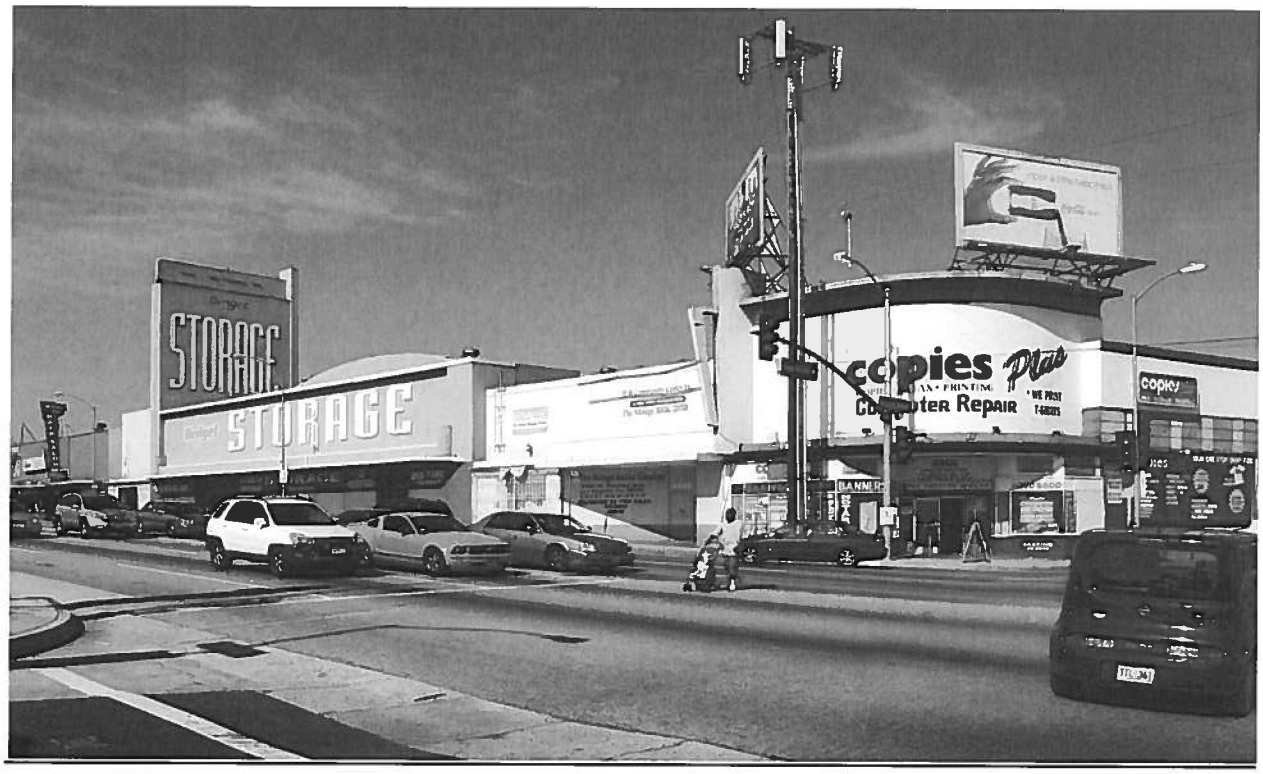
VI. Local Government Approval/Adoption Process and Timetable

Upon approval of this Blight Survey for Slauson/Overhill, the area will be deemed eligible for CDBG funding. To establish specific projects, a description of each eligible project and qualifying activity is prepared and a 30-day Public Notice issued. Once the Public Notice period is completed, the proposed project(s) is(are) submitted to the Board of Commissioners for approval. Board approval is contingent on availability of CDBG funds.

Upon Board approval, the grant agreements are executed and project implementation can begin.

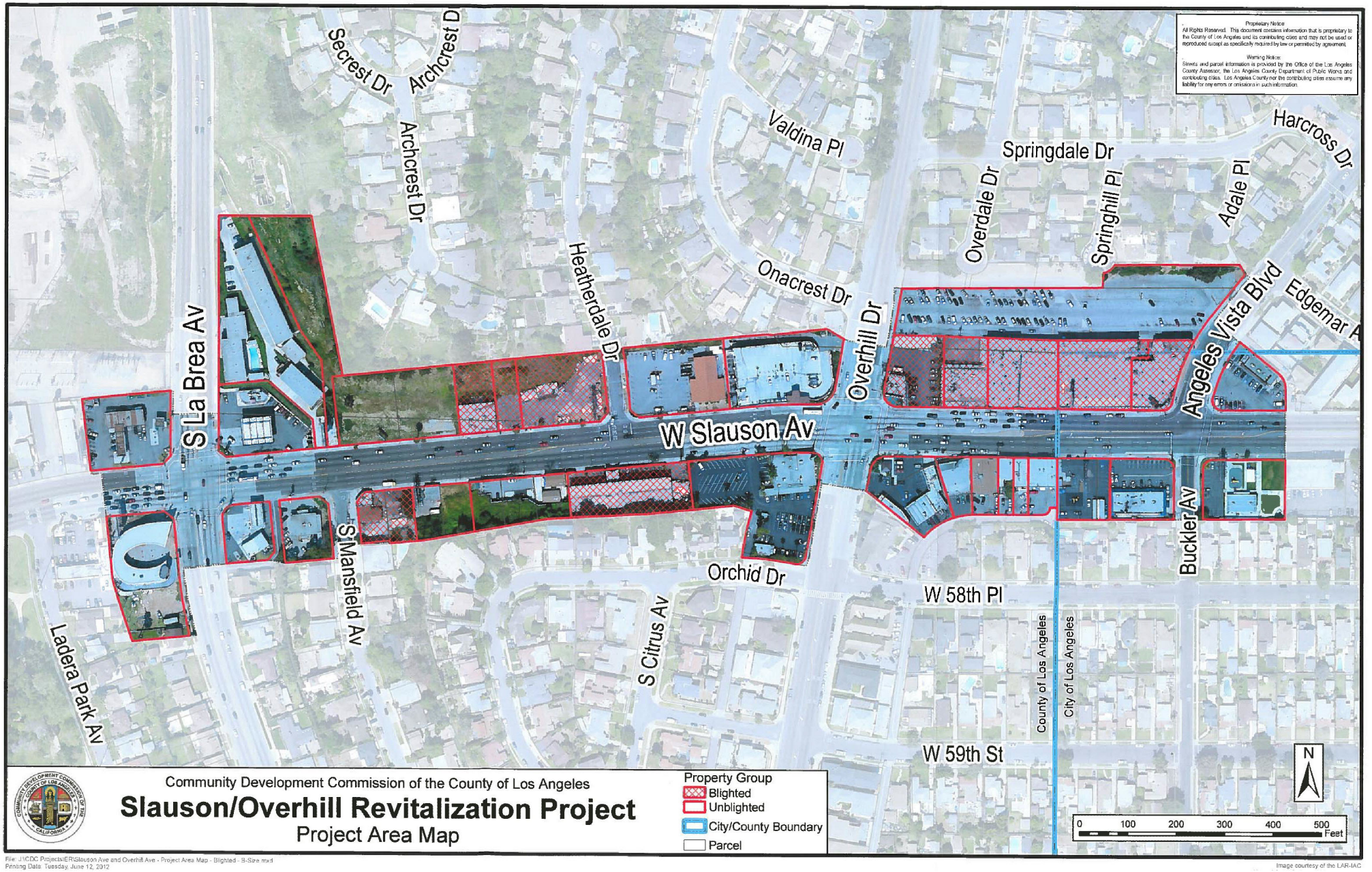
As It Was

As It Is



APPENDIX A

PROPERTY EVALUATION FORMS FOR ALL PROPERTIES


Proprietary Notice
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Secrest Dr
Archcrest D
Archcrest Dr
Valdina Pl
Springdale Dr
Harcross Dr
Overdale Dr
Springhill Pl
Adale Pl
Heatherdale Dr
Onacrest Dr
Overhill Dr
Angeles Vista Blvd
Edgemar A
S La Brea Av
W Slauson Av
S Mansfield Av
Orchid Dr
Buckler Av
W 58th Pl
S Citrus Av
County of Los Angeles
City of Los Angeles
Ladera Park Av
W 59th St
N
0 100 200 300 400 500 Feet
Community Development Commission of the County of Los Angeles
Slauson/Overhill Revitalization Project
Project Area Map
Property Group
Blighted
Unblighted
City/County Boundary
Parcel
File: J:\CDC Projects\ER\Slauson Ave and Overhill Ave - Project Area Map - Blighted - B-Size.mxd
Printing Date: Tuesday, June 12, 2012
Image courtesy of the LAR-IAC

17 pmals → ACCEPTED AS BLIGHTED

①	5008-015-046	4461 W. SLAUSON
②	5008-015-045	5661 ANGELES VISTA
③	5008-015-046	4405 W. SLAUSON
④	5008-015-044	4411 W. SLAUSON
⑤	5008-015-043	4421 W. SLAUSON
⑥	5008-015-041	4423-4431 W. SLAUSON
⑦	5008-015-042	4435-4437 W. SLAUSON
⑧	5008-015-051	4439-4443 W. SLAUSON
⑨	5008-015-050	4445-4447 W. SLAUSON
⑩	5008-015-048 5008-015-049	4455 W. SLAUSON
⑪	5009-003-022 5009-009-053 5009-009-064	4601 W. SLAUSON
⑫	5009-009-054 5009-009-065	4609+4611 W. SLAUSON
⑬	4019-012-001	4634 W. SLAUSON

17 pmals out of 40 =

32.5%

43/15 34.88%

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4343 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5008-016-040
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

11-Aug

Address:4343 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5008-016-040 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	5

Comment: 7/11 Convenience Store

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4401 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5008-015-046
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Deteriorating storefront façade, broken/boarded up windows, excessive/inconsistent signage issues, irregular parcel,
parking area in poor condition, missing/deteriorating light fixtures, safety hazards, fading exterior building paint,
excessive billboards (on roof & building surfaces), bullet holes on windows, broken windows, boarded up windows,
deteriorating/rotting storefront wood, parcels split between two jurisdictions, shape of parcel equals inefficient
building/parking configuration.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4401 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5008-015-046 Building Type: Commercial	Rating
Signage - oversized, excessive, doesn't meet zoning code	3
Building Façade - boarded up windows, bullet holes, rusted flashing	3
Parking - needs repavement/restriping, missing landscaping & poor lighting	3
*Property Abandonment - occupied	1
Parcel Configuration - parcels split between 2 jurisdictions shape of parcel = inefficient building/parking configuration	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	13

Comment: Excessive signage and deteriorating storefront (broken windows).

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 4401 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-046

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4401 West Slauson Avenue Los Angeles, CA 90043

Excessive/inconsistent signage

Excessive billboards on roof

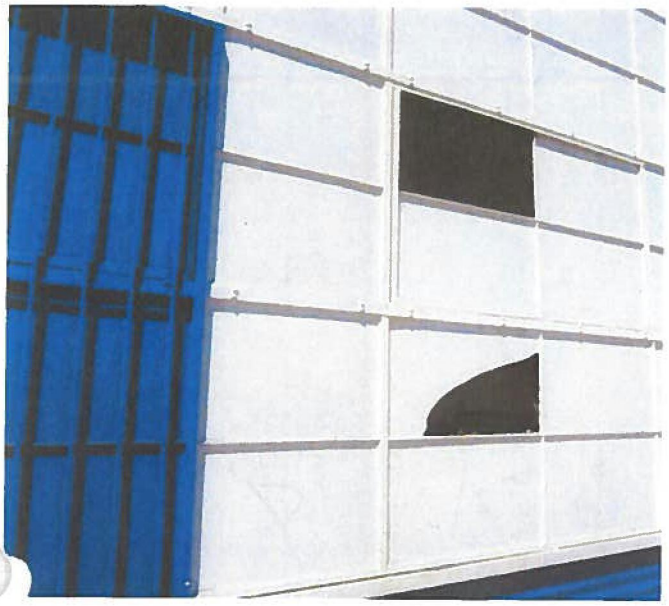
Broken windows/excessive signage

Excessive Billboards

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4401 West Slauson Avenue Los Angeles, CA 90043 (con't)



Broken windows

Bullet holes thru windows

oarded up windows

Deteriorating/rotting storefront wood

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 5661 Angeles Vista Boulevard Los Angeles, CA 90043
Assessor Parcel No. (APN) 5008-015-045
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

___ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Deteriorating storefront façade, broken/boarded up windows, excessive/inconsistent rusted/damaged signage issues,
irregular parcel, rusted entryway and security grilles, parking area in poor condition, defective design,
missing/deteriorating light fixtures, safety hazards, non-compliance with ADA requirements, fading exterior
building paint, exposed wiring/tubing/panel creates unsafe conditions, excessive painted signage, entryway lacks
ADA compliance, rusted roof canopy/water damage, boarded up windows,
parcels split between 2 jurisdictions, shape of parcels equals inefficient building/parking configuration.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:5661 Angeles Vista Blvd., Los Angeles, CA 90043 Assessor's Parcel Number: 5008-015-045 Building Type: Commercial	Rating
Signage - dilapidated signage, hand painted, doesn't meet zoning code	3
Building Façade - rusted security grilles, cracked stucco, bent doorways	3
Parking - needs repavement/restriping, missing landscaping & poor lighting	3
*Property Abandonment- site is occupied	1
Parcel Configuration - shape of parcel = inefficient building/parking config. parcels split between 2 jurisdictions	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	13

Comment: Abundant broken windows, safety hazards (exposed electrical panel/wiring), rusted roof canopy and deteriorating rear signage.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 5661 Angeles Vista Blvd. Los Angeles, CA 90043

Assessor Parcel No: 5008-015-045

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 5661 Angeles Vista Blvd. Los Angeles, CA 90043

Broken windows

Broken/etched windows

Inconsistent signage

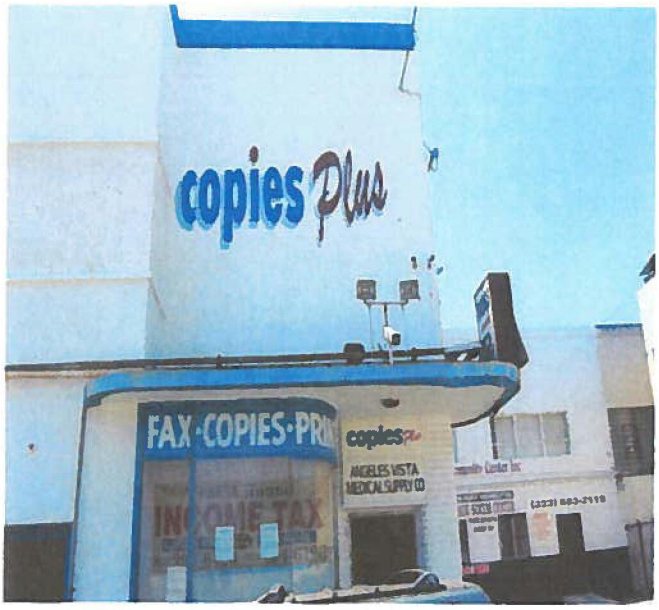
Rusted/damaged signage @ rear of bldg.

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 5661 Angeles Vista Blvd. Los Angeles, CA 90043 (con't)

Painted signs – no box sign



Excessive painted signage

Entryway lacks ADA compliance

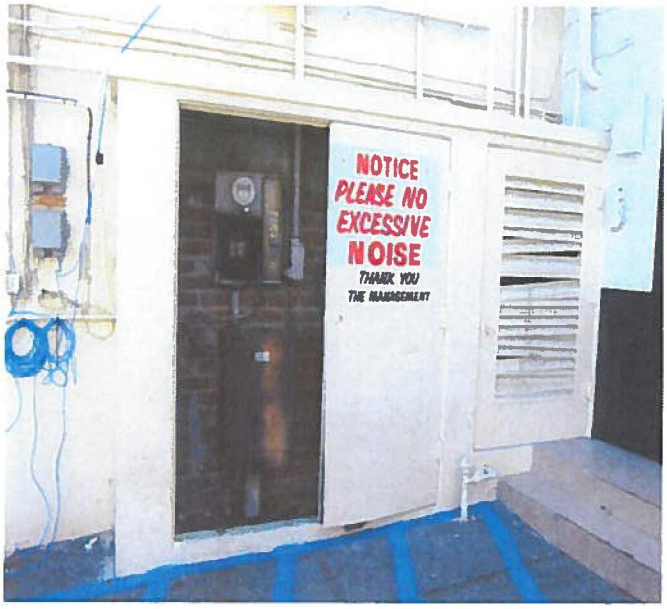
Rusted roof canopy – water damage

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 5661 Angeles Vista Blvd. Los Angeles, CA 90043 (con't)

Exposed wiring



Exposed panel

Boarded-up windows

Deferred maintenance – exposed tubing

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4405 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5008-015-046
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Physical deterioration of building, signage issues (no box sign, hand painted signs), irregular parcel,
missing/deteriorating light fixtures, safety hazards, fading exterior building paint, rusted entryway and security
grilles, parking area in poor condition, cracked stucco at roof parapet, dilapidated windows, water damage at roof
canopy, cracked stucco at roof parapet, rear entry to building, present safety hazard, shape of parcels equals
inefficient building/parking configuration.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4405 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5008-015-046 Building Type: Commercial	Rating
Signage - oversized, excessive, doesn't meet zoning code	3
Building Façade - rusted security grilles, cracked stucco, bent doorways	3
Parking - needs repavement/restriping, missing landscaping & poor lighting	3
*Property Abandonment - site is partially abandoned	2
Parcel Configuration - parcel split between 2 jurisdictions shape of parcel = inefficient building/parking configuration	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	14

Comment: Deteriorating security grilles and broken windows. No box signs and excessive signage at front and rear of building.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 4405 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-046

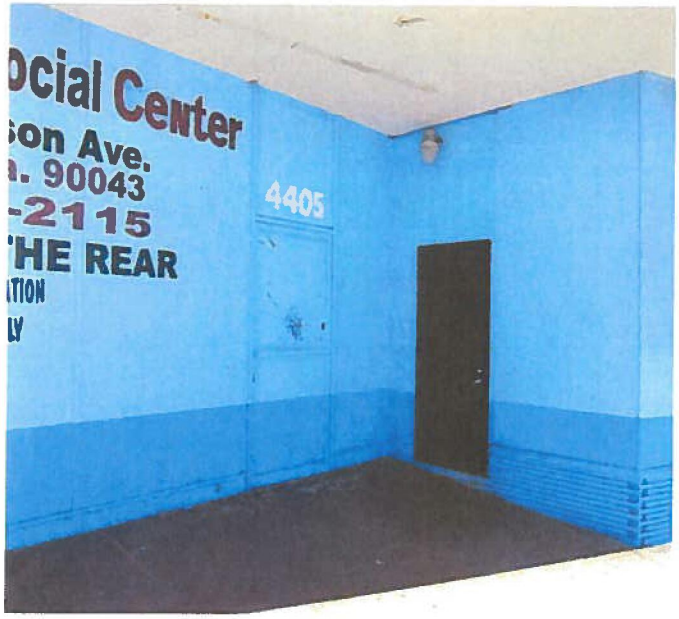
PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4405 West Slauson Avenue Los Angeles, CA 90043

Rusting security grille

No box sign – painted sign & torn banner



Building in need of re-paint

Water damage at roof canopy

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4405 West Slauson Avenue Los Angeles, CA 90043 (con't)

Painted/excessive signage @ rear of bldg.

Cracked stucco @ roof parapet

Windows in need of repair

Rear entry to bldg. present safety hazard

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4411 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5008-015-044
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

___ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Physical deterioration of building, excessive/inconsistent signage issues (hand painted signs), missing/deteriorating
light fixtures, safety hazards, fading exterior building paint, no visible entryway to front of commercial
corridor, parking area in poor condition, irregular parcel, electrical panel in need of repair, no access thru front entry
doors, graffiti on pipes, parcels split between 2 jurisdictions, shape of parcels equals inefficient building/parking
configuration.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4411 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5008-015-044 Building Type: Commercial	Rating
Signage - oversized, excessive, doesn't meet zoning code	3
Building Façade - finishes are faded & in need of painting/stucco repair	2
Parking - needs repavement/restriping, missing landscaping & poor lighting	3
*Property Abandonment - site is occupied	1
Parcel Configuration - shape of parcel = inefficient building/parking config. parcel split between 2 jurisdictions	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	12

Comment: Although front entry doors exist, access is not allowed through these doors facing the main commercial corridor. Excessive signage.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 4411 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-044

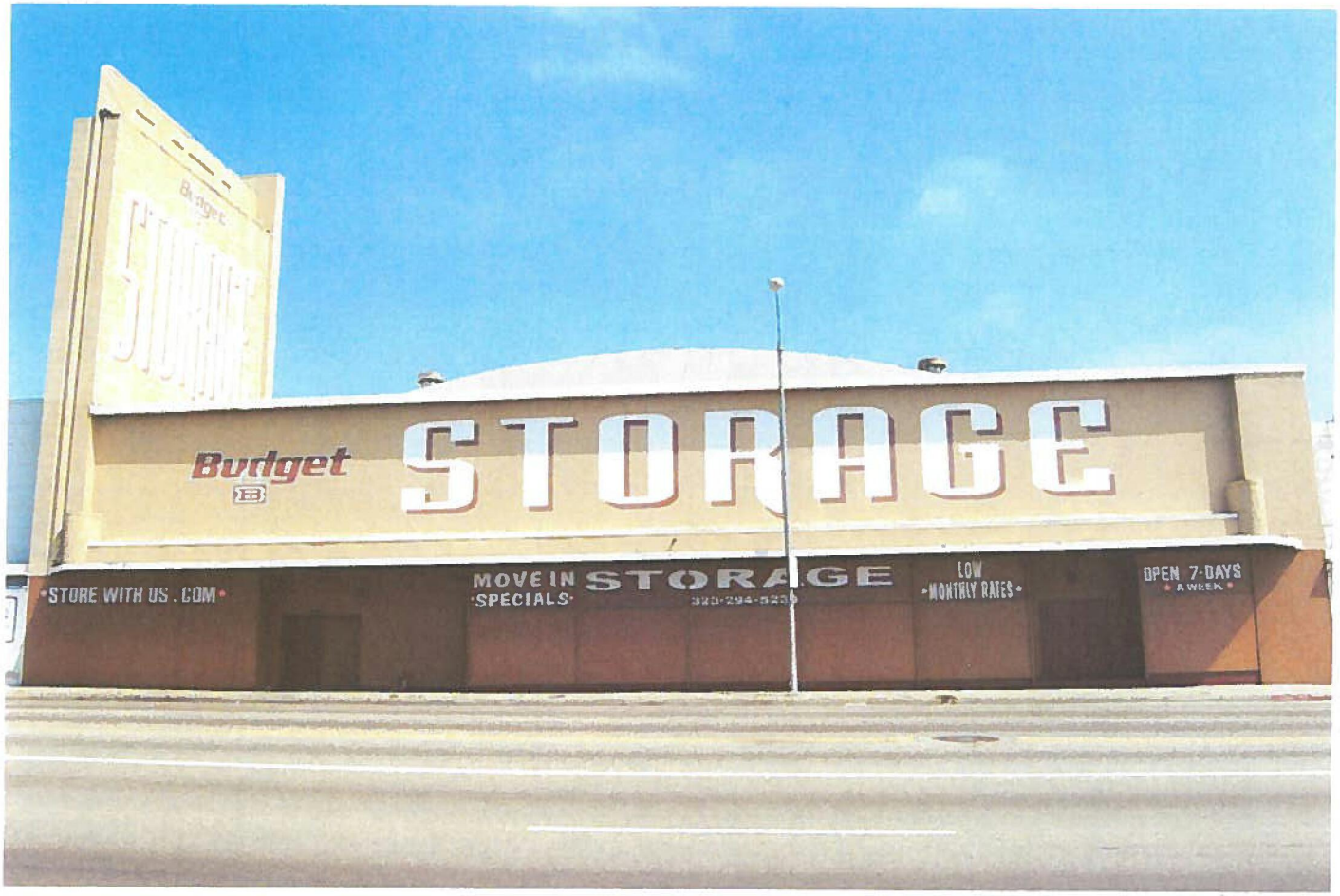
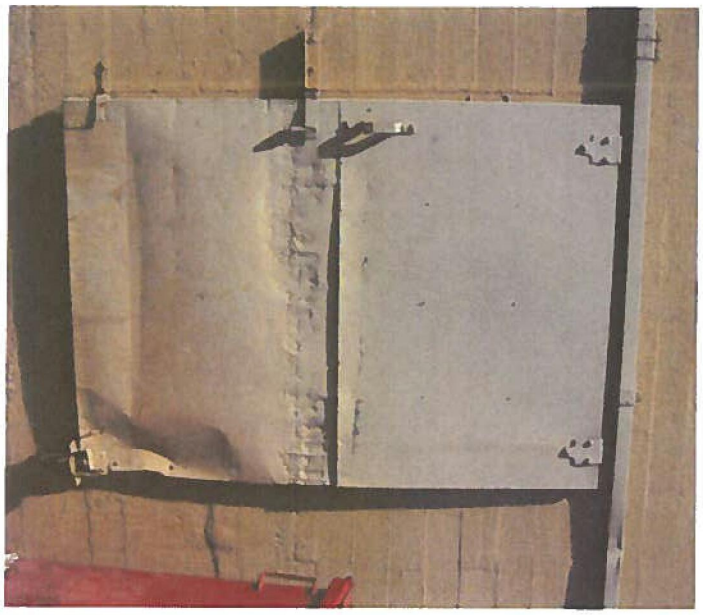


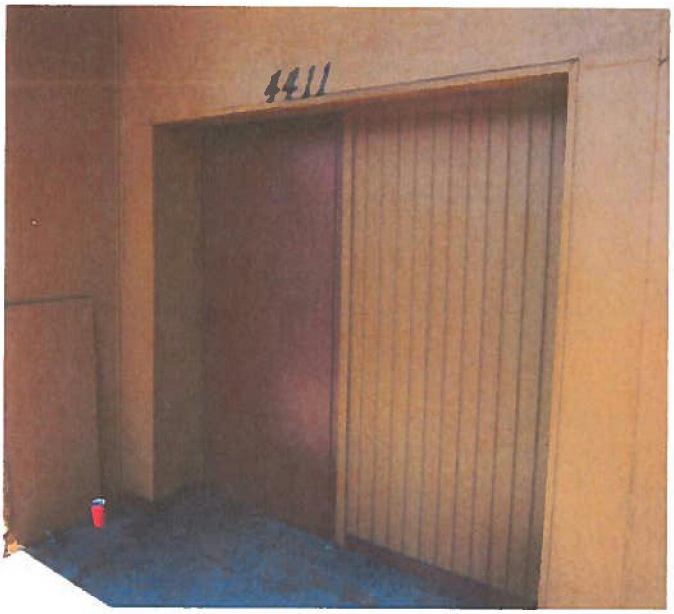
PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4411 West Slauson Avenue Los Angeles, CA 90043



Electrical panel in need of repair



No access through front entry doors

Graffiti on pipes

Painted wall signs – no box sign

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4421 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5008-015-043 (Front of building)
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Deteriorating storefront façade, excessive/inconsistent signage issues, irregular parcel, rusting security grilles,
parking area in poor condition, missing/deteriorating light fixtures, safety hazards,
fading exterior building paint, painted wall sign, peeling paint wall sign, exposed water piping, rust on grille,
rusty/damaged security grille, accessibility safety hazard, missing light fixtures, exposed electrical wiring,
Sidewalk need of maintenance/repair. Parcels split between 2 jurisdictions, shape of parcels equals inefficient
parking configuration.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4421 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5008-015-043 (Front) Building Type: Commercial	Rating
Signage - fading, no lit box sign, doesn't meet zoning code	3
Building Façade - finishes are faded & in need of painting/stucco repair	2
Parking - needs repavement/restriping, missing landscaping & poor lighting	3
*Property Abandonment- site is occupied	1
Parcel Configuration - shape of parcel = inefficient building/parking config. parcels split between 2 jurisdictions	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	12

Comment: Painted wall signage, exposed electrical wiring and utilities, rusting security grilles.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 4421 West Slauson Avenue Los Angeles, CA 90043

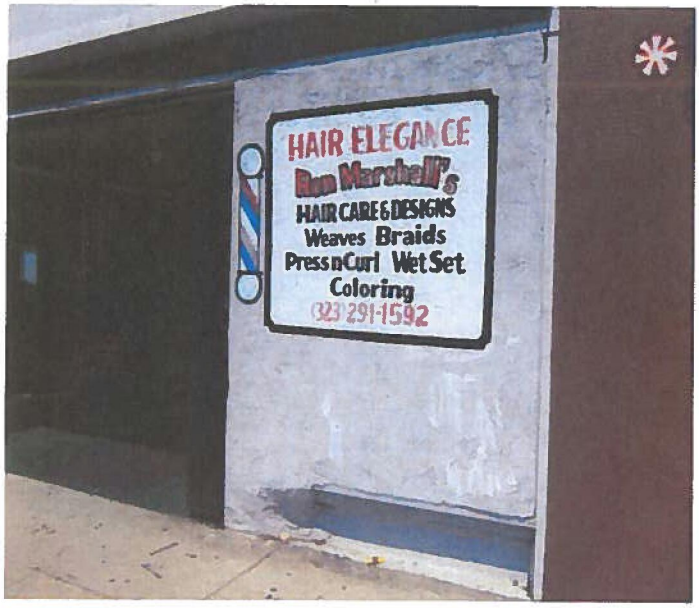
Assessor Parcel No: 5008-015-043

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4421 West Slauson Avenue Los Angeles, CA 90043

Painted wall sign



Peeling paint – wall sign

Exposed water piping – rust on grille

Rusty/damaged security grille

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4421 West Slauson Avenue Los Angeles, CA 90043 (con't)

Accessibility safety hazard

Missing light fixture

Exposed electrical wiring

Sidewalk in need of maintenance/repair

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4405 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5008-015-043
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

___ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Physical deterioration of building, signage issues (no box sign, hand painted signs), irregular parcel,
missing/deteriorating light fixtures, safety hazards, fading exterior building paint, rusted entryway and security
grilles, parking area in poor condition, cracked stucco at roof parapet, dilapidated windows, water damage at roof
canopy, cracked stucco at roof parapet, rear entry to building, present safety hazard, shape of parcels equals
inefficient building/parking configuration.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

OK

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4421 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5008-015-043 (Rear) Building Type: Commercial	Rating
Signage - oversized, excessive, doesn't meet zoning code	3
Building Façade - finishes are faded & in need of painting/stucco repair	2
Parking - needs repavement/restriping, missing landscape and poor lighting	3
*Property Abandonment - site is occupied	1
Parcel Configuration - shape of parcel parcel between 2 jurisdiction	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	12

Comment: Cracked driveway, deteriorating windows, exposed/rusting/deteriorating heating and ventilation (HVAC) system, ADA compliance needed.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11 & 08/30/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 4421 West Slauson Avenue Los Angeles, CA 90043 (Rear)

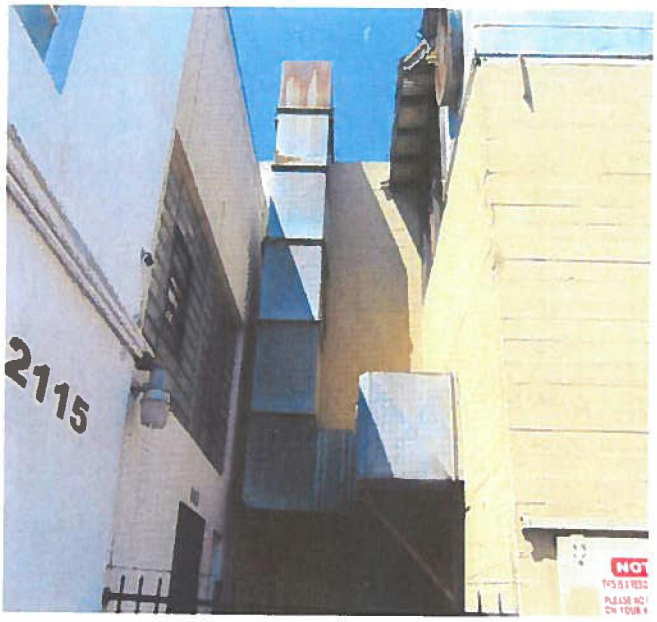
Assessor Parcel No: 5008-015-043

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

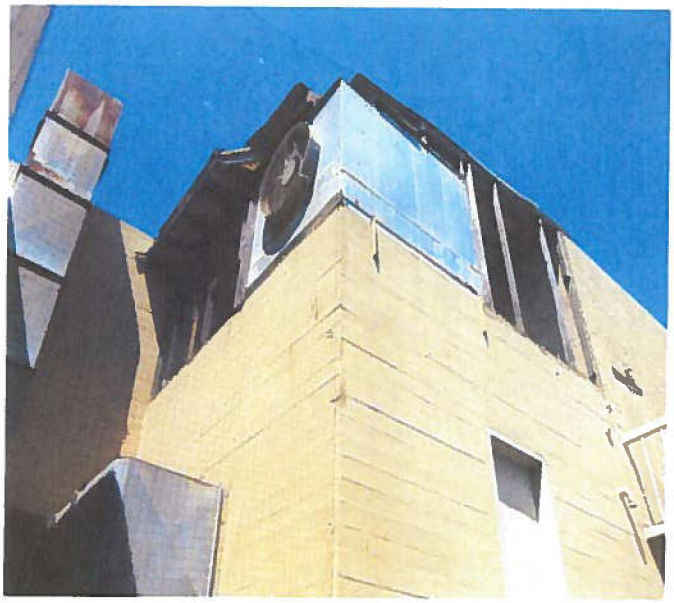
Address of Parcel: 4421 West Slauson Avenue Los Angeles, CA 90043 (Rear)

Trash bins in plain view



Rusted ventilation shaft in need of repair

Broken windows



Uncovered/exposed heating furnace

PHOTO DOCUMENTATION

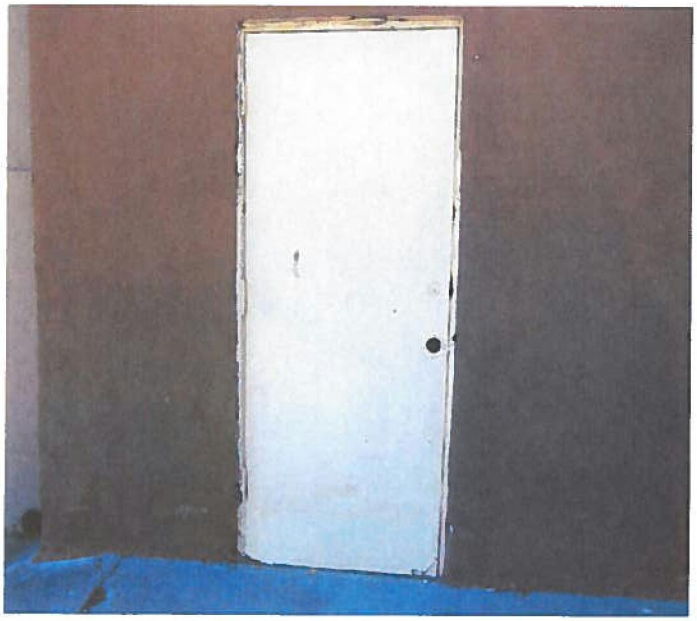
Slauson/Overhill Revitalization Project

Address of Parcel: 4421 West Slauson Avenue Los Angeles, CA 90043 (Rear) (con't)

Cracked driveway in need of repair

Deteriorating windows

Rear entry may lack ADA compliance



Door siding deteriorating/in need of repair

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4423-4431 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5008-015-041
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X (A) At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- X (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

___ (B) The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Physical deterioration of building, excessive/inconsistent signage issues (unlit box signs, hand painted signs),
missing/deteriorating light fixtures, safety hazards, abandoned/vacant storefronts, parking area in poor condition,
irregular parcels, fading exterior building paint, unsafe exterior building wiring, no box sign – painted signage on
windows, unsafe wiring at building – potential hazard, door entryway lacks ADA compliance,
parcels split between 2 jurisdictions, shape of parcels equals inefficient building/parking configuration.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4423 - 4431 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5008-015-041 Building Type: Commercial	Rating
Signage - missing bulbs, lack of upkeep, visible signs of weatherization	2
Building Façade - boarded-up windows, unsafe building areas/hazards, no exterior lighting	3
Parking - needs repavement, storefronts missing landscape and poor lighting	3
*Property Abandonment - several abandoned business storefronts, partially abandoned	2
Parcel Configuration - shape of parcels = inefficient building/parking conf. parcels split between 2 jurisdictions	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	13

Comment: Several vacant/abandoned storefront, dark arcade corridor present potential safety hazard and security issues.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 4423, 4423 ½, 4425, 4425 ½, 4427, 4429, 4431
West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-041

PHOTO DOCUMENTATION

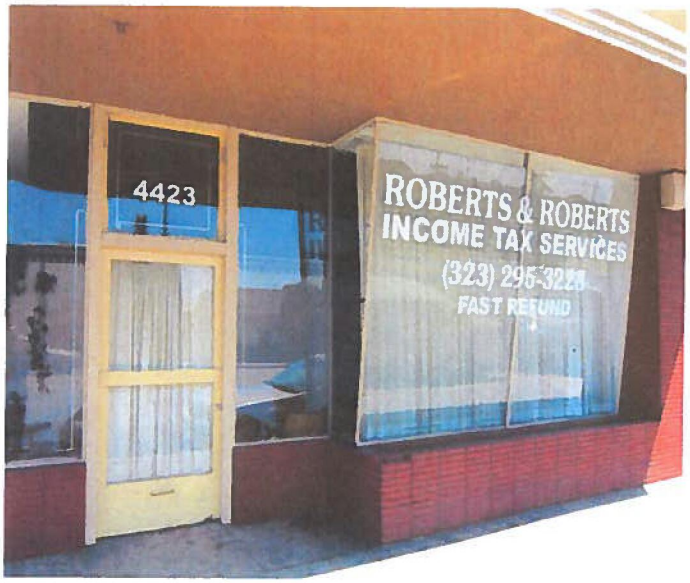
Slauson/Overhill Revitalization Project

Address of Parcel: 4423, 4423 ½, 4425, 4425 ½, 4427, 4429, 4431 West Slauson Avenue Los Angeles, CA 90043

Abandoned – Vacant Storefront

Abandoned – Vacant Storefront

Liquor store establishment



No box sign – painted signage on windows

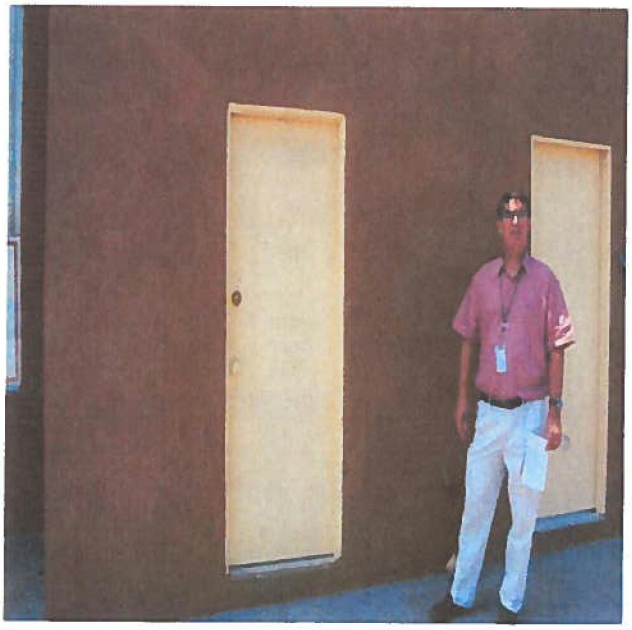
PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4423, 4423 ½, 4425, 4425 ½, 4427, 4429, 4431
West Slauson Avenue Los Angeles, CA 90043 (con't)

Dark/unlit corridor – potential safety hazard

Unsafe wiring at building - potential hazard



Door entryway lacks ADA compliance

ADA compliance needed

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

February 24, 2009

NOTICE OF VIOLATION
(VIA CERTIFIED MAIL)

Deblar Properties
2299 Pearl St 207
Boulder, CO 80302

RFS No: 09-0003614/EF030327

Dear Property Owner/Tenant:

An inspection was conducted at 4423 W Slauson Avenue and it disclosed the following violation(s):

1. **A medical marijuana dispensary is being conducted on the premises without first obtaining an approved Conditional Use Permit from the Department of Regional Planning - 22.56.196**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4423 W Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $654.00 and the imposition of further administrative and collection fees totaling approximately $2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

February 26, 2009

NOTICE OF VIOLATION
(VIA CERTIFIED MAIL)

Lawrence Raymond Paletz
628 17th Street
Santa Monica, CA 90402

RFS No: 09-0003614/EF030327

Dear Property Owner/Tenant:

An inspection was conducted at 4423 W Slauson Avenue and it disclosed the following violation(s):

1. **A medical marijuana dispensary is being conducted on the premises without first obtaining an approved Conditional Use Permit from the Department of Regional Planning - 22.56.196**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4423 W Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $654.00 and the imposition of further administrative and collection fees totaling approximately $2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

June 10, 2008

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Manager/Owner
Arcadia Liquor
4431 W. Slauson Ave
Los Angeles, CA 90043

RFS No: 08-0015842/EF030327

Dear Property Owner/Tenant:

An inspection was conducted at 4431 W Slauson Avenue and it disclosed the following violation(s):

- **Outdoor advertising signs are being maintained on the premises - 22.52.840**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4431 W Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $654.00 and the imposition of further administrative and collection fees totaling approximately $2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jennifer Bendewish**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

April 7, 2003

Arcade Liquor
Hee Song, Owner
4431 W. Slauson
Los Angeles, CA 90043

URGENT

Inspection File No: EF030327

Dear Sir/Madam :

An inspection was conducted at **4431 W Slauson Ave** and it disclosed the following violation:

1. **Banners are displayed on the premises**

This is not a permitted use in zone **C-2** and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections(s) 22.52.800, 22.52.990(F), 22.28.010 and 22.28.020.

Please consider this an order to comply with the provisions of the zoning ordinance **within 15 days after receipt of this letter.** Failure to correct the violations found at **4431 W Slauson Ave** may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. In addition to criminal prosecution, you may be subject to a noncompliance fee of $548 and the imposition of further administrative and collection fees totaling approximately $1,918.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, **Pamela Thornton**, please call (310) 631-0592 before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement I

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4435-4437 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5008-015-042
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- X (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

___ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Physical deterioration of building, inconsistent signage issues (unlit box signs, non-existent signs),
missing/deteriorating light fixtures, safety hazards, abandoned/vacant storefronts,
parking area in poor conditions, irregular parcel, fading exterior building paint finishes, unsafe exterior building
wiring, in need of stucco repair, abandoned – vacant storefront, missing light fixtures – cracked stucco, no box sign-
illegal torn banner, sidewalk in need of repair, canopy roof parapet deteriorating, exposed electrical panel at entry
way. Parcels split between 2 jurisdictions, shape of parcels equals inefficient building/parking configuration.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4435 - 4437 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5008-015-042 Building Type: Commercial	Rating
Signage - missing bulbs, lack of upkeep, visible signs of weatherization,	3
Building Façade - finishes are faded & in need of painting/stucco repair	2
Parking - needs repavement, missing landscape and poor lighting	3
*Property Abandonment- site is partially abandoned	2
Parcel Configuration - shape of parcel = inefficient building/parking config. parcels split between 2 jurisdictions	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points	13
1= Good Condition, 2= Fair Condition, 3= Poor Condition	

Comment: Abandoned/vacant storefront, roof canopy deteriorating, missing light fixtures, sidewalk in need of repair

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 4435 – 4437 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-042

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4435 – 4437 West Slauson Avenue Los Angeles, CA 90043

Abandoned – Vacant Storefront

Abandoned – Vacant Storefront

Missing light fixtures – cracked stucco

No box sign – illegal torn banner

PHOTO DOCUMENTATION

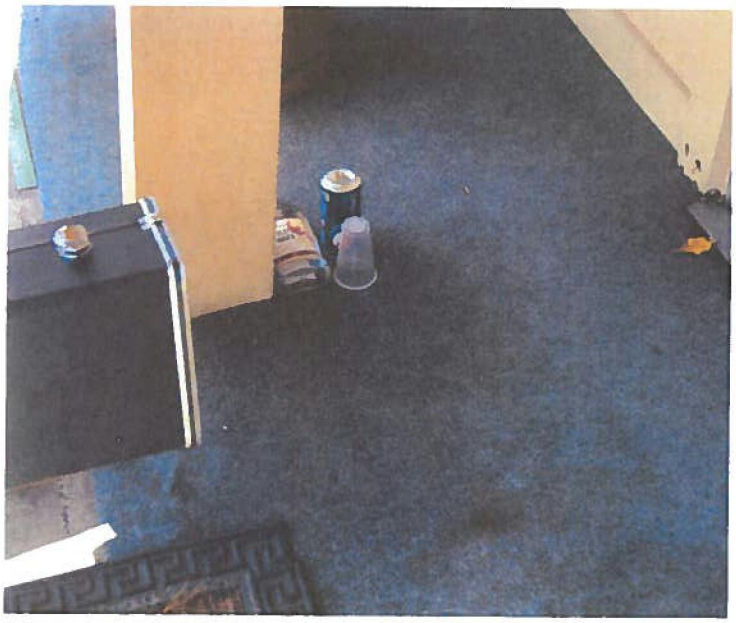
Slauson/Overhill Revitalization Project

Address of Parcel: 4435 – 4437 West Slauson Avenue Los Angeles, CA 90043 (con't)

Sidewalk in need of repair – no landscape

Canopy roof parapet deteriorating

Exposed electrical panel at entry way



Trash/debris on premises

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4439-4443 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5008-015-051
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- X (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

___ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Physical deterioration of building, dilapidated signage issues (unlit box signs, painted wall signs), partially
abandoned, missing/deteriorating light fixtures/bulbs, safety hazards, abandoned/vacant storefronts,
parking area in poor condition, missing landscape, irregular parcel, fading exterior building, paint finishes, unsafe
exterior building wiring, in need of stucco repair, parking lacks signage designation/compliance, rusted security
grills, cracked stucco, bent doorways.
Parcels split between 2 jurisdictions, shape of parcels equals inefficient building/parking configuration.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4439-4443 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5008-015-051 Building Type: Commercial	Rating
Signage - dilapidated signage, doesn't meet zoning code	3
Building Façade - rusted security grilles, cracked stucco, bent doorways	3
Parking - needs repavement/restriping, missing landscaping & poor lighting	3
*Property Abandonment- site is partially abandoned	2
Parcel Configuration - shape of parcel = inefficient building/parking config. parcel split between 2 jurisdictions	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	14

Comment: Rusting/deteriorating security grilles, vacant storefront, missing light fixtures, inconsistent signage

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 4439 – 4443 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-051

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4439 – 4443 West Slauson Avenue Los Angeles, CA 90043

Code violation – unused steel signage frames

Wall signage exceeds code limits

Cracked stucco

Deteriorating light fixtures

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4439 – 4443 West Slauson Avenue Los Angeles, CA 90043 (con't)

Rusting security grilles @ front entry

Canopy roof parapet deteriorating/excessive pipes

Rusting security grilles @ rear entry

Missing light fixtures/ceiling damage

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4445-4447 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5008-015-050
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Physical deterioration of building, dilapidated signage issues (unlit box sign, painted wall sign, canopy sign),
missing/deteriorating light fixtures/bulbs, safety hazards, parking area in poor condition, irregular parcel,
fading exterior building paint finishes, parking/entry lacks signage designation, shape of parcel creates inefficient
building/parking configuration, parcel split between 2 jurisdictions, deteriorating pole sign without vinyl insert,
window signage exceeds code limits, excessive wall signage at rear of building, missing light fixtures, unused
parking lot, trash bins in plain view, sidewalk in need of repair, parcels split in 2 jurisdictions.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4445-4447 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5008-015-050 Building Type: Commercial	Rating
Signage - missing bulbs, lack of upkeep, visible signs of weatherization,	2
Building Façade - some areas of building in need of painting/stucco repair	2
Parking - needs repavement/restriping, missing landscaping & lighting	3
*Property Abandonment - building is fully occupied & maintained	1
Parcel Configuration - shape of parcel = inefficient building/parking config. parcels split between 2 jurisdictions	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	11

Comment: Unused parking lot (closed off by property owner for more rent) is detrimental to business, free standing pole sign has temporary tarp/banner - no actual vinyl box sign

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 4445-4447 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-050

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4445-4447 West Slauson Avenue Los Angeles, CA 90043

Deteriorating pole sign without vinyl insert

Window signage exceeds code limits

Excessive wall signage at rear of bldg.

Missing light fixtures

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4445-4447 West Slauson Avenue Los Angeles, CA 90043 (con't)

Unused parking lot – in need of repair

Parking lot closed off by property owner

Trash bins in plain view

Sidewalk in need of maintenance & repair

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4455 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5008-015-048 & 049
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Physical deterioration of building, excessive/inconsistent signage issues (large billboard covers main business sign),
irregular parcel, parking lot in need of repair (cracked pavement/ potholes), overabundant vegetation and
landscape, deteriorating free standing sign, inharmonious signage exceeds code limits, excessive landscape,
deteriorating light poles, parking lot/drive way in need of repair, trash bins in plain view, graffiti on sidewalk,
parcels split between 2 jurisdictions, shape of parcels equals inefficient building/parking configuration.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4455 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5008-015-048 & 049 Building Type: Commercial	Rating
Signage - large billboard covers main building signage	3
Building Façade - in need of painting/stucco repair, rehab. asst. needed	2
Parking- needs repavement/restriping, missing landscaping & poor lighting	3
*Property Abandonment - occupied	1
Parcel Configuration - flat, large enough for reqd. parking, corner lot	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	10

Comment: Parking lot in need of repair (cracked pavement and potholes), overabundant vegetation,excessive/inharmonious signage

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5008-015-048 & 5008-015-049

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043

Deteriorating free standing sign

Inharmonious signage exceeds code limits

Excessive landscape – weeds on building walls

Deteriorating light poles

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043 (con't)

Parking lot/drive way in need of repair

Parking lot pavement cracked

Trash bins in plain view

Graffiti on sidewalk

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4455 W. Slauson Avenue Los Angeles, CA 90043 (Parking Lot)
Assessor Parcel No. (APN) 5008-015-025, 046 & 047
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4455 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5008-015-025, 046, & 047 (Parking Lot) Building Type: Commercial	Rating
Signage - no designated signage for parking area	0
Building Façade - does not exist	0
Parking - needs repavement/restriping, missing landscaping & poor lighting	3
*Property Abandonment- site is used	1
Parcel Configuration - shape of parcel = inefficient building/parking config. parcel split between 2 jurisdictions	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	7

Comment: Parking lot in needed of infrastructure repair and maintenance, deteriorating light poles and cracked pavement/pot holes in abundance.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/09/11, 08/30/11 & 08/31/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

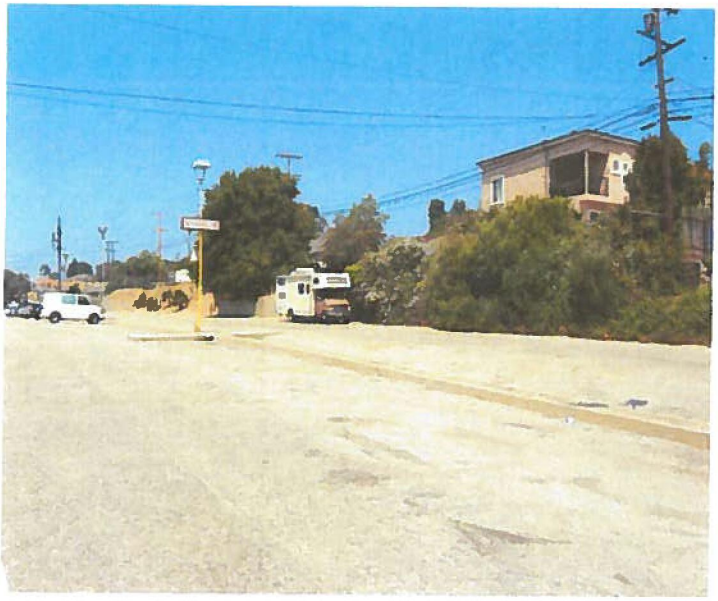
Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043 (Parking Lot)

Assessor Parcel No: 5008-015-025, 046, & 047

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043



Overgrown vegetation on parking lot

Bent light poles in need of repair

Light poles in need of paint

Damaged fence/cracked stucco

PHOTO DOCUMENTATION

SLAUSON/OVERHILL REVITALIZATION PROJECT

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043 (con't)

Sloping lot does not allow for expansion

Re-pavement needed

Pole installation on verge of collapse

Cracked pavement

PHOTO DOCUMENTATION

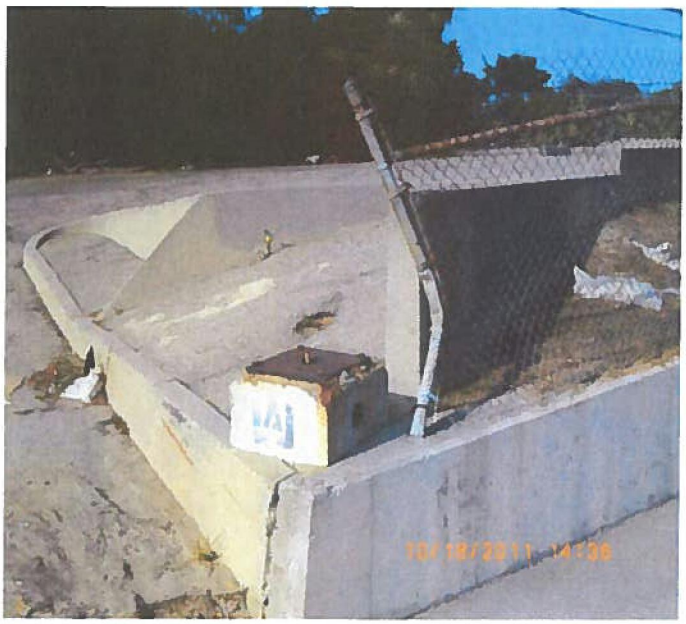
SLAUSON/OVERHILL REVITALIZATION PROJECT

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043 (con't)

Parcel configuration creating unsafe soil shift

Adjacent lot block wall is cracking

Failing block wall create hazard/instability



Missing light fixtures (not to code standards)

PHOTO DOCUMENTATION

SLAUSON/OVERHILL REVITALIZATION PROJECT

Address of Parcel: 4455 West Slauson Avenue Los Angeles, CA 90043 (con't)

Missing light pole fixtures creates unsafe areas

Overgrowth of vegetation

Property shows signs of abandonment

Property abandonment (no maintenance)

Aerial map view showing visible signs of dilapidation and blighted conditions

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4501 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5009-003-060 & 062
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4501 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5009-003-060 & 062 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	5

Comment: CVS Pharmacy

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4523 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5008-015-042
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4523 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5008-015-042 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	5

Comment: Private Church (Communion Church of God in Christ)

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4601 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5009-003-022, 5009-009-053 & 064
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- X (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

___ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Physical deterioration of improvements, parking lot surfaced with cracks, holes, uneven in need of re-pavement,
infrastructure repair & maintenance, (cracked pavement/ potholes), damaged block walls/fencing,
abandoned/vacant building property, deteriorating landscape (dead plants/grass), abundant trash in plain view,
inharmonious/inconsistent signage, deteriorating canopy, trash in plain view in parking lot, wood cover potholes
rather than steel plates, in harmonious/inconsistent signage, signage in disrepair and peeling paint, irregular parcel.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4601 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5009-003-022, 5009-009-053 & 064 Building Type: Commercial	Rating
Signage - dilapidated signage, excessive, doesn't meet zoning code	3
Building Façade - broken windows, boarded up entry way	3
Parking - needs repavement/restriping, deteriorating landscape & lighting	3
*Property Abandonment - abandoned building	3
Parcel Configuration - shape of parcel = inefficient building/parking config dı	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	15

Comment: Abandoned/vacant building, parking lot/driveway in need of repair, deteriorating landscape (dead grass/plants), inharmonious/deteriorating signage, abundant trash

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 4601 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5009-003-022, 5009-009-053, 5009-009-064

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4601 West Slauson Avenue Los Angeles, CA 90043

Abandoned building/vacant storefront

Deteriorating canopy

Parking lot surface with cracks, holes, uneven

Deteriorating landscape – dead plants/grass

PHOTO DOCUMENTATION

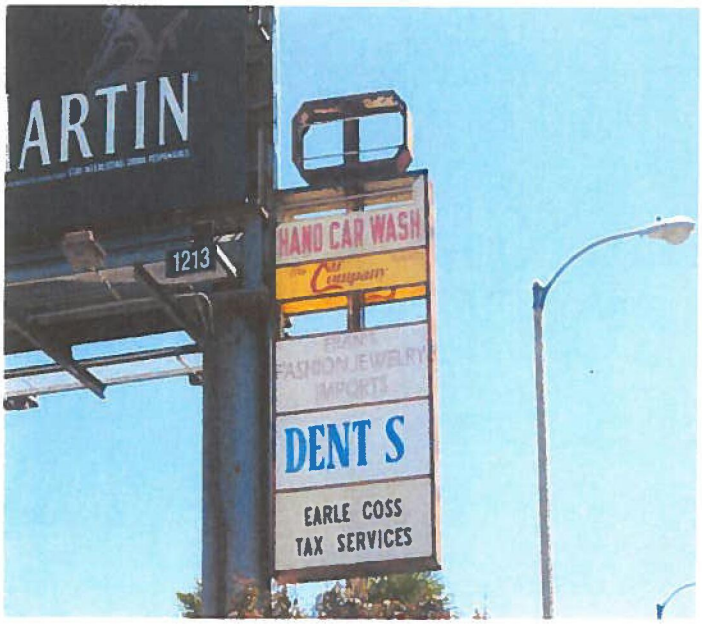
Slauson/Overhill Revitalization Project

Address of Parcel: 4601 West Slauson Avenue Los Angeles, CA 90043 (con't)

Trash/rubbish in plain view – on parking lot

Wood covers potholes rather than steel plates

Inharmonious/inconsistent signage



Signage in disrepair & peeling paint

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

December 26, 2000

Octavio Moreno
14383 Busby Drive
Whittier, CA 90604

FIRST NOTICE
OF VIOLATION

Inspection File No: EF962328

Dear Mr. Moreno:

A routine survey inspection has been made at 4601 W. Slauson Avenue. This inspection disclosed that a car wash is in operation without the proper permits and a streamer is displayed on the premises.

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.28.020, 22.28.130, 22.52.800 and 22.52.990(F).

Please consider this an order to comply with the provisions of the Zoning Ordinance **upon receipt** of this letter. Failure to comply as requested may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $548 and the imposition of further administrative and collection fees totaling approximately $1,918.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **C.J. Tyas**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:yc

DEC 27 2000

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

December 23, 2003

URGENT

Charles Parris, Chief Financial Officer
Ma'Mees Inc.
4601 W. Slauson Ave.
Los Angeles, CA 90043

Inspection File No: EF962328

Dear Mr. Parris:

An inspection was conducted at 4601 W. Slauson Ave..

This inspection disclosed the following violation(s):
1) A Hand Carwash is operating on the premises without a conditional use permit.

This is not a permitted usein zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.28.010, 22.28.020, 22.28.130 & 22.28.160.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violations found at 4601 W. Slauson Ave. may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $548 and the imposition of further administrative and collection fees totaling approximately $1,918.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

Department of Regional Planning
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton

Rose C. Hamilton, Section Head
Zoning Enforcement I

RCH:JD:

DEC 23

5

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

December 23, 2003

URGENT

Hattie Parris, Chief Executive Officer
Ma'Mees Inc.
4601 W. Slauson Ave.
Los Angeles, CA 90043

Inspection File No: EF962328

Dear Ms. Parris:

An inspection was conducted at 4601 W. Slauson Ave..

This inspection disclosed the following violation(s):
1) A Hand Carwash is operating on the premises without a conditional use permit.

This is not a permitted usein zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.28.010, 22.28.020, 22.28.130 & 22.28.160.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violations found at 4601 W. Slauson Ave. may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $548 and the imposition of further administrative and collection fees totaling approximately $1,918.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

Department of Regional Planning
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton

Rose C. Hamilton, Section Head
Zoning Enforcement I

RCH:JD:

DEC 23

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

March 15, 2007

NOTICE OF VIOLATION
(VIA POSTING)

Bruce W. McClendon FAICP
Director of Planning

Mack, Novelette
4601 W. Slauson Ave.
Los Angeles, CA 90043

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. **A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $633.00 and the imposition of further administrative and collection fees totaling approximately $2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
~~Zoning Enforcement Section I~~

J. D.

POSTED: 3/15/2007

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

August 17, 2000

Tiger's Car Wash
4601 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No. EF962328

Dear Property Owner:

A routine inspection has been made at 4601 W. Slauson Avenue. This inspection disclosed that a banner is maintained on the property at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Sections 22.28.020, 22.28.130 and 22.52.990(F).

Please consider this an order to comply with the provisions of the Zoning Ordinance **upon receipt** of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1000.00 and/or six months in jail.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012: Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly to the investigator, **Christopher J. Tyas,** please call before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:cb

AUG 21 2000

320 West Temple Street • Los Angeles, CA 90012 • 213 974-6411 Fax: 213 626-0434 • TDD: 213 617-2292

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

September 30, 1996

Mr. Isaac G. Powell
4601 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No. EF962328

Dear Mr. Powell:

In response to a recent complaint, an inspection has been made at 4601 W. Slauson Avenue.

This inspection disclosed that a carwash was maintained on the above premises without a valid conditional use permit.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.28.130, 22.28.160(A) and 22.28.020.

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Please be advised that any future violations of the provisions of the Los Angeles County Zoning Ordinance observed by our investigative staff at the above location will be prosecuted to the full extent of the law. Your location will be monitored during weekends and evenings, in addition to normal business hours, to ensure continued compliance with the provisions of the Zoning Ordinance.

Your failure to comply can result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, David Young, please call (213) 974-6453 on Monday or Thursday, or (213) 754-1036 on Tuesday and Wednesday, between 8:00 a.m. and 10:00 a.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

John D. Calas, Section Head
Zoning Enforcement

bc: Dep. English

OCT 03 199

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

March 5, 2007

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Edelberto Agelito
3800 W. 64th St.
Inglewood, CA 90302

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. **A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $633.00 and the imposition of further administrative and collection fees totaling approximately $2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

MAR 0 5 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

March 5, 2007

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Mack, Novelette
37716 Park Forest Ct.
Palmdale, CA 93552

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. **A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $633.00 and the imposition of further administrative and collection fees totaling approximately $2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

MAR 0 5 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

December 23, 2003

URGENT

Charles Parris, Chief Financial Officer
Ma'Mees Inc.
4601 W. Slauson Ave.
Los Angeles, CA 90043

Inspection File No: EF962328

Dear Mr. Parris:

An inspection was conducted at 4601 W. Slauson Ave..

This inspection disclosed the following violation(s):
1) A Hand Carwash is operating on the premises without a conditional use permit.

This is not a permitted usein zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.28.010, 22.28.020, 22.28.130 & 22.28.160.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violations found at 4601 W. Slauson Ave. may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $548 and the imposition of further administrative and collection fees totaling approximately $1,918.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

Department of Regional Planning
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, Section Head
Zoning Enforcement I

RCH:JD:

DEC 23

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

December 23, 2003

URGENT

Hattie Parris, Chief Executive Officer
Ma'Mees Inc.
4601 W. Slauson Ave.
Los Angeles, CA 90043

Inspection File No: EF962328

Dear Ms. Parris:

An inspection was conducted at 4601 W. Slauson Ave..

This inspection disclosed the following violation(s):
1) A Hand Carwash is operating on the premises without a conditional use permit.

This is not a permitted usein zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.28.010, 22.28.020, 22.28.130 & 22.28.160.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violations found at 4601 W. Slauson Ave. may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $548 and the imposition of further administrative and collection fees totaling approximately $1,918.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

Department of Regional Planning
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, Section Head
Zoning Enforcement I

RCH:JD:

DEC 23

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

March 5, 2007

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Edelberto Agelito
3800 W. 64th St.
Inglewood, CA 90302

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. **A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $633.00 and the imposition of further administrative and collection fees totaling approximately $2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

MAR 0 5 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

March 5, 2007

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Mack, Novelette
37716 Park Forest Ct.
Palmdale, CA 93552

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. **A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $633.00 and the imposition of further administrative and collection fees totaling approximately $2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

MAR 0 5 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

March 5, 2007

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Edelberto Agelito
3800 W. 64th St.
Inglewood, CA 90302

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. **A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $633.00 and the imposition of further administrative and collection fees totaling approximately $2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

MAR 0 5 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

March 5, 2007

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Mack, Novelette
37716 Park Forest Ct.
Palmdale, CA 93552

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. **A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $633.00 and the imposition of further administrative and collection fees totaling approximately $2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

MAR 0 5 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

November 8, 2007

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Joe Kravich
2400 W Magnolia Boulevard
Burbank, CA 91506

RFS No: 07-0028233/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Avenue (AKA APN: 5009-003-022) and it disclosed the following violation(s):

- **Material and/or equipment is being stored outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(E)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Avenue (AKA APN: 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $633.00 and the imposition of further administrative and collection fees totaling approximately $2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jennifer Bendewish**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

March 5, 2007

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Mack, Novelette
37716 Park Forest Ct.
Palmdale, CA 93552

RFS No: 07-0005335/EF962328

Dear Property Owner/Tenant:

An inspection was conducted at 4601 W. Slauson Ave. (AKA APN 5009-003-022) and it disclosed the following violation(s):

1. **A Hand Carwash is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4601 W. Slauson Ave. (AKA APN 5009-003-022) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $633.00 and the imposition of further administrative and collection fees totaling approximately $2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

October 1, 2009

FINAL ZONING ENFORCEMENT ORDER
(VIA CERTIFIED MAIL)

Ranit S & Joe Kravich
18653 Ventura Boulevard 331
Tarzana, CA 91356

RFS No: 09-0010892/EF962328

Dear Property Owner/Tenant:

As you are aware, we have inspected the property known as APN 5009003022 and it disclosed the following violation(s):

1. **Used automobile sales are not permitted in this zone - 22.28.010, 22.28.020 and 22.28.130**
2. **Vehicles storage is not permitted in this zone - 22.28.010, 22.28.020 and 22.28.130**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of $654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **October 8, 2009**. Failure to correct the violation(s) found at APN 5009003022 by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

OCT 7

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

NOTICE OF VIOLATION

Mamees Car Wash
4601 W. Slauson
Los Angeles, CA

Date 12-18-03

Your Property is Zoned: _____

(Note: If a zone is not indicated, please call the Regional Planning Land Development Coordinating Center at (213) 974-6411 to get appropriate zone)

Enforcement File # _____ **Picture:** Yes/ No

Dear [X] Owner [ ] Tenant [ ] Manager [ ] Employee

ID# _____ **D.O.B.** _____

Hair _____ Height ____ Weight _____ Eyes _____ Sex ____

An inspection was conducted at 4601 W. Slauson Ave **and disclosed the following violation(s):**

ZONING VIOLATION(S)		ZONING SECTION(S)	
✔	**Violation Maintained on Premises**	✔ **Agricultural** 22.24.020 & 22.24.025	✔ **Residential** 22.20.010 & 22.20.015
	Junk and salvage	22.24.070	22.20.070
	Vehicle parked within front yard set back area ____ **or** Commercial over 6,000 pounds ____	22.24.035(A)	22.20.025(A)
	Inoperable Vehicle(s)	22.24.035(B)	22.20.025(B)
	Front yard fence/ hedge- higher than the 42" ____ **or** Rear/side yard Fence/ hedge -higher than 6' ____	22.48.160	22.48.160
	Un-permitted business is operated on the premises *Type*** :	22.24.020 & 22.24.025	22.20.010 & 22.20.015
	Occupied recreational vehicle**	22.24.020 & 22.24.025	22.20.010 & 22.20.015
	Recreational vehicle is parked on the driveway	22.24.035(A)	22.20.025(A)
	Illegal structure is maintained within the required set back**: Structure: _____ Setback: *Front Side Rear*	22.20.120	R1-22.20.120 or R2-22.20.220 R3-22.20.320 or R4-22.20.380
	Garage inaccessible**	22.52.1010	22.52.1010
	Garage converted into living quarters/storage**	22.52.1010, 22.52.1180(A)	22.52.1010, 22.52.1180(A)
	Single-family residence converted into a duplex**	22.24.020 & 22.24.025	22.20.010 & 22.20.015

✔	**Violation Maintained or displayed on Premises**	✔ **Commercial** 22.28.010 & 22.28.020	✔ **Industrial** 22.32.010 & 22.32.020
	Automobile repair is conducted outside an enclosed building**	22.28.010 & 22.28.020	22.32.010 & 22.32.020
	A Banner *and/or* Pennants *and/or* Streamers	22.52.800 & 22.52.990(F)	22.52.800 & 22.52.990(F)
	A Free Standing Sign is displayed	22.52.800 & 22.52.890	22.52.800 & 22.52.890
	Portable Signs	22.52.800 & 22.52.990(I)	22.52.800 & 22.52.990(I)
X	An Unpermitted business is conducted**	X 22.28.010 & 22.28.020	22.32.010 & 22.32.020
	Materials *and/or* Equipment are **Stored** outside of an enclosed building**	C1 -22.28.120(G) C2- 22.28.170(E) C3-22.28.220(D) CM-22.28.270(D)	22.52.560
	Material *and/or* Merchandise are **Displayed** outside an enclosed building	C1 -22.28.120(F) C2-22.28.170(D) C3-22.28.220(C) CM-22.28.270(C)	22.52.560

Infraction: Your failure to comply can result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1000.00 and/or six months in jail.

****Misdemeanor:** Your failure to comply can cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction may result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. In addition to criminal prosecution, you may be subject to a noncompliance fee of $548.

Other: CUP & Appeal has been denied & business must close upon receipt of this notice

Comments/Suggestions to correct violations:

Please consider this an order to comply with the provisions of the Zoning Ordinance within _____ **days or by** 12-18-03

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, Attn.: Zoning Enforcement. To speak directly with the investigator Jose DeLuRosa, please call (213) 974-6483, (213) 974-6453 or (213) 617-2292 (TTY) before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

NOTICE OF VIOLATION

Edelberto Agelito
3800 W. 64th St
Inglewood CA 90302

Date: 3/1/07

Enforcement File # _____ Picture: Yes/No
RFS # _____
ID # C4170851 D.O.B. 4/19/68
Hair _____ Height ___ Weight ____ Eyes ___ Sex M

Dear [ ] Owner [X] Tenant
[ ] Manager [ ] Employee

An inspection was conducted at 4601 Slauson Blvd and disclosed the following violation(s):

ZONING VIOLATION(S)
✓ **Violation Maintained on Premises**
Junk and salvage **
Vehicle parked within front or side yard set-back area _____ or
Vehicle over 6,000 pounds _____
Inoperable Vehicle(s)
Front yard fence/hedge-higher than 42" _____ or ** Rear/side yard fence/hedge-higher than 6' _____
Un-permitted home based business is operated on the premises (Type):
Occupied recreational vehicle **
Recreational vehicle is parked on the driveway
Illegal structure is maintained within the required set back **:
Structure: _____ Setback: ☐ *Front* ☐ *Side* ☐ *Rear*
Garage is not accessible for the parking of vehicles **
Garage converted into living quarters/storage **
Single-family residence converted into a duplex _____ or ** residential structure converted into multiple units _____

✓ **Violation Maintained or displayed on Premises**
Automobile repair is conducted outside an enclosed building **
X Banner(s) *and/or* Pennants *and/or* Streamers
A Freestanding Sign/Roof Sign is displayed _____
Portable Signs
Unpermitted business is conducted on the premises **
X Materials and/or Equipment are **Stored** outside of an enclosed building **
Materials *and/or* Merchandise are **Displayed** outside an enclosed building **
Business conducted without Regional Planning approval

Infraction: Your failure to comply can result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1000.00 and/or six months in jail.

**Misdemeanor: Your failure to comply can cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction may result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. In addition to criminal prosecution, you may be subject to a noncompliance fee of $581.

X **Other:** Car Wash is operating without a conditional use permit.

Comments/Suggestions to correct violations:

Please consider this an order to comply with the provisions of the Zoning Ordinance within _____ days or by 3/16/07

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, Attn.: Zoning Enforcement. To speak directly with investigator Jose De La Rosa, please call (213) 974-6483, (213) 974-6453 or (213) 617-2292 (TTY) before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Investigator: Jose De La Rosa

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

October 1, 2009

NOTICE OF VIOLATION

Frieda A Delrahim
5808 Lockhurst Drive
Woodland Hills, CA 91367

RFS No: 09-0026380/EF070740

Dear Property Owner/Tenant:

An inspection was conducted at the property known as APN 5009009053 and it disclosed the following violation(s):

1. **Vehicle storage is not permitted in this zone - 22.28.010, 22.28.020 and 22.28.130**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within fifteen (15) days upon receipt** of this letter. Failure to correct the violation(s) found at APN 5009009053 may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $654.00 and the imposition of further administrative and collection fees totaling approximately $2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

April 4, 2007

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

S R Realty Inc.
5808 Lockhurst Dr.
Woodland Hls, CA 91367

RFS No: 07-0008174/EF070740

Dear Property Owner/Tenant:

An inspection was conducted at an unimproved parcel of land on Slauson Ave. [AKA APN 5009-009-(053&064)] and it disclosed the following violation(s):

1. **Items classified as junk and salvage material are maintained on the premises - 22.28.010, 22.28.020 and 22.28.130**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within fifteen (15) days upon receipt** of this letter. Failure to correct the violation(s) found at unimproved parcel of land on Slauson Ave. [AKA APN 5009-009-(053&064)]may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $633.00 and the imposition of further administrative and collection fees totaling approximately $2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4609 & 4611 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5009-009-054 & 065
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

___ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Physical deterioration of improvements, no visible parking lot on property, unfinished paint, no windows,
irregular parcel, damaged fencing, rusted entryway doors, windows and security grilles, no building signage,
no landscape on premises, trash bins in plain view, cracked stucco, sidewalk in need of repair, mismatched building
paint colors, no building signage, entryway may lack ADA compliance, cracked driveway, fence in disrepair/
garbage dumpsters in plain view.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4609 & 4611 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5009-009-054 & 065 Building Type: Commercial	Rating
Signage: No signage on existing building	2
Building Façade: Façade appears baricaded with heavy metal shutters	3
Parking: No parking on site and no room to create parking due to building location.	3
*Property Abandonment: Building appears to be occupied	1
Parcel Configuration: Steep slope behind building is inaccessible because building is constructed lot line to lot line	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	13

Comment: Unfinished paint, no windows, rusted doors, windows and security grilles, no building signage, fence in need of repair.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 4609 & 4611 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 5009-009-054, 5009-009-065

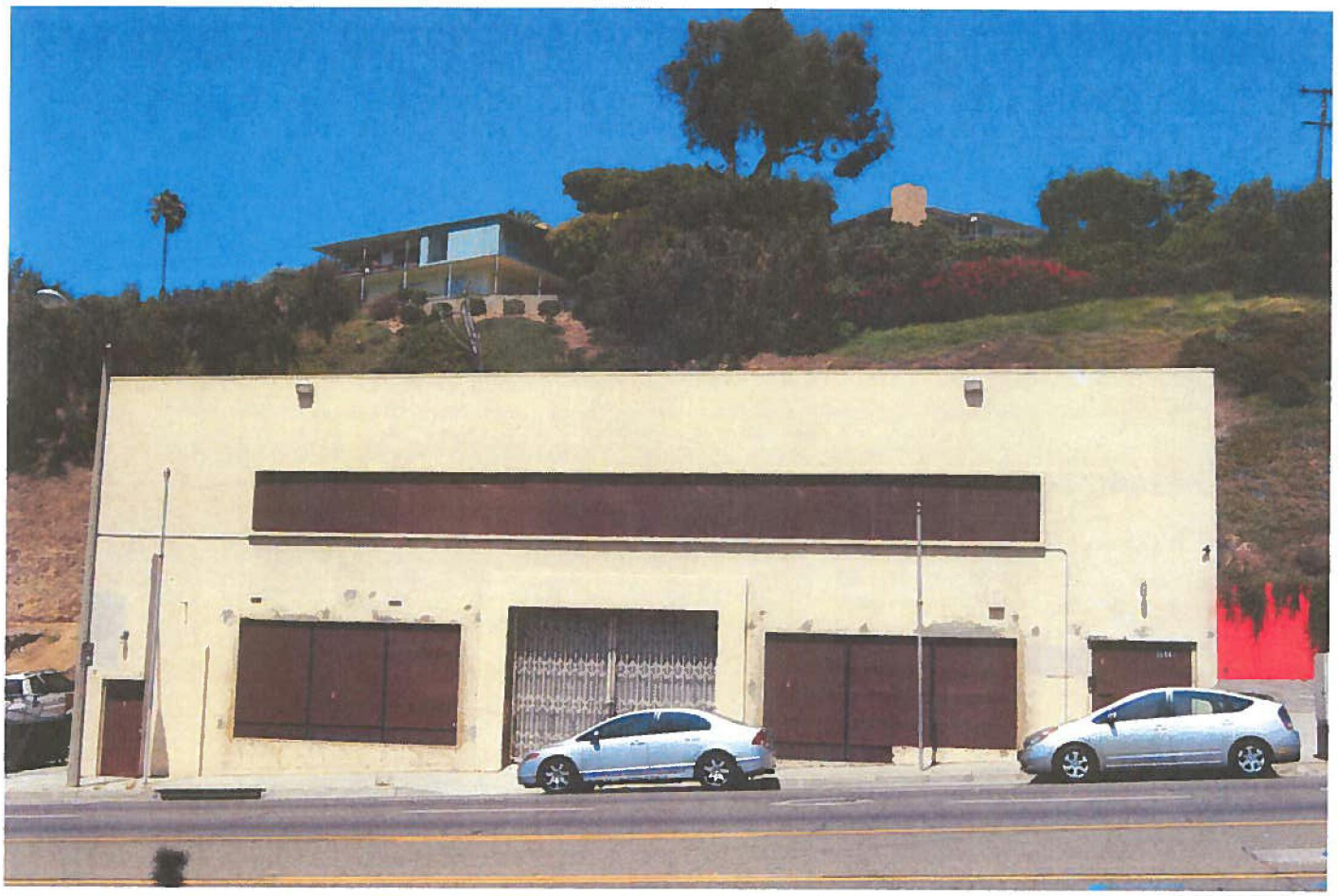
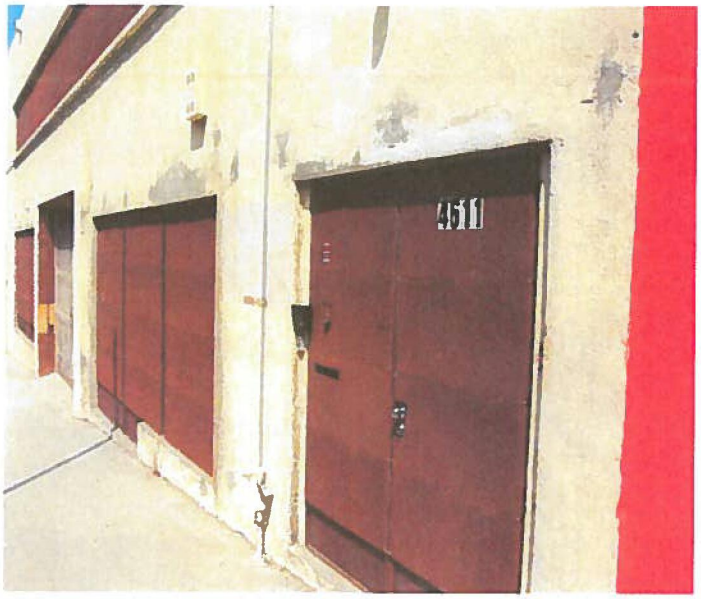


PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

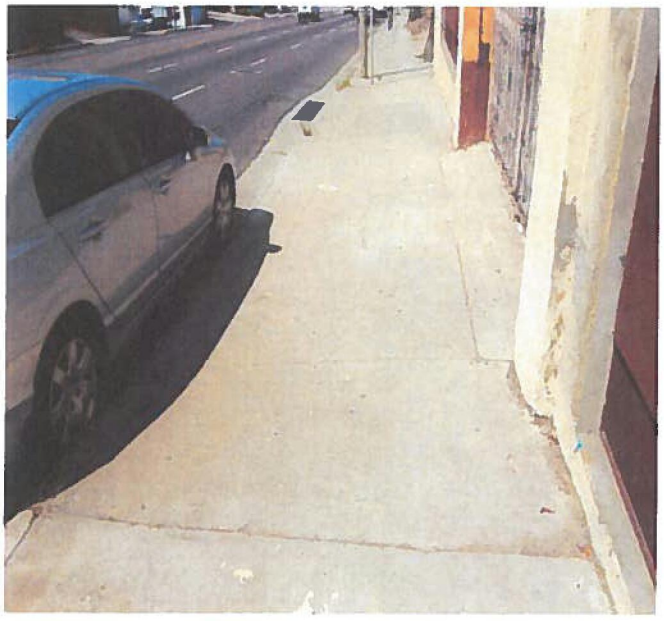
Address of Parcel: 4609 & 4611 West Slauson Avenue Los Angeles, CA 90043



Unfinished paint

Rust on entryway doors

Deteriorating/holes in stucco

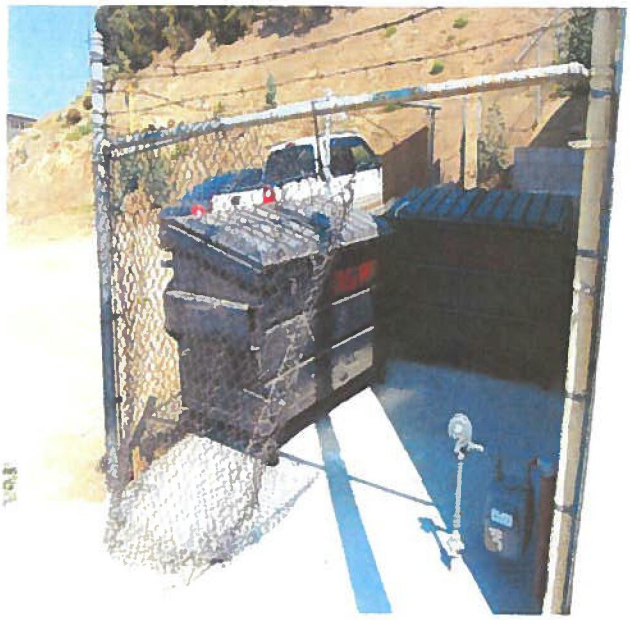


Sidewalk in need of repair

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4609 & 4611 West Slauson Avenue Los Angeles, CA 90043 (con't)



Fence in disrepair/garbage dumpsters in plain view

Mismatched building paint colors

No building signage

Entryway may lack ADA compliance

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

January 3, 2001

Melvin Morris
11618 Haas Avenue
Hawthorne, CA 90250

NOTICE OF VIOLATION

Inspection File No: EF000418

Dear Mr. Morris:

A routine survey inspection has been made at 4609 W. Slauson Avenue. This inspection disclosed that banners are displayed on the premises at the above address.

These are not a permitted use in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance within **upon receipt** of this letter. Your failure to comply may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. In addition to criminal prosecution, you may be subject to a noncompliance fee of $548.00 and the imposition of further administrative and collection fees totaling approximately $1,918.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **C. J. Tyas**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:yc

JAN 8 2001

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

January 9, 2001

Letter of Compliance

Melvin Morris
11618 Haas Avenue
Hawthorne, CA 90250

Inspection File No. EF 000418

Dear Mr. Morris:

A routine survey inspection has been made at 4609 W. Slauson Ave. This inspection disclosed that all banners have been removed.

As of the date of this letter, the property is in compliance with the provisions of the Los Angeles County Zoning Ordinance, Sections 22.20.015 and 22.20.025(B).

Any further inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly with the investigator, **C.J. Tyas**, please call before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement Section I

RCH:CJT:

JAN 9 2001

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

June 17, 2008

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Coast Capital Ventures Lp
824 San Antonio Road 100
Palo Alto, CA 94303

RFS No: 08-0015686/EF000418

Dear Property Owner/Tenant:

An inspection was conducted at 4609 W Slauson Avenue and it disclosed the following violation(s):

1. **Outdoor advertising signs are being maintained on the premises - 22.52.840**
2. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4609 W Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $654.00 and the imposition of further administrative and collection fees totaling approximately $2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jennifer Bendewish**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

September 21, 2000

Security National Partners
4609 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No. EF000418

Dear Sirs:

A routine survey inspection has been made at 4609-4611 W. Slauson Avenue. This inspection disclosed that banners are displayed on the premises at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance **upon receipt** of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1000.00 and/or six months in jail.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012: Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly to the investigator, **Christopher J. Tyas**, please call before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:cb

SEP 26 2000

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

October 31, 2000

SECOND NOTICE

Security National Partners
4609 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No. EF000418

Dear Sir/Madam:

An inspection has been made at 4609-4611 W. Slauson Avenue. This inspection disclosed that banners remain displayed on the premises at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. In addition to criminal prosecution, you may be subject to a noncompliance fee of $548 and the imposition of further administrative and collection fees totaling approximately $1,918.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, **Christopher J. Tyas**, please call (213) 974-6453 before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:ar

NOV 2 2000

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

October 31, 2000

SECOND NOTICE

Security National Partners
4609 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No. EF000418

Dear Sir/Madam:

An inspection has been made at 4609-4611 W. Slauson Avenue. This inspection disclosed that banners remain displayed on the premises at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. In addition to criminal prosecution, you may be subject to a noncompliance fee of $548 and the imposition of further administrative and collection fees totaling approximately $1,918.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, **Christopher J. Tyas**, please call (213) 974-6453 before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:ar

MR. Sammie Brown
5924 West Blvd
L. A. Ca 90043

Inspection File No. EF 89099

Dear MR. Brown:

A routine inspection has been made of the premises located at 4609-4611 W. Slauson Ave,

to determine compliance with the provisions of Conditional Use Permit No. 91-335 a copy of which is enclosed. We direct your attention to Condition No. 2 which states that this grant shall not be effective for any purpose until the applicant and the owner of the property involved, or his duly authorized representative, have filed at the office of the Department of Regional Planning the enclosed affidavit stating that you are aware of, and accept all the conditions of this permit.

Please consider this an order to comply with the above noted conditions within thirty (30) days after receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal compliant be filed and/or referred to the Regional Planning Commission for consideration pursuant to Condition No. 5

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA. 90012; Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly with the investigator, Geri Nakata, please call before 10:00 a.m., Monday through Thursday.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

John D. Calas, Section Head
Zoning Enforcement Section
JDC:GN

Los Angeles County
DEPARTMENT OF
REGIONAL PLANNING
320 West Temple Street
Los Angeles
California 90012
974-6411
James E. Hartl, AICP
Acting Planning Director

March 10, 1989

Mr. Frank A. Marshall
3609 West Slauson Avenue
Los Angeles, California 90043

Inspection File No. 7-4417

Dear Mr. Marshall:

It has been reported that you have not made the "right-of-way" dedication and improvements as required by Section 22.48.230 of the Los Angeles County Zoning Code. If you have already made such dedication and improvements, please disregard this notice.

If you have not made such dedication and improvements, please consider this an order to comply with the provisions of the Zoning Ordinance within thirty (30) days after receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, Ca 90012; Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly with the investigator, Thomas O. Bell, please call before 10:00 a.m.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Acting Director of Planning

Louis B. Pera, Section Head
Zoning Enforcement

LBP:TOB:gt

cc: B /S

MAR 14 1989

Los Angeles County
Department of Regional Planning
Director of Planning. James E. Hartl, AICP

January 6, 1993

Mr. Sammie Brown
5924 West Blvd.
Los Angeles, CA 90043

Inspection File No. EF89099

Dear Mr. Brown:

A routine inspection has been made of the premises located at 4609-4611 West Slauson Avenue to determine compliance with the provisions of Conditional Use Permit No. 91-335, a copy of which is enclosed. We direct your attention to Condition No. 2 which states that this grant shall not be effective for any purpose until the applicant and the owner of the property involved, or his duly authorized representative, have filed at the office of the Department of Regional Planning the enclosed affidavit stating that you are aware of, and accept all the conditions of this permit.

Please consider this an order to comply with the above noted conditions within thirty (30) days after receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal compliant be filed and/or referred to the Regional Planning Commission for consideration pursuant to Condition No. 5.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA. 90012; Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly with the investigator, Geri Nakata, please call before 10:00 a.m., Monday through Thursday.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

John D. Calas, Section Head
Zoning Enforcement Section

JDC:GN:zma

Post-it® Fax Note 7671	Date 12-14	# of pages ▶ 2
To [illegible]	From [illegible]	
Co./Dept.	Co. [illegible]	
Phone #	Phone # 974-6453	
Fax # [illegible]	Fax #	

re: 4609 Slauson Ave

JAN 7 1993

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

March 20, 2006

NOTICE OF VIOLATION

Pa Pees Inc. 2394928
4611 W. Slauson Ave.
Los Angeles CA 90043

RFS No: 06-0006614/EF89099

Dear Property Owner/Tenant:

An inspection was conducted at 4609-4611 W. Slauson Ave. and it disclosed the following violation(s):

1. **A bar/cocktail lounge is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Live entertainment (dancing club) is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
3. **Selling alcoholic beverages is being conducted on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
4. **The required parking lot area does not meet current development standards - 22.52.1060**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4609 W. Slauson Ave. may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $607.00 and the imposition of further administrative and collection fees totaling approximately $2,125.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213)974-5046 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James Hartl, AICP, Acting Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I
RCH:jdlr

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

March 20, 2006

NOTICE OF VIOLATION

Vii Sreies Inc.
400 S. Beverly Dr.
Beverly Hills, CA 90212

RFS No: 06-0006614/EF89099

Dear Property Owner/Tenant:

An inspection was conducted at 4609-4611 W. Slauson Ave. and it disclosed the following violation(s):

1. **A bar/cocktail lounge is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Live entertainment (dancing club) is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
3. **Selling alcoholic beverages is being conducted on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
4. **The required parking lot area does not meet current development standards - 22.52.1060**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4609 W. Slauson Ave. may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $607.00 and the imposition of further administrative and collection fees totaling approximately $2,125.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213)974-5046 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James Hartl, AICP, Acting Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I
RCH:jdlr

C667554

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

NOTICE OF VIOLATION

Arnold, Mathew Glenn
430 Pacific Ave
Long Beach, CA

Date: 3/16/06

Enforcement File # _____ Picture: Yes/No
RFS # _____
ID # _____ D.O.B. 3/13/1970 ~~3/16/1970~~
Hair _____ Height ___ Weight____ Eyes ___ Sex ___

Dear [ ] Owner [X] Tenant
[ ] Manager [ ] Employee

An inspection was conducted at 4609-4611 W. Slauson Ave **and disclosed the following violation(s):**

ZONING VIOLATION(S)	
✓	**Violation Maintained on Premises**
	Junk and salvage **
	Vehicle parked within front or side yard set-back area _____ or
	Vehicle over 6,000 pounds _____
	Inoperable Vehicle(s)
	Front yard fence/hedge-higher than 42" _____ or ** Rear/side yard fence/hedge-higher than 6' _____
	Un-permitted home based business is operated on the premises (Type):
	Occupied recreational vehicle **
	Recreational vehicle is parked on the driveway
	Illegal structure is maintained within the required set back **:
	Structure: _____ Setback: [ ] *Front* [ ] *Side* [ ] *Rear*
	Garage is not accessible for the parking of vehicles **
	Garage converted into living quarters/storage **
	Single-family residence converted into a duplex _____ or ** residential structure converted into multiple units _____

✓	**Violation Maintained or displayed on Premises**
	Automobile repair is conducted outside an enclosed building **
	Banner(s) *and/or* Pennants *and/or* Streamers
	A Freestanding Sign/Roof Sign is displayed _____
	Portable Signs
X	Unpermitted business is conducted on the premises ** selling alcohol - nite club - bar
	Materials and/or Equipment are **Stored** outside of an enclosed building ** Live entertainment
	Materials *and/or* Merchandise are **Displayed** outside an enclosed building **
	Business conducted without Regional Planning approval

Infraction: Your failure to comply can result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1000.00 and/or six months in jail.

**Misdemeanor: Your failure to comply can cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction may result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense. In addition to criminal prosecution, you may be subject to a noncompliance fee of $581.

X **Other:** Dancing club / selling alcohol w/o Regional

Comments/Suggestions to correct violations:

Please consider this an order to comply with the provisions of the Zoning Ordinance within _____ days or by 3/16/06

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, Attn.: Zoning Enforcement. To speak directly with investigator Jose De La Rosa, please call (213) 974-6483, (213) 974-6453 or (213) 617-2292 (TTY) before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Investigator Jose De La Rosa **Received By:**

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

March 20, 2006

NOTICE OF VIOLATION

James E. Hartl AICP
Director of Planning

Mathew Glen Arnold
807 E.88th Place
Los Angeles CA 90002

RFS No: 06-0006614/EF89099

Dear Property Owner/Tenant:

An inspection was conducted at 4609-4611 W. Slauson Ave. and it disclosed the following violation(s):

1. **A bar/cocktail lounge is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
2. **Live entertainment (dancing club) is being maintained on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
3. **Selling alcoholic beverages is being conducted on the premises without an approved Conditional Use Permit from the Department of Regional Planning - 22.28.010, 22.28.020 and 22.28.160**
4. **The required parking lot area does not meet current development standards - 22.52.1060**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4609 W. Slauson Ave. may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $607.00 and the imposition of further administrative and collection fees totaling approximately $2,125.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213)974-5046 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James Hartl, AICP, Acting Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I
RCH:jdlr

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: No Address on File
Assessor Parcel No. (APN) 5009-009-055 & 056, 5009-009-066 & 067
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: No Address On File Assessor's Parcel Number: 5009-009-055, 056, 5009-009-066, 067 Building Type: Commercial	Rating
Signage - signs used as billboards for other uses	0
Building Façade -no building present	0
Parking - area used for parking is unpaved	2
Property Abandonment- site is unfenced and no signs claiming ownership are posted. Vehicles on site are trespassing.	0
Parcel Configuration - Property is steep and would require retaining walls to	2
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	4

Comment: Retaining walls needed to do new development due to uneven site, unpaved driveway, dead plants/grass, trash on premises; site is not secured.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 10, 2010

NOTICE OF VIOLATION

Onesimo & Imelda Garcia
11511 Braddock Drive
Culver City, CA 90230

RFS No: 10-0003629/EF070741

Dear Property Owner/Tenant:

An inspection was conducted at the property known as APN 5009-009-066 and it disclosed the following violation(s):

1. **Material and/or equipment is being stored outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(E)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at APN 5009-009-066 may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $667.00 and the imposition of further administrative and collection fees totaling approximately $2,335.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

June 17, 2008

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Onesimo & Imelda Garcia
11511 Braddock Drive
Culver City, CA 90230

RFS No: 08-0015683/EF070741

Dear Property Owner/Tenant:

An inspection was conducted at an unimproved parcel of land on Slauson Avenue (AKA APN: 5009-009-066) and it disclosed the following violation(s):

- **A recreational vehicle is being maintained on the premises - 22.28.010, 22.28.020 and 22.28.130**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at the unimproved parcel of land on Slauson Avenue (AKA APN: 5009-009-066) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $654.00 and the imposition of further administrative and collection fees totaling approximately $2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jennifer Bendewish**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

November 8, 2007

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Onesimo & Imelda GArcia
11511 Braddock Drive
Culver City, CA 90230

RFS No: 07-0008212/EF070741

Dear Property Owner/Tenant:

An inspection was conducted at an unimproved parcel of land on Slauson Avenue (AKA APN: 5009-009-066) and it disclosed the following violation(s):

- **Items classified as junk and salvage material are maintained on the premises - 22.28.010, 22.28.020 and 22.28.130**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at the unimproved parcel of land on Slauson Avenue (AKA APN: 5009-009-066) may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $633.00 and the imposition of further administrative and collection fees totaling approximately $2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jennifer Bendewish**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

April 4, 2007

NOTICE OF VIOLATION

Garcia,Onesimo And Imelda
11511 Braddock Dr
Culver City, CA 90230

RFS No: 07-0008212/EF070741

Dear Property Owner/Tenant:

An inspection was conducted at an unimproved parcel of land on Slauson Ave. [AKA APN 5009-009-(066,067,055&056)] and it disclosed the following violation(s):

1. **Items classified as junk and salvage material are maintained on the premises - 22.28.010, 22.28.020 and 22.28.130**
2. **Portable signs are being displayed on the premises - 22.52.800 and 22.52.990(I)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within fifteen (15) days upon receipt** of this letter. Failure to correct the violation(s) found at an unimproved parcel of land on Slauson Ave. [AKA APN 5009-009-(066,067,055&056)] may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $633.00 and the imposition of further administrative and collection fees totaling approximately $2,216.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

December 12, 2007

FINAL ZONING ENFORCEMENT ORDER
(VIA CERTIFIED MAIL)

Onesimo & Imelda Garcia
11511 Braddock Drive
Culver City, CA 90230

RFS No: 07-0008212/EF070741

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at an unimproved parcel of land on Slauson Avenue (AKA APN: 5009-009-066) and it disclosed the following violation(s):

1. **Portable signs are being displayed on the premises - 22.52.800 and 22.52.990(I)**
2. **Items classified as junk and salvage material are maintained on the premises - 22.28.010, 22.28.020 and 22.28.290**

These are not a permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of $633.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the subject property into compliance with the Los Angeles County compliance date which has been set for **December 27, 2007**. unimproved parcel of land on Slauson Avenue (AKA APN: 5009-(this matter to be referred to the District Attorney with the request th not achieved. Conviction can result in a penalty of up to six mor violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Departm Los Angeles, CA 90012, Attention: Zoning Enforcement. **Jennifer Bendewish**, please call (213) 974-6453 before 10:00 a.r closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For RFS No: 07-0008212/EF070741 JB

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $

Postmark Here

7007 1490 0003 9144 9615

Sent To
Onesimo & Imelda Garcia
Street, Apt. No. or PO Box No. 11511 Braddock Drive
City, State, ZIP+4 Culver City, CA 90230

PS Form 3800

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: No Address on File
Assessor Parcel No. (APN) 5009-009-085
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

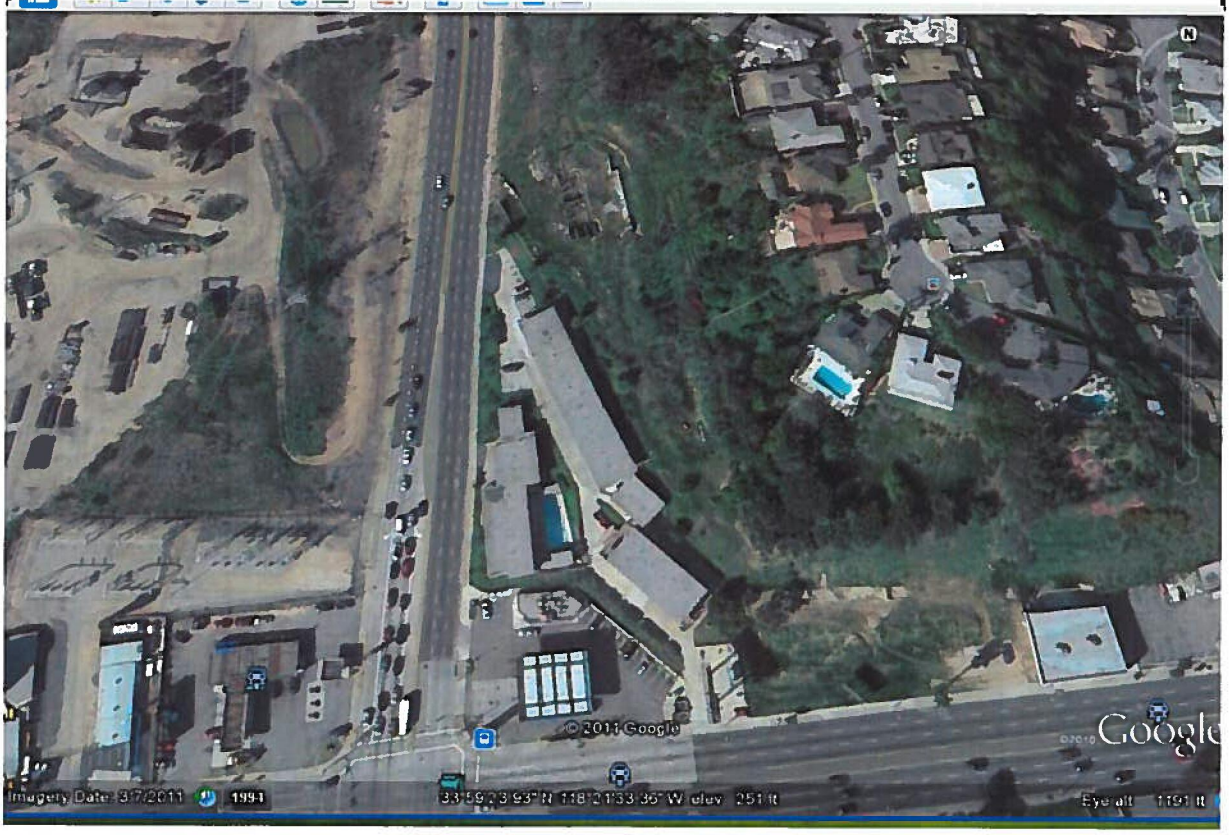
Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: No Address On File Assessor's Parcel Number: 5009-009-085 Building Type: Residential zoned lot	Rating
Signage - none on vacant lot	0
Building Façade - none on vacant lot	0
Parking - Parking blocked by parking for adjoining use	0
Property Abandonment - slope is not maintained; parking area used by others; adjacent building encroaches on site;foundation of former residence visible from aerial photo.	0
Parcel Configuration - flag lot with narrow access to street and very steep sl	2
Total Points	2
1= Good Condition, 2= Fair Condition, 3= Poor Condition	



PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 5640 S. La Brea Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5009-009-082
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:5640 S La Brea Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5009-009-082 Building Type: Residential zoned lot	Rating
Signage - none on vacant lot	0
Building Façade - none on vacant lot	0
Parking - Parking blocked by parking for adjoining use	0
*Property Abandonment - site is occupied	1
Parcel Configuration - flag lot with narrow access to street and very steep slope	2
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	3

Comment: Residential lot on a steep slope only accessible through a long narrow driveway that is blocked by parking for an adjoining motel use.

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4661 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5009-009-078 & 079
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

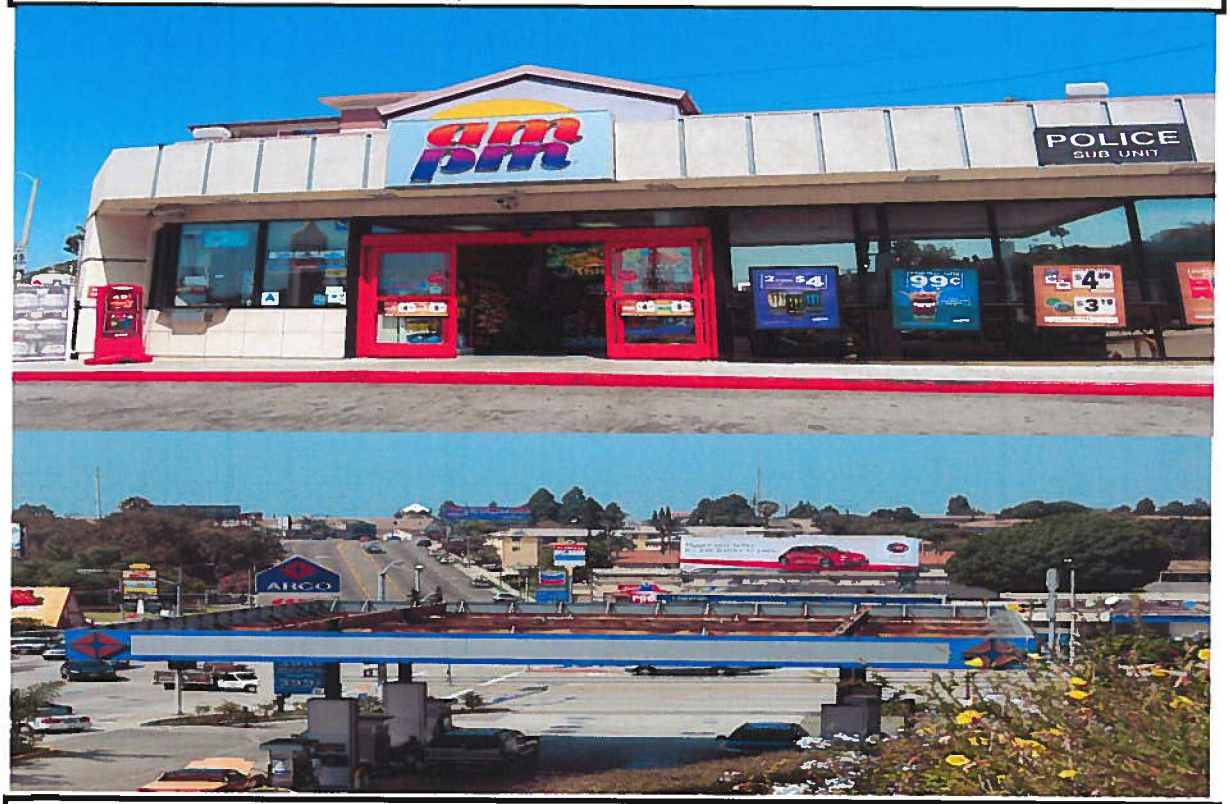
Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4661 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5009-009-078 & 079 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition 0 = N/A	5



Comment: AM/PM - Arco Gas Station

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4701 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 5009-004-011
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4701 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 5009-004-011 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	5

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Comment: Chevron Gas Station

SOUTH SIDE OF SLAUSON AVENUE

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4330 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-044
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

8/31/2011

Address:4330 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-004-044 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	5

Comment: Day Care Center

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4400 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-040
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

___ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

___ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

8/31/2011

Address:4400 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-004-040 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	5

Comment: Yee's Chinese Food Restaurant

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4416 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-013 & 014
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

8/31/2011

Address:4416 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-004-013 & 014 Building Type: Commercial	Rating
Signage	1
Building Façade	2
Parking	1
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	6

Comment: Ivy League Christian Pre-School

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4422 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-001
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

8/31/2011

Address:4422 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-004-001 Building Type: Commercial	Rating
Signage	1
Building Façade	2
Parking	3
*Property Abandonment	1
Parcel Configuration	2
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	9

Comment: Virginia's Cleaners

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

February 19, 2009

NOTICE OF VIOLATION

Decd Est Of Kourken Alexander
8033 W Sunset Boulvard Pmb 820
West Hollywood, CA 90046

RFS No: 09-0003396/EF090582

Dear Property Owner/Tenant:

An inspection was conducted at 4422 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4422 W Slauson Avenue may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of $654.00 and the imposition of further administrative and collection fees totaling approximately $2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith,** please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

FEB 2 1 2009

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

February 19, 2009

NOTICE OF VIOLATION

Barbara E Rose
Barbara E Rose Trust
8033 W Sunset Boulvard Pmb 820
West Hollywood, CA 90046

RFS No: 09-0003396/EF090582

Dear Property Owner/Tenant:

An inspection was conducted at 4422 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4422 W Slauson Avenue may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of $654.00 and the imposition of further administrative and collection fees totaling approximately $2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith,** please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

May 27, 2009

FINAL ZONING ENFORCEMENT ORDER
(POSTED)

Decd Est Of Kourken Alexander
8033 W Sunset Boulevard Pmb 820
West Hollywood, CA 90046

RFS No: 09-0003396/EF090582

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4422 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of $654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **June 11, 2009**. Failure to correct the violation(s) found at 4422 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

POSTED:

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

May 27, 2009

FINAL ZONING ENFORCEMENT ORDER
(POSTED)

Barbara E Rose
Barbara E Rose Trust
8033 W Sunset Blvd Pmb 820
West Hollywood, CA 90046

RFS No: 09-0003396/EF090582

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4422 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of $654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **June 11, 2009**. Failure to correct the violation(s) found at 4422 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

POSTED:

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

March 4, 2009

FINAL ZONING ENFORCEMENT ORDER
(VIA CERTIFIED MAIL)

Decd Est Of Kourken Alexander
8033 W Sunset Boulevard Pmb 820
West Hollywood, CA 90046

RFS No: 09-0003396/EF090582

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4422 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of $654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **March 19, 2009**. Failure to correct the violation(s) found at 4422 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

March 5, 2009

FINAL ZONING ENFORCEMENT ORDER
(VIA CERTIFIED MAIL)

Barbara E Rose
Barbara E Rose Trust
8033 W Sunset Boulevard Pmb 820
West Hollywood, CA 90046

RFS No: 09-0003396/EF090582

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4422 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of $654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **March 20, 2009**. Failure to correct the violation(s) found at 4422 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4428 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-002
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

8/31/2011

Address:4428 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-004-002 Building Type: Commercial	Rating
Signage	2
Building Façade	2
Parking	3
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	9

Comment: "Professional building" with variety of businesses

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

February 19, 2009

NOTICE OF VIOLATION

Hosea M & Beverly Clark
Clark Family Trust
5209 Maymont Drive
Los Angeles, CA 90043

RFS No: 09-0003440/EF090587

Dear Property Owner/Tenant:

An inspection was conducted at 4428 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4428 W Slauson Avenue may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of $654.00 and the imposition of further administrative and collection fees totaling approximately $2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith,** please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

FEB 2 7 2009

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

March 5, 2009

FINAL ZONING ENFORCEMENT ORDER
(VIA CERTIFIED MAIL)

Hosea M & Beverly A Clark
Clark Family Trust
5209 Maymont Drive
Los Angeles, CA 90043

RFS No: 09-0003440/EF090587

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4428 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of $654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **March 20, 2009**. Failure to correct the violation(s) found at 4428 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4430 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-003
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

8/31/2011

Address:4430 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-004-003 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	3
*Property Abandonment	1
Parcel Configuration	1
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	7

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Comment: One of a Kind Hats with upstairs private apartments

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

February 19, 2009

NOTICE OF VIOLATION

Artist Key Agency
4430 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 09-0003437/EF090586

Dear Property Owner/Tenant:

An inspection was conducted at 4430 W Slauson Avenue and it disclosed the following violation(s):

1. **An outdoor advertising sign is being maintained on the premises - 22.52.840**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4430 W Slauson Avenue may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of $654.00 and the imposition of further administrative and collection fees totaling approximately $2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

FEB 2 ? 2009

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

May 27, 2009

FINAL ZONING ENFORCEMENT ORDER
(POSTED)

Artist Key Agency
4430 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 09-0003437/EF090586

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4430 W Slauson Avenue and it disclosed the following violation(s):

1. **Portable signs are being displayed on the premises - 22.52.800 and 22.52.990(I)**
2. **An outdoor advertising sign is being maintained on the premises - 22.52.840**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of $654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **June 11, 2009**. Failure to correct the violation(s) found at 4430 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

POSTED:

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4434 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-004
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

8/31/2011

Address:4434 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-004-004 Building Type: Commercial	Rating
Signage	1
Building Façade	2
Parking	3
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	8

Comment: Multiple, variety of businesses

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

February 19, 2009

NOTICE OF VIOLATION

Edsel B Webb
Webb Trust
3759 Olympiad Drive
Los Angeles, CA 90043

RFS No: 09-0003433/EF090585

Dear Property Owner/Tenant:

An inspection was conducted at 4434 W Slauson Avenue and it disclosed the following violation(s):

1. **An outdoor advertising sign is being maintained on the premises - 22.52.840**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4434 W Slauson Avenue may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of $654.00 and the imposition of further administrative and collection fees totaling approximately $2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

August 18, 2011

NOTICE OF VIOLATION

Edsel B Webb
Webb Trust
3759 Olympiad Drive
Los Angeles, CA 90043

RFS No: 11-0020850/EF090585

Dear Property Owner/Tenant:

An inspection was conducted at 4434 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4434 W Slauson Avenue may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of $676.00 and the imposition of further administrative and collection fees totaling approximately $2,366.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith,** please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement West

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 13, 2011

FINAL ZONING ENFORCEMENT ORDER
(VIA CERTIFIED MAIL)

Edsel B Webb
Webb Trust
3759 Olympiad Drive
Los Angeles, CA 90043

RFS No: 11-0020850/EF090585

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4434 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**
2. **Material and/or merchandise is being displayed outside of an enclosed building - 22.28.010, 22.28.020 and 22.28.170(D)**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of $676.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **September 28, 2011**. Failure to correct the violation(s) found at 4434 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of [illegible] six months in jail and/or a $1,000.00 fine, each day in violation con

Any inquiry regarding this matter may be addressed to the Departm Los Angeles, CA 90012, Attention: Zoning Enforcement. To spe please call (213) 974-6453 before 10:00 a.m. Monday through Thur

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement West

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For de

RFS # 11-0020850/EF090585 PS

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postar	$

Postmark Here

7010 3090 0003 2752 8904

Sent To
Edsel B Webb
Webb Trust
Street, Apt. N or PO Box N
3759 Olympiad Drive
City, State, Z
Los Angeles, CA 90043

PS Form 3800

SEP 14

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4446 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-005
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4446 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-004-005 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	2
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	6

Comment: Multiple, variety of businesses

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

February 18, 2009

NOTICE OF VIOLATION

Carolyn J Shaw
Carolyn J Shaw Trust
4446 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 09-0003448/EF090522

Dear Property Owner/Tenant:

An inspection was conducted at 4446 W Slauson Avenue and it disclosed the following violation(s):

1. **An outdoor advertising sign is being maintained on the premises - 22.52.840**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4446 W Slauson Avenue may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of $654.00 and the imposition of further administrative and collection fees totaling approximately $2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith,** please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

March 5, 2009

FINAL ZONING ENFORCEMENT ORDER
(VIA CERTIFIED MAIL)

Carolyn J Shaw
Carolyn J Shaw Trust
4446 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 09-0003448/EF090522

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4446 W Slauson Avenue and it disclosed the following violation(s):

1. **Portable signs are being displayed on the premises - 22.52.800 and 22.52.990(I)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of $654.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **March 20, 2009**. Failure to correct the violation(s) found at 4446 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria, Acting Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4448 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-006 & 043
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4448 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-004-006 & 043 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	5

Comment: Shopping Center with Cleaners and Soon-To-Be-Opened Restaurant

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 26, 2011

NOTICE OF VIOLATION

Oakgreen Inc
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 11-0020848/EF111723

Dear Property Owner/Tenant:

An inspection was conducted at 4448 W Slauson Avenue and it disclosed the following violation(s):

1. **Storage containers are not permitted in this zone - 22.28.010, 22.28.020 and 22.28.130**
2. **The required off-street parking is not being provided or maintained - 22.28.010, 22.28.020 and 22.28.170**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4448 W Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $676.00 and the imposition of further administrative and collection fees totaling approximately $2,366.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement West

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 26, 2011

NOTICE OF VIOLATION

Slauson & Overhill Plaza Inc
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 11-0020848/EF111723

Dear Property Owner/Tenant:

An inspection was conducted at 4448 W Slauson Avenue and it disclosed the following violation(s):

1. **Storage containers are not permitted in this zone - 22.28.010, 22.28.020 and 22.28.130**
2. **The required off-street parking is not being provided or maintained - 22.28.010, 22.28.020 and 22.28.170**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4448 W Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $676.00 and the imposition of further administrative and collection fees totaling approximately $2,366.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement West

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4452 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-042
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4452 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-004-042 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
Total Points	5

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

1= Good Condition, 2= Fair Condition, 3= Poor Condition

Comment: Sno Balls

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

November 3, 2010

NOTICE OF VIOLATION

Slauson & Overhill Plaza Inc
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 10-0028077/EF103224

Dear Property Owner/Tenant:

An inspection was conducted at 4452 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4452 W Slauson Avenue may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of $667.00 and the imposition of further administrative and collection fees totaling approximately $2,335.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

November 3, 2010

NOTICE OF VIOLATION

Oakgreen Inc
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 10-0028077/EF103224

Dear Property Owner/Tenant:

An inspection was conducted at 4452 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4452 W Slauson Avenue may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of $667.00 and the imposition of further administrative and collection fees totaling approximately $2,335.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

August 18, 2011

NOTICE OF VIOLATION

Slauson & Overhill Plaza Inc.
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 11-0020847/EF103224

Dear Property Owner/Tenant:

An inspection was conducted at 4452 W Slauson Avenue and it disclosed the following violation(s):

1. **A freestanding sign is displayed on the premises - 22.52.800 and 22.52.890**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4452 W Slauson Avenue may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of $676.00 and the imposition of further administrative and collection fees totaling approximately $2,366.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement West

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

August 18, 2011

NOTICE OF VIOLATION

Oakgreen Inc
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 11-0020847/EF103224

Dear Property Owner/Tenant:

An inspection was conducted at 4452 W Slauson Avenue and it disclosed the following violation(s):

1. **A freestanding sign is displayed on the premises - 22.52.800 and 22.52.890**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violation(s) found at 4452 W Slauson Avenue may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation(s) of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of $676.00 and the imposition of further administrative and collection fees totaling approximately $2,366.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement West

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

December 20, 2010

FINAL ZONING ENFORCEMENT ORDER
(VIA CERTIFIED MAIL)

Slauson & Overhill Plaza Inc
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 10-0028077/EF103224

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4452 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of $667.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **January 4, 2011**. Failure to correct the violation(s) found at 4452 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

December 20, 2010

FINAL ZONING ENFORCEMENT ORDER
(VIA CERTIFIED MAIL)

Oakgreen Inc
4450 W Slauson Avenue
Los Angeles, CA 90043

RFS No: 10-0028077/EF103224

Dear Property Owner/Tenant:

As you are aware, we have inspected the property located at 4452 W Slauson Avenue and it disclosed the following violation(s):

1. **Banners are displayed on the premises - 22.52.800 and 22.52.990(F)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of $667.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **January 4, 2011**. Failure to correct the violation(s) found at 4452 W Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4454 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-004-006
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4454 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-004-006 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
Total Points	5

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

1= Good Condition, 2= Fair Condition, 3= Poor Condition

Comment: Restaurant

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4508 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-012-009
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

___ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ___ (1) Physical deterioration of buildings or improvements
- ___ (2) Abandonment of properties
- ___ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ___ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ___ (5) Known or suspected environmental contamination.

___ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4508 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-012-009 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	5

Comment: Although some instances of cracked stucco and painting issues (leakage), overall building is in good condition.

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4542 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-012-008
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Physical deterioration of improvements, parking lot in need of re-pavement, infrastructure repair & maintenance,
(cracked pavement/ potholes), irregular parcel, damaged block walls/fencing (cracked stucco),
uneven sidewalk, painting finishes are faded & in need of painting/stucco repair, parking /entry lacks signage
designation, cracked driveway, trash bin in plain view, graffiti abatement overspray

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4542 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-012-008 Building Type: Commercial	Rating
Signage - sign is well maintained	1
Building Façade - - finishes are faded & in need of painting/stucco repair	3
Parking - needs repavement/restriping, missing landscaping & lighting	2
*Property Abandonment - site is occupied	1
Parcel Configuration - shape of parcel = inefficient building/parking config.	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	10

Comment: Excessive cracked stucco on block wall, sidewalk uneven and in need of repair.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 4542 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 4019-012-008

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4542 West Slauson Avenue Los Angeles, CA 90043

Peeling paint/unfinished paint on brick facade

Cracked stucco

Stucco on building façade deteriorating

Uneven sidewalk/ in need of repair

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4542 West Slauson Avenue Los Angeles, CA 90043 (con't)

Cracked driveway

Trash bin in plain view

Grafitti abatement overspray

Stucco cracked – painting needed

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

June 23, 2008

NOTICE OF VIOLATION

Mosut Co Inc
19904 Tennessee Trail
Walnut, CA 91789

RFS No: 08-0017264/EF030323

Dear Property Owner/Tenant:

An inspection was conducted at 4542 W Slauson Avenue and it disclosed the following violation(s):

- **Items classified as junk and salvage material are maintained on the premises - 22.28.010, 22.28.020 and 22.28.170(E)**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4542 W Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $654.00 and the imposition of further administrative and collection fees totaling approximately $2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jennifer Bendewish**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

July 28, 2008

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Mosut Co Inc
19904 Tennessee Trail
Walnut, CA 91789

RFS No: 08-0017264/EF030323

Dear Property Owner/Tenant:

An inspection was conducted at 4542 W. Slauson Avenue and it disclosed the following violation(s):

1. **Items classified as junk and salvage material are maintained on the premises - 22.28.010, 22.28.020 and 22.28.170(E)**
2. **A motel is not permitted in this zone without a valid permit - 22.28.010, 22.28.020, 22.28.130, and 22.56.1540(B)(1)(f)**

These are not permitted uses in zone C-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above. The legal status of the motel has expired and will no longer be allowed without a permit from the Department of Regional Planning. For further information about obtaining a permit, please contact the Land Development Coordinating Center (LDCC) at 213-974-6411 Monday through Thursday.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 4542 W. Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of $654.00 and the imposition of further administrative and collection fees totaling approximately $2,289.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith** at 213-974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

October 14, 2008

EXTENSION LETTER
(VIA CERTIFIED MAIL)

Mosut Co Inc
19904 Tennessee Trl
Walnut, CA 91789

RFS No: 08-0017264/EF030323

Dear Property Owner/Tenant:

In response to your request for an extension of time within which to comply with the provisions of the Los Angeles County Zoning Ordinance, an additional period of time has been granted to correct the violation. This extension expires **within thirty (30) days upon receipt** of this letter.

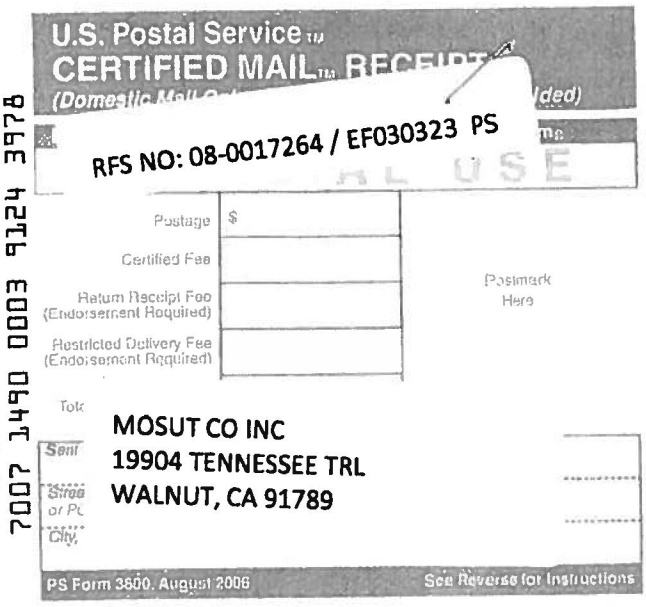
This extension is based on your communication with this department. This extension has been granted on the presumption that a good faith effort to comply is being made. Please contact this department with any information about progress made regarding this matter.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Phillip Smith**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Patricia Hachiya
Supervising Regional Planner
Zoning Enforcement Section I



PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4560 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-012-005, 006 & 007
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

___ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ___ (1) Physical deterioration of buildings or improvements
- ___ (2) Abandonment of properties
- ___ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ___ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ___ (5) Known or suspected environmental contamination.

___ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4560 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-012-005, 006, & 007 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	5

Comment: Uneven sidewalk in need of repair, graffiti overspray and cracked stucco on block wall.

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

November 6, 2000

L.A. Speech and Language Therapy Center Inc.
300 Corporate Point, # 530
Culver City, CA 90230

Inspection File No. EF002751

Dear Sir or Madam:

A routine survey inspection has been made at 4560 W. Slauson Avenue. This inspection disclosed that a banner is displayed on the premises at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance **upon receipt** of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1000.00 and/or six months in jail. In addition to criminal prosecution, you may be subject to a noncompliance fee of $548.00 and the imposition of further administrative and collection fees totaling approximately $1918.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012: Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly to the investigator, **Christopher J. Tyas,** please call before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:cb

NOV 8 2000

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

November 6, 2000

Occupant
4560 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No. EF002751

Dear Occupant:

A routine survey inspection has been made at 4560 W. Slauson Avenue. This inspection disclosed that a banner is displayed on the premises at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance **upon receipt** of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1000.00 and/or six months in jail. In addition to criminal prosecution, you may be subject to a noncompliance fee of $548.00 and the imposition of further administrative and collection fees totaling approximately $1918.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012: Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly to the investigator, **Christopher J. Tyas,** please call before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:cb

NOV 8 2000

320 West Temple Street • Los Angeles, CA 90012 • 213 974-6411 Fax: 213 626-0434 • TDD: 213 617-2292

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: No Address on File
Assessor Parcel No. (APN) 4019-012-004
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address: No Address On File Assessor's Parcel Number: 4019-012-004 Building Type: Commercial	Rating
Signage - does not exist	0
Building Façade - does not exist	0
Parking - does not exist	0
Property Abandonment - parcel is vacant & not developed	0
Parcel Configuration - not condussive to development due to steep slope	2
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	2

Comment: Sloping lot is not conducive toward new development. Incompatible land use. Inability to access lot due to unpaved driveway.

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4622 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-012-003
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

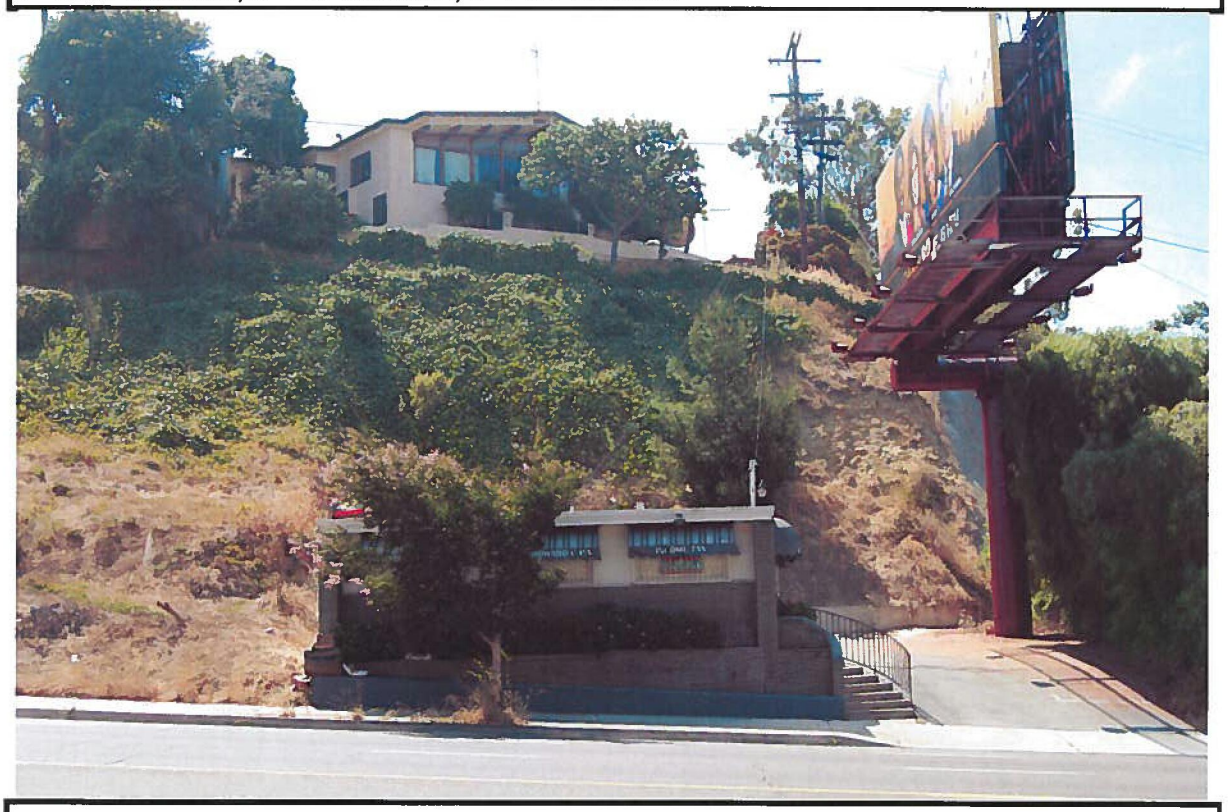
Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4622 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-012-003 Building Type: Commercial	Rating
Signage - signage in overall good condition	1
Building Façade - in need of painting/stucco repair, rehab. asst. needed	2
Parking- needs repavement/restriping, missing landscaping & lighting	2
*Property Abandonment - site is occupied	1
Parcel Configuration - shape of parcel = inefficient building/parking config.	2
*Property Abatement	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	8



Comment: Sidewalk in need of maintenance and repair, trash on site, small parcel and parking lot

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4628 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-012-002
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4628 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-012-002 Building Type: Commercial	Rating
Signage - non-existent	0
Building Façade - no existing building façade, only tarp	0
Parking - needs repavement/restriping, missing landscaping & lighting	3
*Property Abandonment- site is partially abandoned	0
Parcel Configuration - shape of parcel = inefficient building/parking config.	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	6

Comment: Sloping lot presents challenge for new development at site, no building on premises (temporary structure with deteriorating canopy), overgrown vegetation and weeds.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

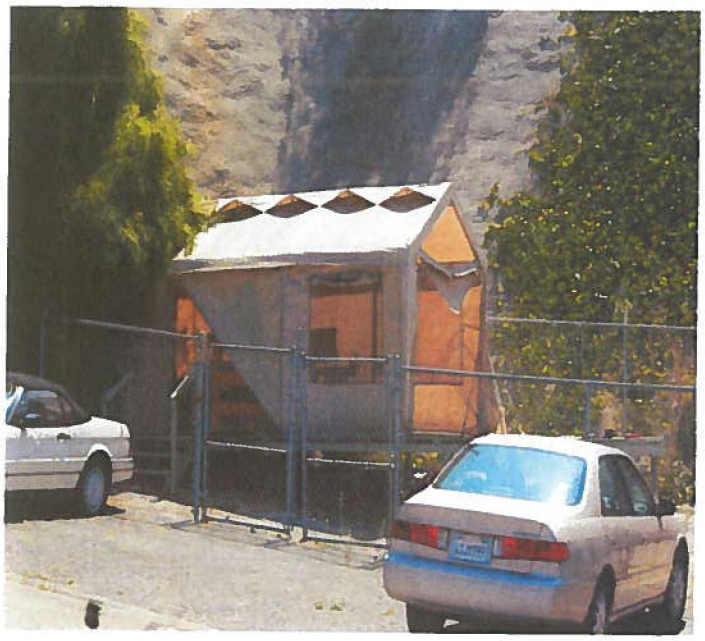
Address of Parcel: 4628 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 4019-012-002

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4628 West Slauson Avenue Los Angeles, CA 90043



Deteriorating canopy

No permanent structure on property

Driveway dismantled/in need of repair

Overgrown vegetation takes up most of lot

PHOTO DOCUMENTATION

Slauson/Overhill Revitalization Project

Address of Parcel: 4628 West Slauson Avenue Los Angeles, CA 90043 (con't)

Graffiti on property

Inability to do development on sloping lot

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4634 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-012-001
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☒ **NON-BLIGHTED** ☐

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

X **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- X (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Physical deterioration of improvements, no parking area on premises, unfinished paint, holes in stucco,
irregular parcel, damaged block walls/fencing, deteriorating wood siding on roof & building entry,
signage in need of repair.

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Please see Appendix B. (Supporting Documentation)

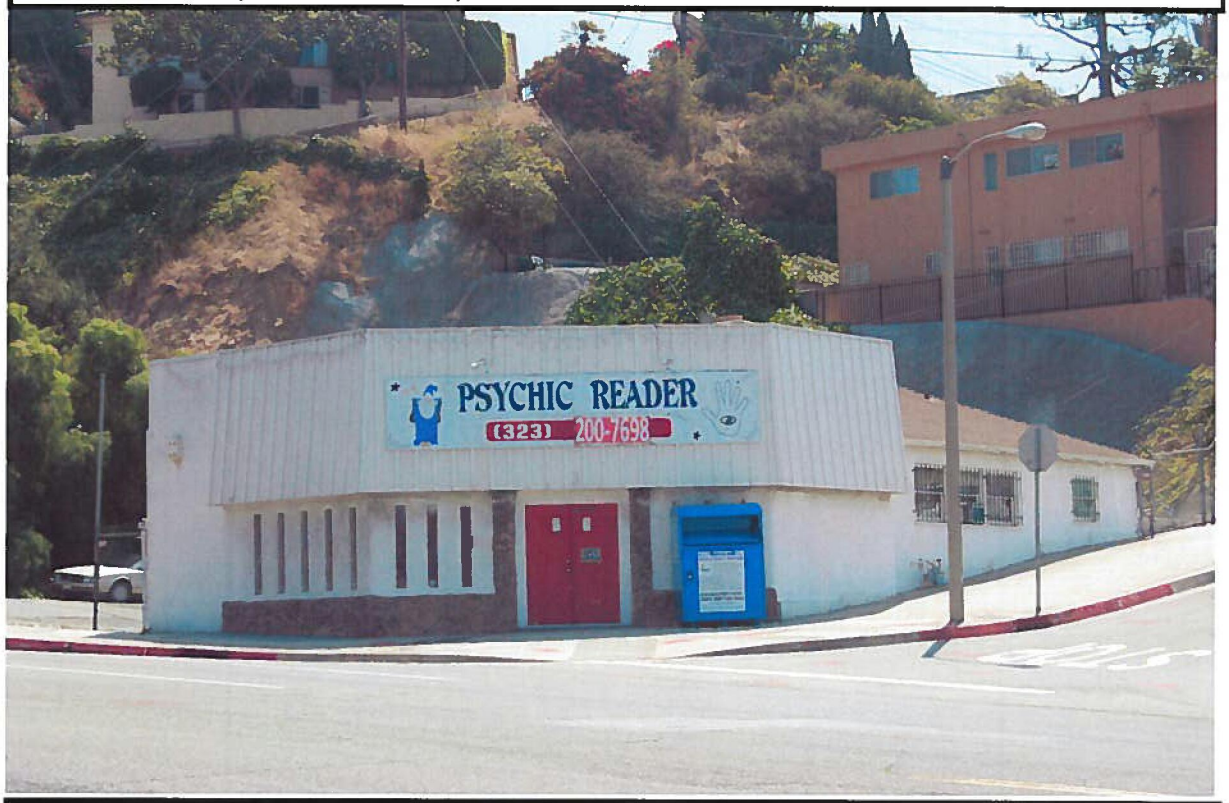
Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

Blight conditions were identified via site surveys and visitations. Please see Blight Criteria on Section IV.b.

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4634 West Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-012-001 Building Type: Commercial	Rating
Signage - visible signs of weatherization,	2
Building Façade - finishes are faded & in need of painting/stucco repair	2
Parking - needs repavement/restriping, missing landscaping & lighting	3
*Property Abandonment - building is occupied	1
Parcel Configuration - shape of parcel = inefficient building/parking config.	3
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	11



Comment: Unfinished paint, deteriorating wood siding, holes in stucco, signage in need of repair.

PROPERTY/PARCEL EVALUATION SHEET

Slauson/Overhill Revitalization Project

Date: 08/31/11

Surveyed By: Fernando Oliveros
Weather Conditions: Sunny

Address of Parcel: 4634 West Slauson Avenue Los Angeles, CA 90043

Assessor Parcel No: 4019-012-001

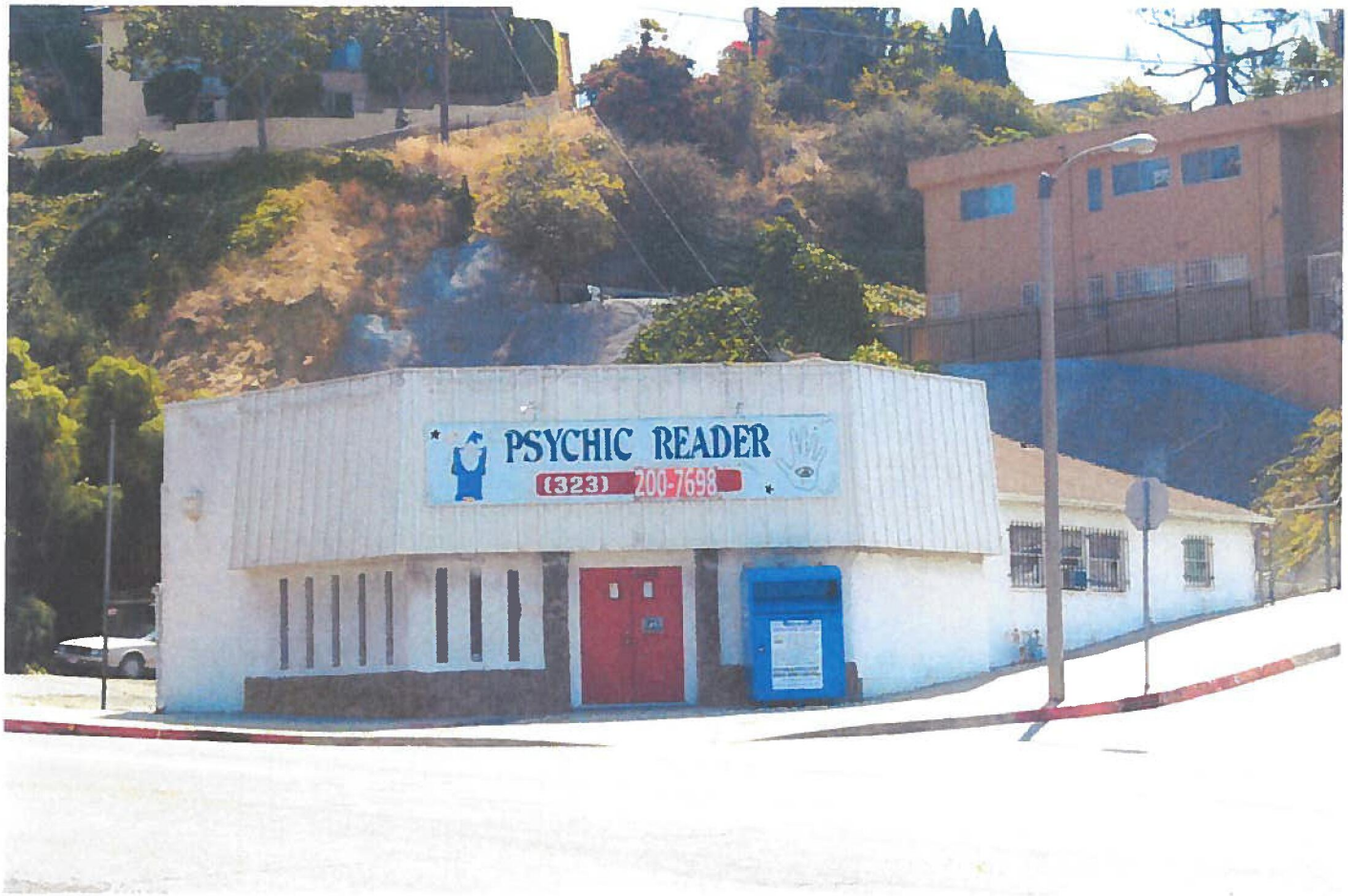


PHOTO DOCUMENTATION

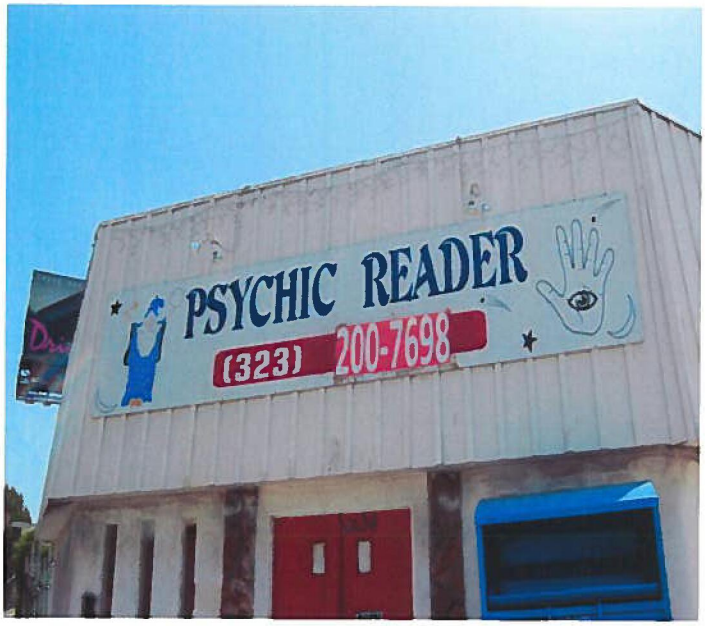
Slauson/Overhill Revitalization Project

Address of Parcel: 4634 West Slauson Avenue Los Angeles, CA 90043

Unfinished paint – deferred maintenance

Deteriorating wood siding on roof

Deteriorating/holes in stucco



Signage in need of repair

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

February 3, 2004

FINAL ZONING ENFORCEMENT ORDER

(VIA CERTIFIED MAIL)

James E. Hartl, AICP
Director of Planning

Steve Uwanawich
4634 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No: EF031828

Dear Mr. Uwanawich:

As you are aware, we have inspected the property located at 4634 W. Slauson Avenue. This inspection disclosed the following violation(s):

1) **Three (3) portable signs are being displayed on the premises.**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.52.800 and 22.52.990(I).

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of $548, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violations and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **February 19, 2004**. Failure to correct the violations found at 4634 W. Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:MB:mrb

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

March 24, 2004

SECOND NOTICE OF NON-COMPLIANCE FEE
(VIA CERTIFIED MAIL)

Occupant(s)
4634 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No: EF031828

Dear Occupant(s):

As you are aware, we have re-inspected the property located at 4634 W. Slauson Avenue the following violation(s):

1) **Three (3) portable signs continue to be displayed on the premises.**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.52.800 and 22.52.990(I).

Since you have failed to abate the aforementioned violations and no appeal of such order has been filed in a timely manner as provided by Title 22, section 22.60.390, a noncompliance fee of $562 has been assessed and charged to you.

Failure to remit payment within **fifteen (15) days** from the date on this order shall result in the imposition of further administrative and collection fees in the amount of $1,405, bringing the total you owe to $1,967.00. The County may withhold the issuance of building permits and/or other approvals until the compliance fee has been paid in full. Failure to correct the violation(s) found at 4634 W. Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:MB:mrb

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

March 24, 2004

SECOND NOTICE OF NON-COMPLIANCE FEE
(VIA CERTIFIED MAIL)

Steve Uwanawich
4634 W. Slauson Avenue
Los Angeles, CA 90043

Inspection File No: EF031828

Dear Mr. Uwanawich:

As you are aware, we have re-inspected the property located at 4634 W. Slauson Avenue the following violation(s):

1) **Three (3) portable signs continue to be displayed on the premises.**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.52.800 and 22.52.990(I).

Since you have failed to abate the aforementioned violations and no appeal of such order has been filed in a timely manner as provided by Title 22, section 22.60.390, a noncompliance fee of $562 has been assessed and charged to you.

Failure to remit payment within **fifteen (15) days** from the date on this order shall result in the imposition of further administrative and collection fees in the amount of $1,405, bringing the total you owe to $1,967.00. The County may withhold the issuance of building permits and/or other approvals until the compliance fee has been paid in full. Failure to correct the violation(s) found at 4634 W. Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:MB:mrb

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

November 17, 2003

FIRST NOTICE OF VIOLATION

California American Water Co.
2020 Huntington Dr
San Marino CA 91180

Inspection File No.: EF031828

Dear Property Owner:

An inspection was conducted at 4634 W. Slauson Ave and it disclosed the following violation(s):

1) **Three (3) portable signs are being displayed on the premises.**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.52.800 and 22.52.990(I).

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violations found at 4634 W. Slauson Ave may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of $548 and the imposition of further administrative and collection fees totaling approximately $1918.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa,** please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:JDLR:rp

NOV 19 2003

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

November 17, 2003

FIRST NOTICE OF VIOLATION

Steve Uwanawich
4634 W. Slauson Ave
Los Angeles CA 90043

Inspection File No.: EF031828

Dear Mr. Uwanawich:

An inspection was conducted at 4634 W. Slauson Ave and it disclosed the following violation(s):

1) **Three (3) portable signs are being displayed on the premises.**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.52.800 and 22.52.990(I).

Please consider this an order to comply with the provisions of the zoning ordinance **upon receipt** of this letter. Failure to correct the violations found at 4634 W. Slauson Ave may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violation of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1000.00 and/or six months in jail. **In addition to issuance of a citation, you may be subject to a noncompliance fee of $548 and the imposition of further administrative and collection fees totaling approximately $1918.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose De La Rosa,** please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:JDLR:rp

NOV 19 2003

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

February 3, 2004

FINAL ZONING ENFORCEMENT ORDER

(VIA CERTIFIED MAIL)

James E. Hartl, AICP
Director of Planning

California American Water Company
2020 Huntington Drive
San Marino, CA 91180

Inspection File No: EF031828

Dear Property Owner:

As you are aware, we have inspected the property located at 4634 W. Slauson Avenue. This inspection disclosed the following violation(s):

1) **Three (3) portable signs are being displayed on the premises.**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.52.800 and 22.52.990(I).

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of $548, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violations and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **February 19, 2004**. Failure to correct the violations found at 4634 W. Slauson Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:MB:mrb

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

March 24, 2004

SECOND NOTICE OF NON-COMPLIANCE FEE
(VIA CERTIFIED MAIL)

California American Water Company
2020 Huntington Drive
San Marino, CA 91180

Inspection File No: EF031828

Dear Property Owner(s):

As you are aware, we have re-inspected the property located at 4634 W. Slauson Avenue the following violation(s):

1) **Three (3) portable signs continue to be displayed on the premises.**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.52.800 and 22.52.990(I).

Since you have failed to abate the aforementioned violations and no appeal of such order has been filed in a timely manner as provided by Title 22, section 22.60.390, a noncompliance fee of $562 has been assessed and charged to you.

Failure to remit payment within **fifteen (15) days** from the date on this order shall result in the imposition of further administrative and collection fees in the amount of $1,405, bringing the total you owe to $1,967.00. The County may withhold the issuance of building permits and/or other approvals until the compliance fee has been paid in full. Failure to correct the violation(s) found at 4634 W. Slauson Avenue may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a $1000.00 fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Michele Bush**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:MB:mrb

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4642 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-017-014
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4642 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-017-014 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	5

Comment: Dewey Pest Control

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4660 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-017-013
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

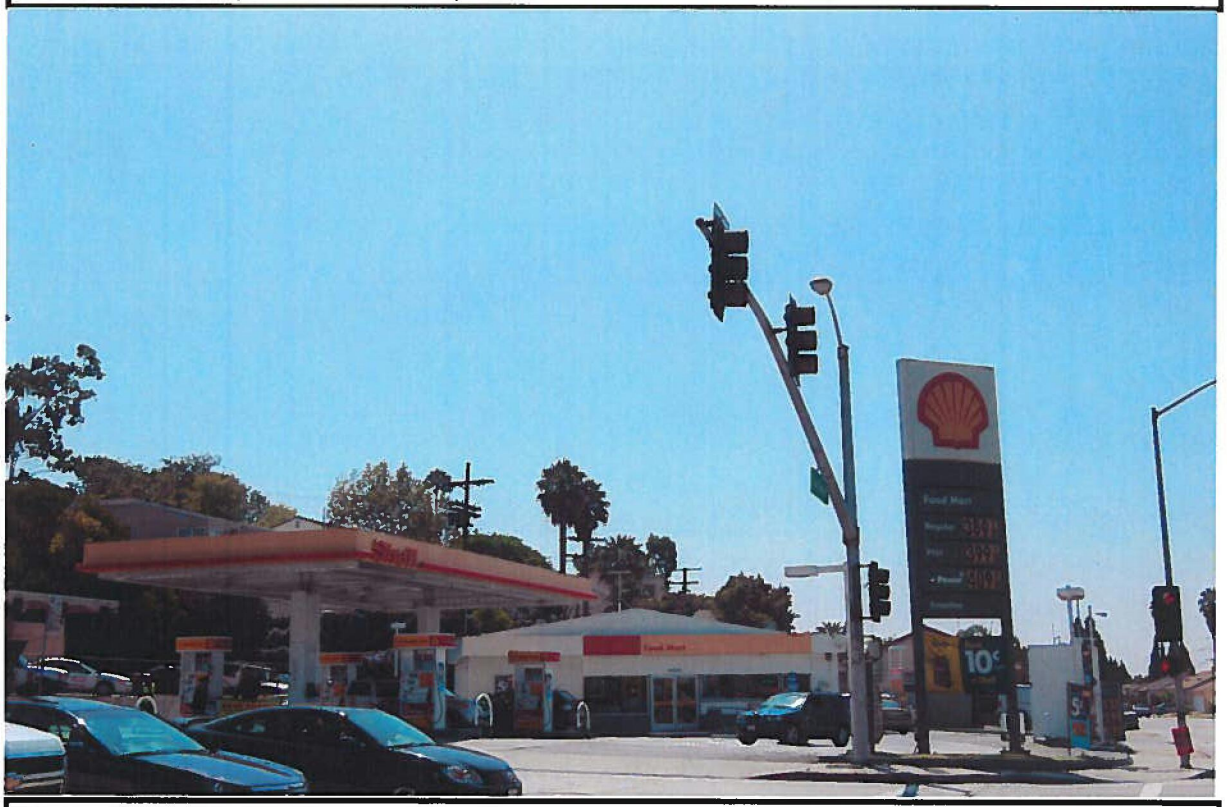
Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4660 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-017-013 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned	
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	5



Comment: Shell Gas Station

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

January 18, 2001

FIRST NOTICE OF VIOLATON

Wesenberg Trust
2327 E. Romneya Drive
Anaheim, CA 92806

Inspection File No. EF010010

Dear Trust Members:

A routine survey inspection has been made at 4660 W. Slauson Avenue. This inspection disclosed that pennants are displayed on the premises at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. In addition to criminal prosecution, you may be subject to a noncompliance fee of $548 and the imposition of further administrative and collection fees totaling approximately $1,918.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, **Christopher J. Tyas**, please call (213) 974-6453 before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:ar

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

January 18, 2001

FIRST NOTICE OF VIOLATON

Thelones Alexander
1932 W. 79th Street
Los Angeles, CA 90047

Inspection File No. EF010010

Dear Mr. Alexander:

A routine survey inspection has been made at 4660 W. Slauson Avenue. This inspection disclosed that pennants are displayed on the premises at the above address.

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.52.800 and 22.52.990(E).

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Your failure to comply may result in the issuance of a citation punishable by a fine of $100.00 for the first violation. Subsequent violations of the same provision are punishable by a fine of $200.00 for the second violation and $500.00 for the third violation within a twelve (12) month period. Further violations are also punishable by fines not to exceed $1,000.00 and/or six months in jail. In addition to criminal prosecution, you may be subject to a noncompliance fee of $548 and the imposition of further administrative and collection fees totaling approximately $1,918.00.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, **Christopher J. Tyas**, please call (213) 974-6453 before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning

Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:CJT:ar

PROPERTY/PARCEL EVALUATION SHEET

Name of Proposed Slum/Blight Area: Slauson/Overhill Revitalization Project Area
Date: 08/31/11 Surveyed By: Fernando Oliveros, Proj. Manager, E/R Div.
Address of Parcel: 4700 W. Slauson Avenue Los Angeles, CA 90043
Assessor Parcel No. (APN) 4019-018-020
Existing use/Bldg. Type: Commercial Zoning: C-2 Neighborhood Commercial

Based on a sight survey or other documented method(s) of evaluation, the above property has been determined to be:

BLIGHTED ☐ **NON-BLIGHTED** ☒

If the property was determined to be blighted, use the following criteria to document how the site qualifies under the CDBG regulations §570.483 (c)(1)(ii)(A) or (B). Place a check (√) next to the appropriate section (A or B) and sub-section (1-5), identifying the conditions that exist on the property.

____ **(A)** At least 25% of properties throughout the area experience one or more of the following conditions:
- ____ (1) Physical deterioration of buildings or improvements
- ____ (2) Abandonment of properties
- ____ (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial Buildings
- ____ (4) Significant declines in property values or abnormally low property values relatives to other areas in the community; or
- ____ (5) Known or suspected environmental contamination.

____ **(B)** The Public Improvements throughout the area are in general state of deterioration.

Complete the following information with as much detail as possible. (Use additional pages if necessary)

Description of conditions: (Please describe the specific slum or blighted conditions which exist on the site.)

Pictures: If pictures can demonstrate slum or blight conditions, please attach them on a *separate page* with labels clearly describing what the pictures are illustrating.

Required supporting documentation: (Describe the documentation used to qualify this property as blighted)

Methodology: Describe how the blight condition(s) were identified; i.e. sight survey, published report, etc.; use authorized rating/scoring system (include blight definitions used)

SLAUSON/OVERHILL PROPERTY SURVEY

Aug-11

Address:4700 W Slauson Avenue Los Angeles, CA 90043 Assessor's Parcel Number: 4019-018-020 Building Type: Commercial	Rating
Signage	1
Building Façade	1
Parking	1
*Property Abandonment	1
Parcel Configuration	1
Total Points 1= Good Condition, 2= Fair Condition, 3= Poor Condition	5

*1=Fully Occupied, 2=Partially Abandoned, 3=Abandoned

Comment: Car Wash/Gas Station

APPENDIX B

SUPPORTING DOCUMENTATION

APPENDIX B

SUPPORTING DOCUMENTATION

DEPARTMENT OF REGIONAL PLANNING
SLAUSON/OVERHILL CORRIDOR-ZONING ENFORCEMENT CASES

ADDRESS	APN	USE CODE	CASE #	STATUS	# OF ZE CASES	VIOLATIONS	COMMENTS
4411 Slauson Ave	5008-015-044	3300(Warehouse, distribution center)	EF030328	CLOSED	2	Inoperable Vehicles; Parking Spaces Development Standards	C-track/NA
4422 Slauson Ave.	4019-004-001	1100(Store)	EF090582	CLOSED	1	Banners	C-track/NA
4423 Slauson Ave	5008-015-042	1200(Store Combination)	EF030327	CLOSED	3	Banners; Alcohol Permit violation	Unpermitted Signage/Medical Marijuana Dispensary
4428 Slauson Ave	4019-004-002	1700(Office Building)	EF090587	CLOSED	2	Banners	Banners
4430 Slauson Ave	4019-004-003	1210(Store and res. Comb)	EF090586	CLOSED	1	Banners; Outdoor Advertising Sign	Banners
4434 Slauson Ave	4019-004-004	1100(Store)	EF090585	OPEN	2	Banners; Outdoor Advertising Sign	Banners/Outdoor Display
4446 Slauson Ave	4019-004-005	1200(Store Combination)	EF090522	CLOSED	1	Portable Signs; Outdoor Advertising Sign	Banners
4439 Slauson Ave	5008-015-051	1100(Store)	EF111724	OPEN	1	Banners	Banners
4448 Slauson Ave	4019-004-006	1100(Store)	EF111723	OPEN	1	Storage Containers; Parking Development Standards	Case open for freestanding signs, Storage container being maintained at the rear of the property
4452 Slauson Ave	4019-004-042	1100(Store)	EF103224	OPEN	2	Banners; Freestanding Sign	Case open for banners/Same owner as 4448 Slauson Avenue
4455 Slauson Ave	5008-015-049	2110(Fast Food, walk-up)	EF891729	CLOSED	1	Heavy Equipment stored in parking lot	Case for storing heavy equipment in parking lot
4542 Slauson Ave	4019-012-008	1820(Motel, under 50 rooms)	EF030323	OPEN	3	Junk and Salvage	ZE case open for Junk and Salvage/Motel needs CUP to operate/Case to be heard before BOS-11-22-11/Has received much opposition from surrounding neighbors due to calls for service
4560 Slauson Ave	4019-012-007	7200(Private School)	EF002751	CLOSED	1	Banner	ZE case for banners
4609 Slauson Ave	5009-009-065	1200(Store Combination)	EF000418 EF89099	CLOSED	4	CUP Violation; Outdoor Advertising Sign; Banner	ZE case open for Junk and Debris and excess signage/Was also open for unpermitted nightclub and dancehall
4611 Slauson Ave	5009-009-054	1200(Store Combination)	Assoc. w/ EF89099	CLOSED	4	CUP Violation; Outdoor Advertising Sign; Banner	Land locked behind 5009-009-065 (Same owner)
4634 Slauson Ave	4019-012-001	1700(Office Building)	F031828	CLOSED	1	Portable Sign	Banners
No Address	4019-017-013	250L(Service station, full)	EF010010	CLOSED	1	Pennants	C-track/NA
No Address	5008-015-041	100V(Vacant Land)	EF030329	CLOSED	1	Inaccessible Parking	ZE case for parking not being accessible
No Address	5009-003-022	2630(Auto Sales/ Service Car wash)	EF091912 EF962328	CLOSED	5	Car Wash without CUP; Banner; Used Automobile Sales	Case was open for unpermitted Car/Wash/Auto Dealer was also used as vehicle storage and had an unpermitted trailer used as Caretaker unit
No Address	5009-009-053	100V(Vacant Land)	EF070740	CLOSED	2	Junk and Salvage; Vehicle Storage Yard	Car Wash/Cited for Junk and Salvage
No Address	5009-009-055	100V(Vacant Land)	EF100462	CLOSED	1	Junk and Salvage	Land locked behind 5009-009-066 –Same owner/Cited for Junk and Salvage
No Address	5009-009-056	100V(Vacant Land)	EF100464	CLOSED	1	Junk and Salvage	Cited for Junk and Salvage
No Address	5009-009-064	100V(Vacant Land)	EF093848	CLOSED	1	Occupied Recreational Vehicle; Vehicle Storage	Car Wash/Cited for unpermitted vehicle storage Occupied Trailer
No Address	5009-009-066	100V(Vacant Land)	EF070741	CLOSED	3	Outside Storage of Equipment; Junk and Salvage; Portable Sign	Cited for Junk and Salvage/Excess Signage
No Address	5009-009-067	100V(Vacant Land)	EF100463	CLOSED	1	Junk and Salvage	Cited for Junk and Salvage

Department of Regional Planning

SLAUSON/OVERHILL CORRIDOR - ZONING ENFORCEMENT CASES

Printed: Nov 02, 2011

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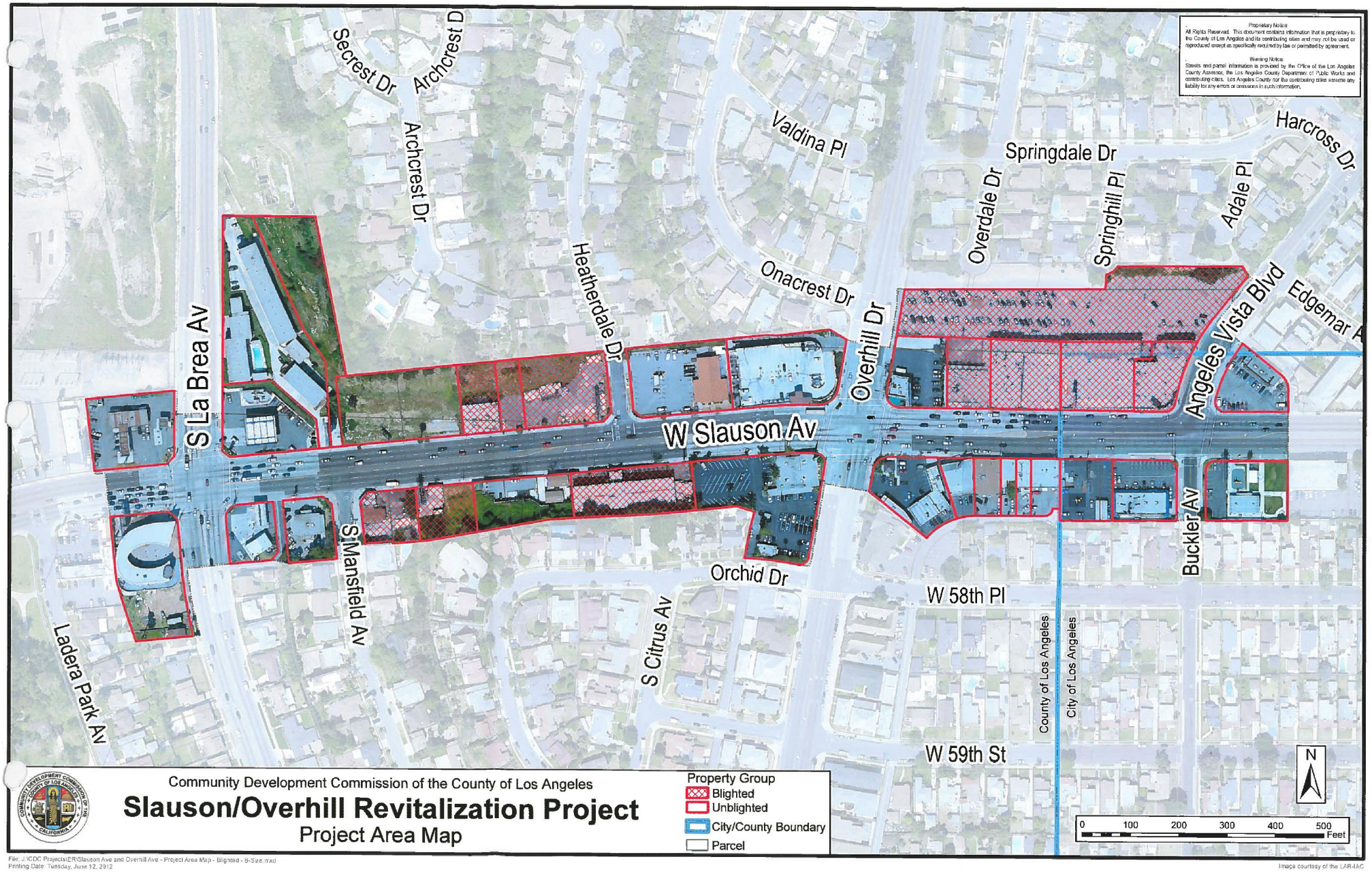

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Community Development Commission of the County of Los Angeles

Slauson/Overhill Revitalization Project

Project Area Map

Property Group
- Blighted
- Unblighted
- City/County Boundary
- Parcel

File: J:\CDC Projects\ER\Slauson Ave and Overhill Ave - Project Area Map - Blighted - 8-Size.mxd
Printing Date: Tuesday, June 12, 2012

Image courtesy of the LAR-IAC

Fernando Oliveros

From: Terry Gonzalez
Sent: Tuesday, January 03, 2012 11:43 AM
To: 'corde.carrillo@lacdc.com'; Bill Johnson; Fernando Oliveros
Cc: Terry Gonzalez; Linda Jenkins; Randall Bissell; Reuel Aquino
Subject: CDBG Review of the Slauson/Overhill Slum/Blight Study
Attachments: Slauson Overhill Slum Blight Listing of Conditions.xlsx

Hello Everyone,

The Grants Planning Team (GPT) has completed its review of the Economic Redevelopment Division's Slauson/Overhill Slum and Blight Study which was received in final form with all of the associated maps and attachments on December 1, 2011.

Based on the Division's request for a slum/blight determination, GPT staff conducted an evaluation of their blight survey and the project area it assessed. The review included an evaluation of the proposed area's compliance with Federal Community Development Block Grant (CDBG) provisions, as well as the photographic and supporting documentation provided to justify the CDBG slum/blight determination. We also visited the site on two (2) occasions. The review examined the project area relative to such factors as:

1. The reasons for the selection of the proposed slum/blight project area, inclusive of a discussion of the area's planned CDBG-funded activities and how they will improve or alleviate the identified conditions of slum/blight;

2. A general description of the slum/blight project area, including a written description of the area's boundaries and a location map graphically showing the designated boundaries;

3. A description of the physical and economic conditions (as specified in 24 CFR 570.208 (b)(1)(ii)) that exist in the proposed project area and, maps that show where the blighting conditions exist within the project area; and

4. Written and photographic documentation of the substandard parcels and severely deteriorated properties providing examples of the area's blighting conditions.

The slum/blight study is important because it is the Division's opportunity to clearly identify the project area and list the specific conditions that are causing physical and/or economic blight in the area. Further, the study should explain how these conditions qualify under the U.S. Department of Housing and Urban Development's (HUD) CDBG regulations specific to meeting the Slums or Blight National Objective criteria.

Assessment:

Overall, the study was satisfactory in describing the physical condition of accumulated deterioration and the disrepair of buildings and public areas. However, the survey also included evaluation criteria which either was not supported by the Federal slum/blight regulations or was not supported by the documentation included in the study. If the survey had maintained a focus on the physical deterioration of the area and how these conditions were contributing to physical blight, as well as jeopardizing the area's economic stability and growth, a CDBG eligible determination could possibly be reached.

Recommended Action:

Based on the documentation presented, the CDBG Division cannot approve the proposal Slauson/Overhill slum/blight project area as currently submitted. We would recommend that the Division reexamine the criteria it using to establish CDBG slum/blight eligibility and address the issues raised. It is important that the study offers written supporting documentation that clearly establishes eligibility. Further, factors under consideration should not conflict with the Federal regulations. For additional clarification, we have attached a matrix that

details concerns we had on each of the parcels. In summary, the matrix addresses concerns we had with the following evaluation criteria:

Signage:

The review of the study revealed that signage was cited as a contributing factor of blight in the area on a substantial number of parcels. The study stated that signage was excessive, inconsistent; hand painted, and did not meet zoning code. However, the study offered no supporting documentation of the zoning code citations which specifically prohibited the type of signs identified, their placement, or the number of signs exhibited on buildings. The study indicated that hand painted signs were prohibited, although most appear to be professionally painted and in good repair. Further, the study did not provide details or a discussion on how the signage was a contributing factor to blight in the area and how the signage had a negative effect on the economic prosperity or growth in the area.

Parking:

The study also repeatedly indicated that for a substantial number of parcels "parking was inadequate." Although for each of the identified properties, a large amount of unused parking was within a two minute walk. This abundant amount of unused parking was clearly visible in the aerial photography of the area and was verified when the CDBG team visited the site. Citing the lack of parking as a blighting influence, when the visual evidence is contradictory, calls into question the validity of the survey. If the lack of parking is an issue, the study must provide proof that it is in fact lacking, and provide a reasonable discussion as to why this lack of parking is contributing to blight in the area.

Parcel Configuration:

The study cites parcel configuration as a contributing factor of blight on a substantial number of parcels. Although this may be a recognized factor of blight under the State of California, we are qualifying this area under the federal CDBG regulations, which do not recognize inappropriate zoning as prima facie evidence of blighting conditions. Since this is not a factor under the CDBG regulations, it should not be an issue that is considered in our evaluation of a CDBG eligible slum/blight project area.

Disability Access:

The study also cites parcels as not complying with disability access requirements. However, no written documentation was provide to support the specifics of what was out of compliance at the identified businesses, or why the lack of ADA compliance contributed to blight in the area. Further, no documentation was provided to identify the specific ADA standards required.

Building Façade:

The study also stated that building facades in the area were exhibiting safety hazards, but provided no detail on the cause or nature of these hazards. The study also provided no documentation as to why the hazards were contributing factors to blight in the area. Further, when the Division evaluated a parcel that contained only a parking lot, they gave the building facade a rating of 2 (Fair Condition), since the parking lot does not have a façade, this rating should have been "0". In another instance a temporary tent structure was evaluated as a building façade and gives a rating of 2 (Fair Condition). This also seems to be questionable.

Please let us know if you have any further questions after you have read the assessment. We would be happy to continue working with you.

Terry Gonzalez
Director
Community Development Block Grant Division and
Intergovernmental Relations
(323) 890-7150

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APPENDIX C

MAPS

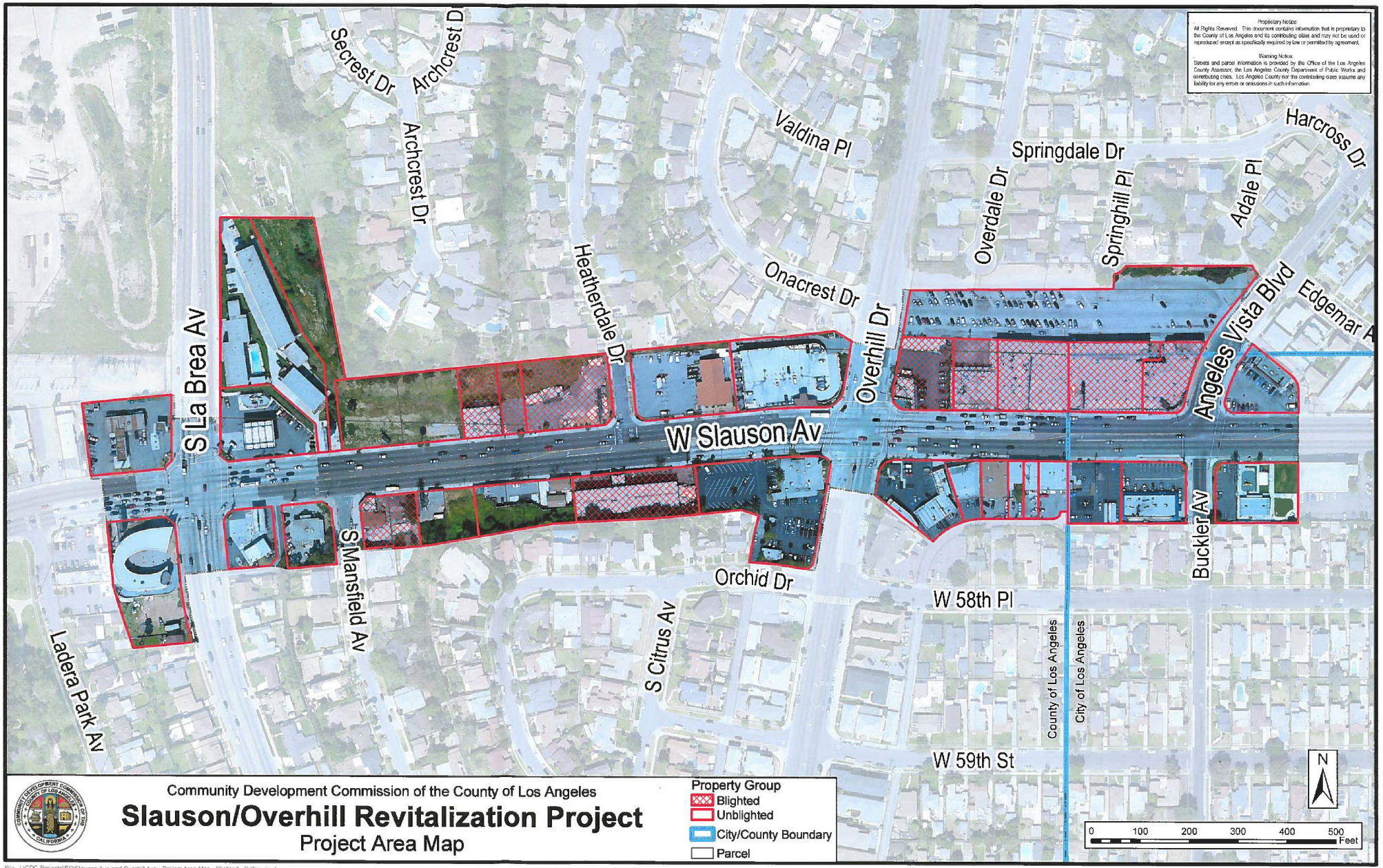

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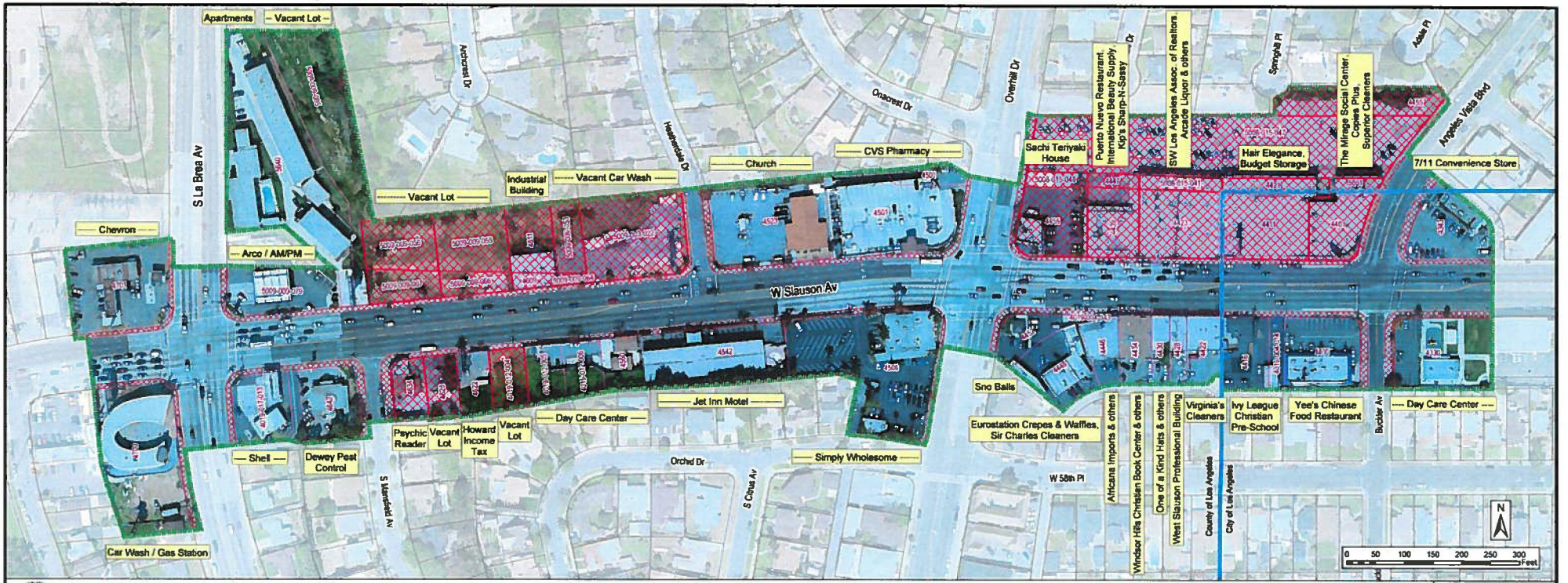
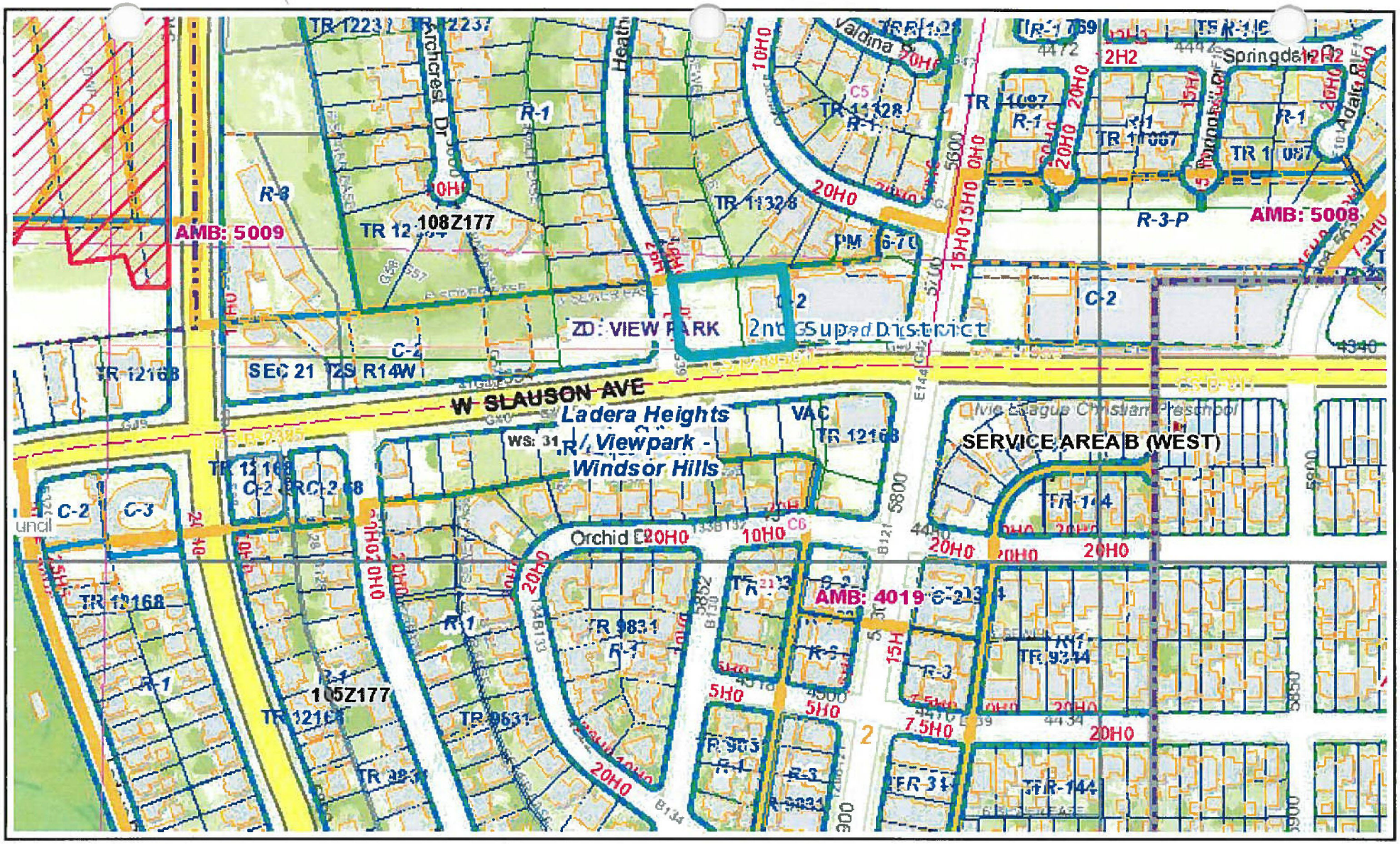
Image courtesy of the LAR-IAC



Community Development Commission of the County of Los Angeles

Slauson/Overhill Revitalization Project

Survey Area
Parcel in Survey Area
Blighted Parcel
Blighted Sidewalk
City/County Boundary



Department of Regional Planning

Slauson/Overhill Revitalization Project

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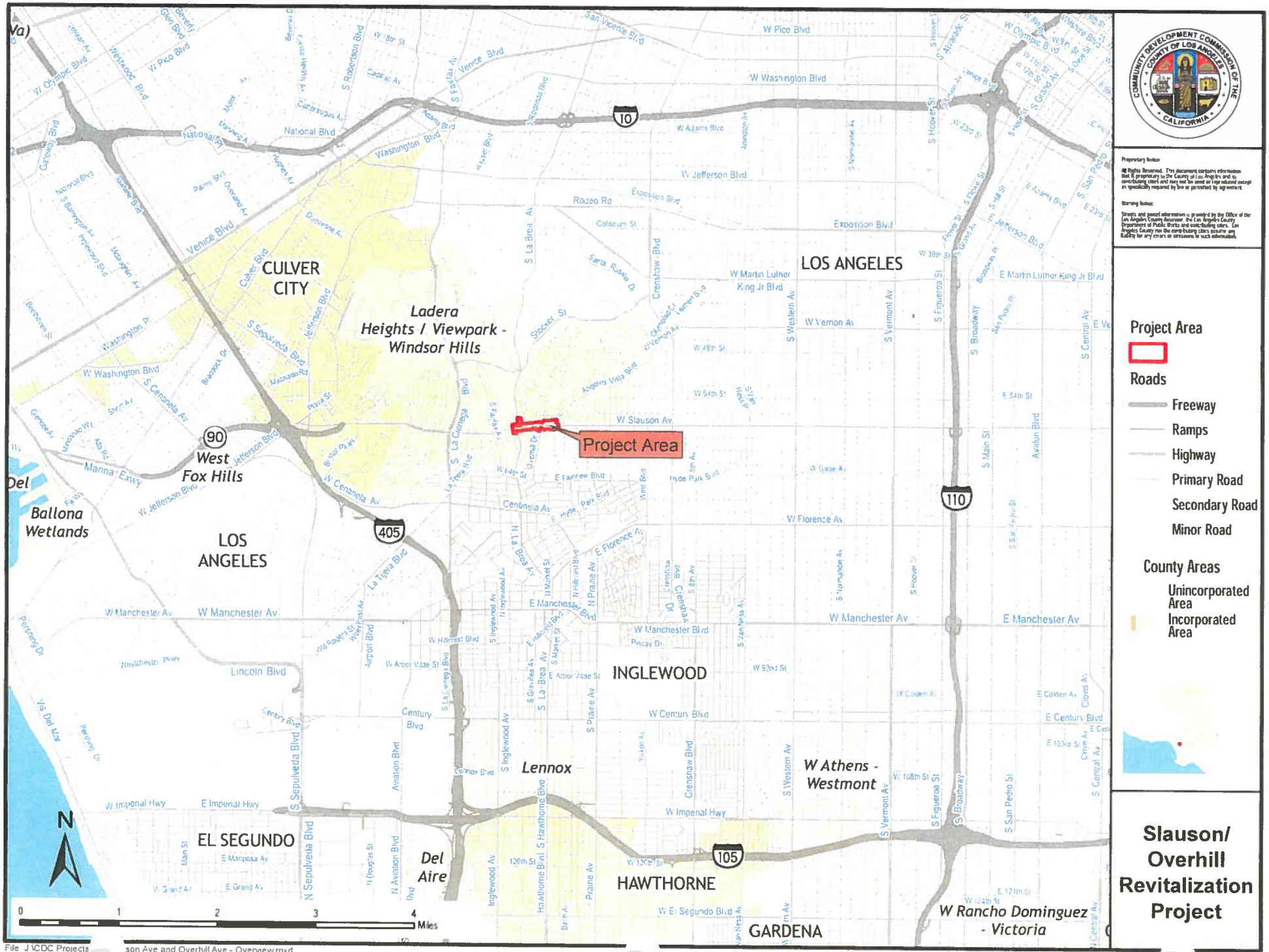

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Prepared By: Mich...

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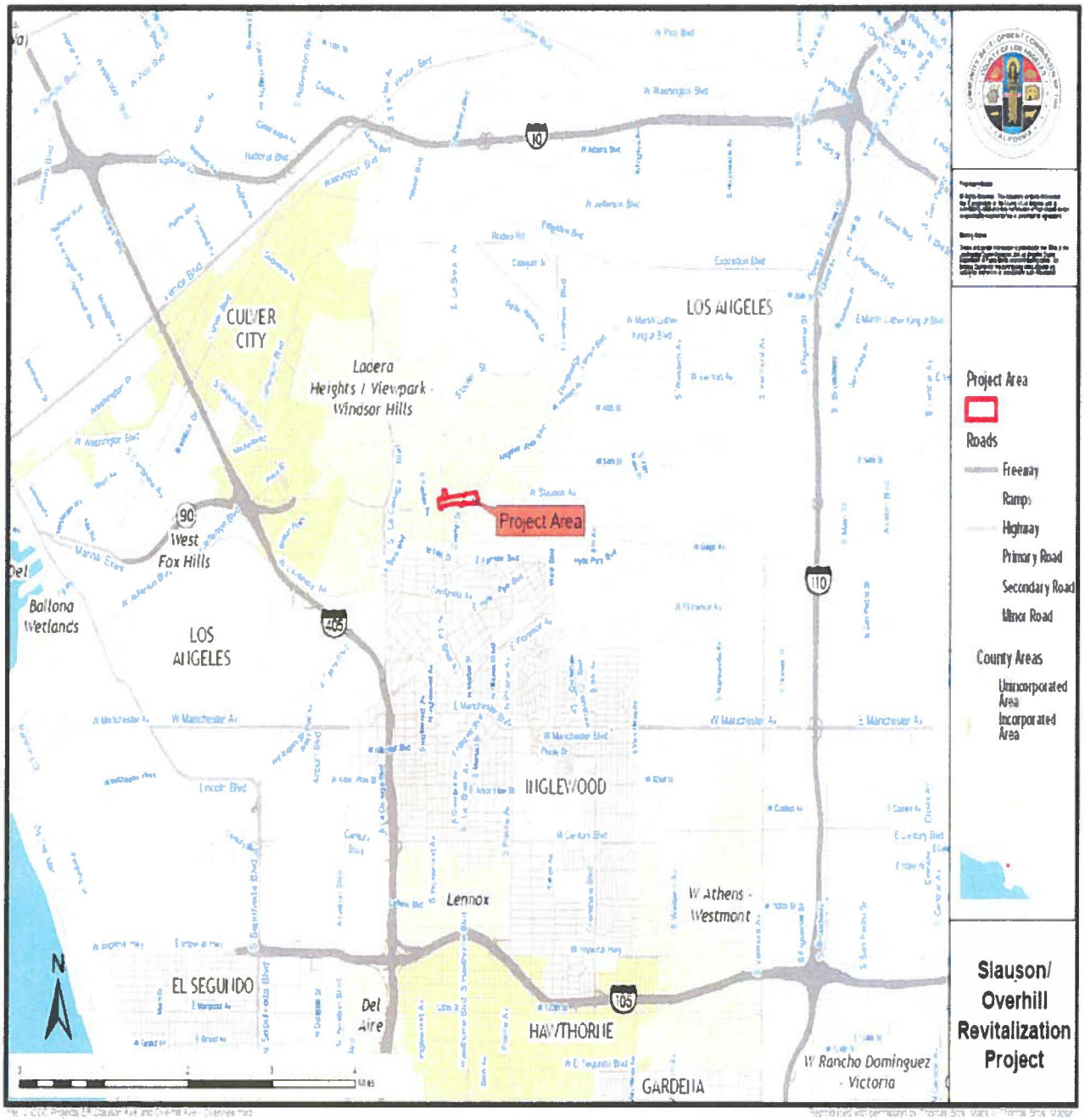
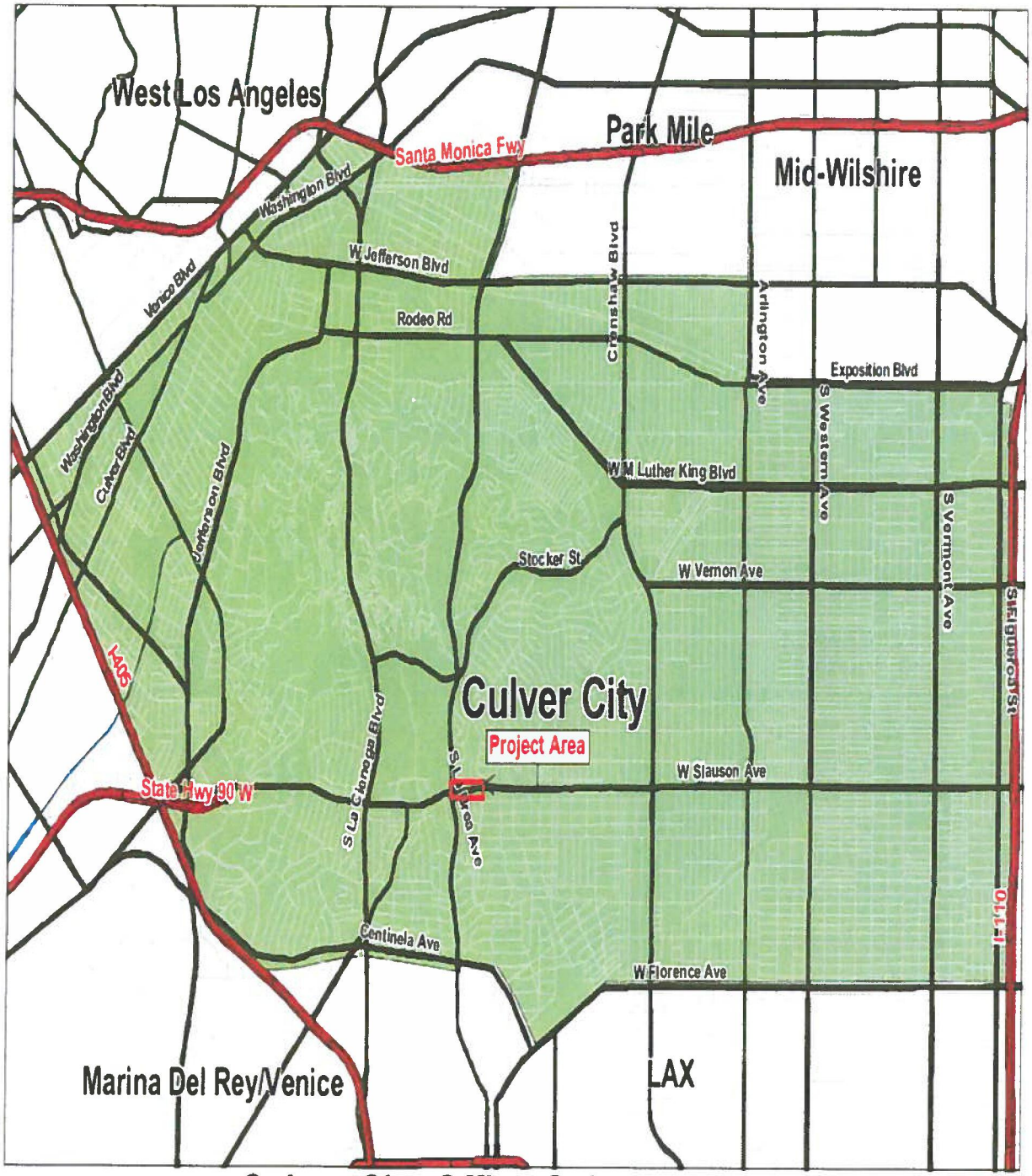

CULVER CITY
Lacera Heights / Viewpark - Windsor Hills
LOS ANGELES
Project Area
West Fox Hills
Ballona Wetlands
LOS ANGELES
INGLEWOOD
Lennox
W Athens - Westmont
EL SEGUNDO
Del Aire
HAWTHORNE
W Rancho Dominguez - Victoria
GARDENA
N
Project Area
Roads
Freeway
Ramp
Highway
Primary Road
Secondary Road
Minor Road
County Areas
Unincorporated Area
Incorporated Area
Slauson/ Overhill Revitalization Project



Culver City Office Submarket

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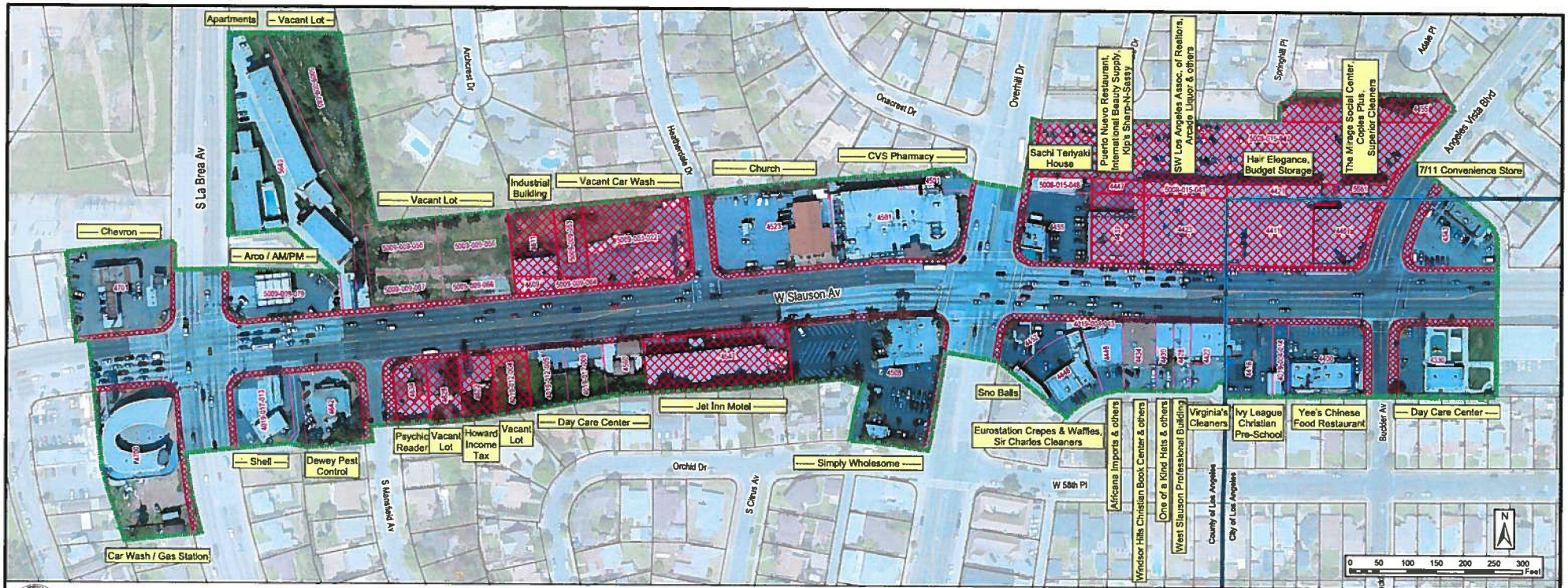

Community Development Commission of the County of Los Angeles

Slauson/Overhill Revitalization Project

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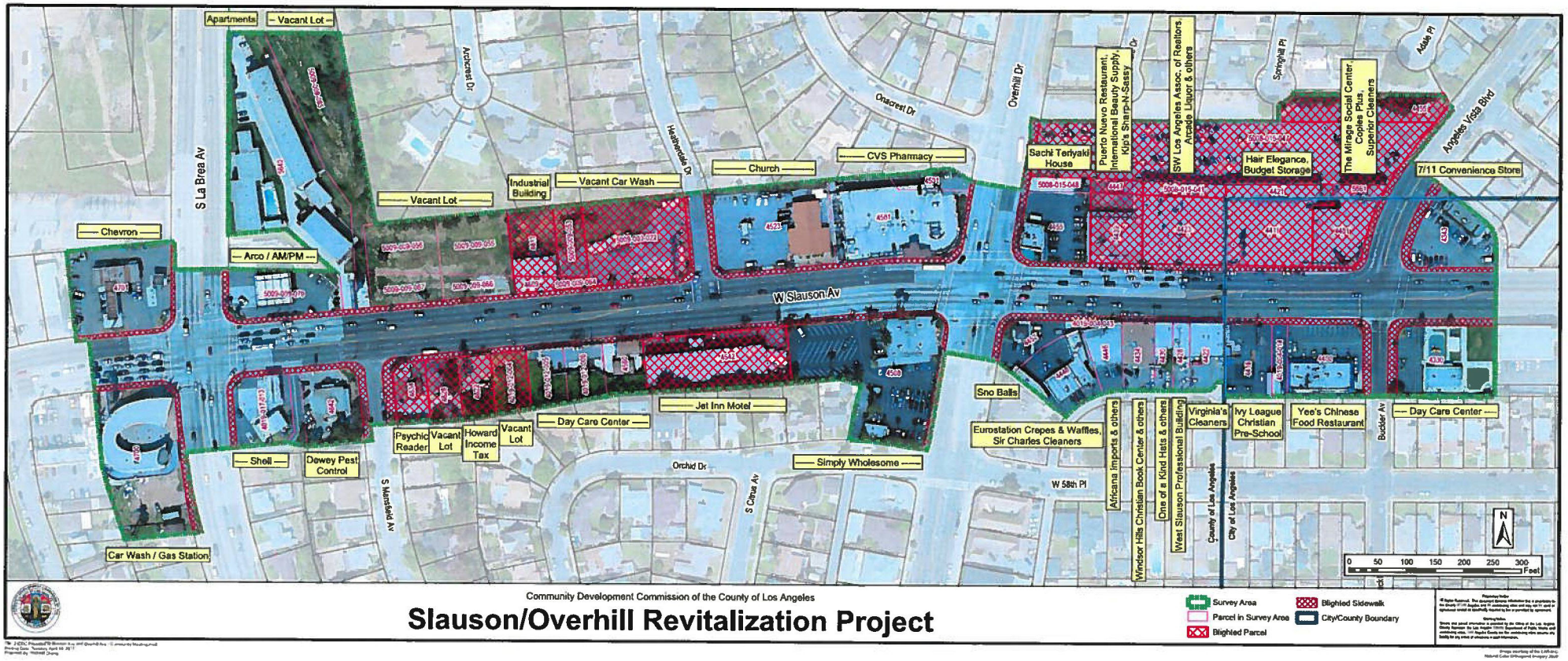
Blighted Parcel
Blighted Sidewalk
City/County Boundary



Community Development Commission of the County of Los Angeles

Slauson/Overhill Revitalization Project

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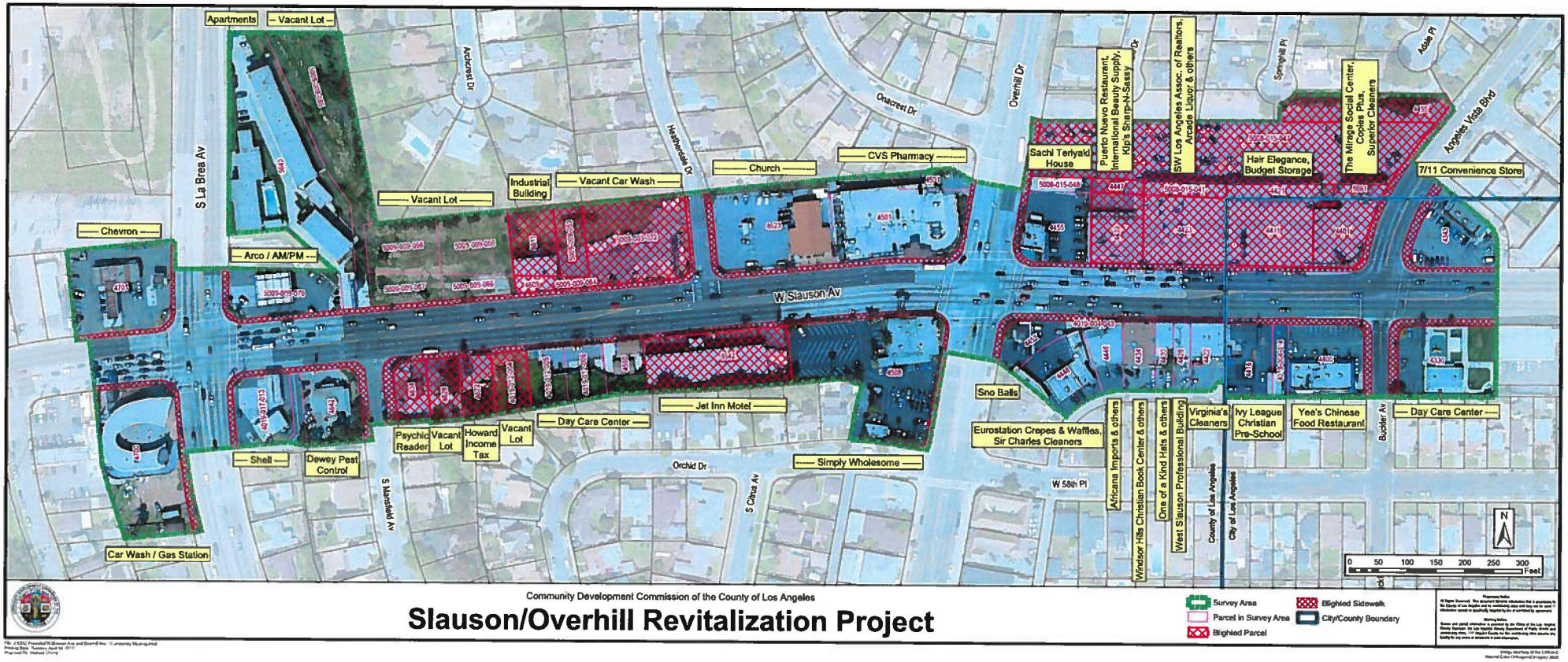

Community Development Commission of the County of Los Angeles

Slauson/Overhill Revitalization Project

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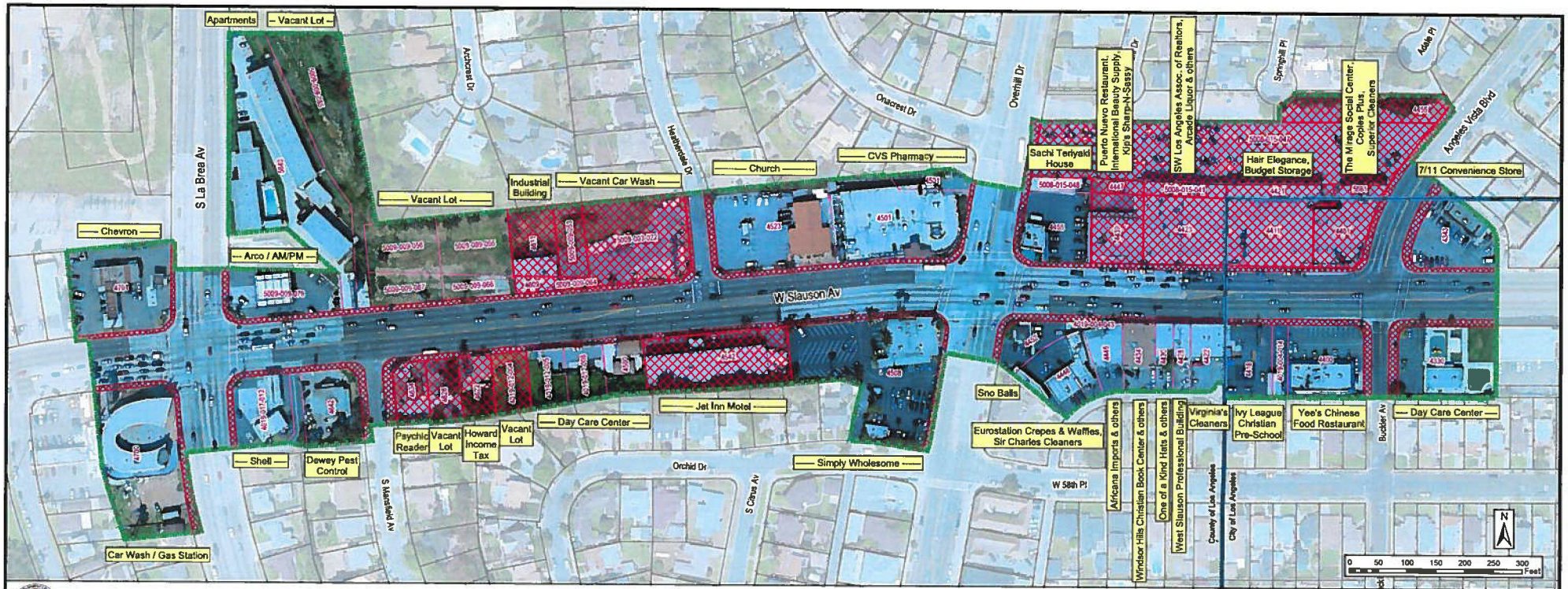

Community Development Commission of the County of Los Angeles

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