

# 710 N Quay Ave Wind Transportation

Hardship-Exemption Application Council # 22-0231-S3

# Proposed project description

1. Resolve all the violations from the Building & Safety and meet all the requirements.
2. Lot Mergers.
3. Remove an existing unpermitted mobile office (437 SQ.FT.) and construct a permanent office (638 SQ.FT.) and a trash enclosure (72 SQ.FT.).

# Violation Letter

**CITY OF LOS ANGELES**  
CALIFORNIA

**BOARD OF BUILDING AND SAFETY COMMISSIONERS**  
DAVID VINEZ, PRESIDENT  
ELVIN W. MOORE, VICEPRESIDENT  
JOSUELYN OLIVERA-RODRIGUEZ, CLERK  
LUCAS L. DE LUITE  
GEORGE HOPKINSON

**DEPARTMENT OF BUILDING AND SAFETY**  
OSAMA YOUSSEF, DEPUTY  
OSAMA YOUSSEF, DEPUTY  
OSAMA YOUSSEF, DEPUTY  
OSAMA YOUSSEF, DEPUTY  
OSAMA YOUSSEF, DEPUTY  
OSAMA YOUSSEF, DEPUTY

**ERIC GARCETTI**  
MAYOR

**ORDER TO COMPLY**

CASE #: 953870  
ORDER #: A-5707849  
EFFECTIVE DATE: April 21, 2022  
COMPLIANCE DATE: May 21, 2022

KYU J LIOH  
2845 KING AUTUM CT  
RANCHO PALOS VERDES, CA 90275

PROPERTY OWNER OF  
SITE ADDRESS: 413 R G ST  
PROPERTY KNOWN AS  
ASSESSORS PARCEL NO.: 5423-015-015  
ZONE: M2 (Light Industrial Zone)  
NAME OF BUSINESS IN VIOLATION: WIND TRANSPORT SOLUTIONS INC

In accordance to the Section(s) listed below, pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

As a result of this inspection, the condition(s) listed below are in violation of the L.A.M.C. as follows:

**VIOLATION(S):**

1. (V#1-LAND) Change of occupancy without obtaining the required permits and approvals.  
You are therefore ordered to:  
Discontinue the unimproved use of land and restore the site to its approved condition as a Junk Yard.  
Or  
Submit plans, obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for Use of Land as a Cargo Container Storage Yard.  
Code Section(s) in Violation: 12.21A.1(a), 12.26C.2, 91.104.2.5, 91.106.1.1, 91.0109.3.2.1, 91.0109.1, 91.0109.1 of the L.A.M.C.

2. (V#12) Cargo containers.  
You are therefore ordered to:  
1) Submit plans, obtain all required permits, inspections, approvals, clearances and a Certificate of Occupancy, for storage purposes only, for the cargo containers on the site.  
2) Discontinue the use of the cargo containers.  
Code Section(s) in Violation: 91.0106.2.2.1, 91.0108.1, 91.0109.1, 12.21A.1(a), and 12.26C.2 of the L.A.M.C.

3. (V#15) Over-height storage in M2 zone.  
You are therefore ordered to:  
1) Reduce the height of the storage or stacking of equipment that is greater than the height of the enclosure.  
Code Section(s) in Violation: M2.12.19A.4.(3)(3) and 12.21A.1.(a) of the L.A.M.C.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles, does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and facilities.

**ILA DBS**  
DEPARTMENT OF BUILDING AND SAFETY  
CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
www.ladsb.org

**NON-COMPLIANCE FEE WARNING:**  
YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

A proposed non-compliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 96.641 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 20 DAYS AFTER THE DATE OF MAKING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 20 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,316.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING:**  
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1,000.00 and/or six (6) months imprisonment for each violation. Section 11.02 (e) L.A.M.C.

**REVOCATION OF CERTIFICATE OF OCCUPANCY AND FINE WARNING:**  
The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a revocation hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fee paid according to the fee schedule in Section 12.26 F.14 or 12.26 F.16 of this subsection. Sections 12.26 F.9, 12.26 F.11, 96.0402(7)A L.A.M.C.

This compliance date as specified in this notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**APPEAL PROCEDURES:**  
Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F.13, 12.26 F.15, and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subsection 12.26 F.4(b) and/or 12.26 F.7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 F.4. Appeals may be made from Department determinations of violations of Subdivisions 12.26 F.3 and 12.26 F.4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 K. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine any or abuse of discretion, or request for slight modification of the requirements contained in this order when appropriate fees have been paid. Sections 96.0402.1 and 96.0402.2 L.A.M.C.

**REPEAT VIOLATIONS:**  
If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fee as specified in Section 96.6402(3) L.A.M.C. as follows:


A. For each auto dismantling, auto yard, scrap metal or recycling materials processing yards, recycling collection and hub/lock centers, recycling materials storage facilities and cargo container storage yards...\$200.00  
B. For each vehicle repair garage, installation facility, or used car sales violation...\$200.00

Sections 12.26 F.15, 12.26 F.17 L.A.M.C.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles, does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and facilities.

**ILA DBS**  
DEPARTMENT OF BUILDING AND SAFETY  
CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
www.ladsb.org


If you have any questions or require any additional information please feel free to contact me at (213)252-9030. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:  Date: April 12, 2022

BYRON BRASHERS  
221 N. FLORENCE ST SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3036  
Byron.Brashers@ladsb.org

**ILA DBS**  
DEPARTMENT OF BUILDING AND SAFETY  
CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
www.ladsb.org

# Violation Letter (cont.)

<p>BOARD OF BUILDING AND SAFETY COMMISSIONERS</p> <p>JAVIER SUAREZ PRESIDENT</p> <p>DEAN M. MOON VICE PRESIDENT</p> <p>JOSLYN GARCIA-RONDELL LAUREL GILLETTE GEORGE HONAGOBARAN</p>	<p><b>CITY OF LOS ANGELES</b> CALIFORNIA</p>  <p><b>ERIC GARCETTI</b> MAYOR</p>	<p>DEPARTMENT OF BUILDING AND SAFETY 100 N. FIDELITY STREET LOS ANGELES, CA 90012</p> <p>ORAMA YOUNG, P.E. ADMINISTRATIVE SUPERVISOR OF BUILDING</p> <p>JOHN WRIGHT EXECUTIVE OFFICER</p>
<p><b>ORDER TO COMPLY</b></p>		
<p>GOH CHUNG YONG CO TR GOH FAMILY TRUST 28845 KING ARTHUR CT RANCHO PALOS VERDES, CA 90275</p>		<p>CASE #: 74397 ORDER #: A-5707759 EFFECTIVE DATE: April 12, 2022 COMPLIANCE DATE: May 12, 2022</p>
<p>PROPERTY OWNER OF SITE ADDRESS: 411 E G ST LOTS 3 AND 7 BLOCK 16 ASSESSORS PARCEL NO.: 9423-015-016 ZONE: M2; Light Industrial Zone NAME OF BUSINESS IN VIOLATION: WIND TRANSPORT SOLUTIONS</p> <p>In accordance to the Section(s) listed below, Pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.</p> <p>As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:</p>		
<p><b>VIOLATION(S):</b></p> <p>1. (Y 01-1 AND) Change of occupancy without obtaining the required permits and approvals.</p> <p>You are therefore ordered to: Discontinue the unapproved use of land and restore the site to its approved condition as a disallowing yard.</p> <p style="text-align: center;">Or</p> <p>Submit plans, obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for Use of Land as its present use.</p> <p>Code Section(s) in Violation: 12.21A.1(a), 12.26B2, 91.1042.5, 91.106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1 of the L.A.M.C.</p> <p>2. (Y #12.) Cargo container.</p> <p>You are therefore ordered to: 1) Submit plans, obtain a use of land permit, inspections, approvals and clearances and a Certificate of Occupancy, for storage purposes only, for the 15 ft x 40 ft cargo containers on the site. 2) Discontinue the use of the cargo containers.</p> <p>Code Section(s) in Violation: 91.0106.3.2.1, 91.0108.1, 91.0109.1, 12.21A.1(a), and 12.26B2.2 of the L.A.M.C.</p> <p>3. (Y #15.) Over-height storage in M2 zone.</p> <p>You are therefore ordered to: 1) Reduce the height of the storage or stacking of materials or equipment that is greater than the height of the enclosure.</p> <p>Code Section(s) in Violation: M2.12.19A.4.(b)(5) and 12.21A.1.(a) of the L.A.M.C.</p>		
<p><b>NON-COMPLIANCE FEE WARNING:</b> YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.</p> <p>A proposed non-compliance fee, in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.</p> <p>If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the Department to impose and collect a non-compliance fee shall be final. Section 98.0417 L.A.M.C.</p> <p><b>NOTE:</b> FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,210.00.</p> <p>Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.</p>		
<p><b>PENALTY WARNING:</b> Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.09 (c) L.A.M.C.</p> <p><b>REVOCACTION OF CERTIFICATE OF OCCUPANCY AND FINE WARNING:</b> The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402 (2) A L.A.M.C.</p> <p>The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.</p> <p><b>APPEAL PROCEDURES:</b> Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15, and/or</p> <p>Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.</p> <p>Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.</p> <p>There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine any or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.</p> <p><b>REPEAT VIOLATIONS:</b> If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(5) L.A.M.C. as follows:</p> <p>A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards...\$250.00</p> <p>B. For each vehicle repair garage, installation facility, or used car sales violation...\$200.00</p> <p>Sections 12.26 I. 15, 12.26 I. 17 L.A.M.C.</p>		
<p>As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles, does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.</p> <p><b>LA DBS</b> <b>CODE ENFORCEMENT BUREAU</b> DEPARTMENT OF BUILDING AND SAFETY 15 For routine City business and non-emergency services: Call 3-1-1 www.ladbs.org</p>		

If you have any questions or require any additional information please feel free to contact me at (213)252-3690.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:  Date: April 12, 2022

BYRON BRADSHAWS  
271 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3690  
Byron.Brads@lacity.org

 DEPARTMENT

# Violation Letter (cont.)



## ORDER TO COMPLY

KYU J. GOH  
28845 KING AUTUR CT  
RANCHO PALOS VERDES, CA 90275

CASE #: 953867  
ORDER #: A-576774  
EFFECTIVE DATE: April 26, 2022  
COMPLIANCE DATE: May 26, 2022

PROPERTY OWNER OF  
SITE ADDRESS: 401 E. G ST  
PROPERTY KNOWN AS  
ASSESSORS PARCEL NO.: 7123-015-030  
ZONE: M2, Light Industrial Zone  
NAME OF BUSINESS IN VIOLATION: WIND TRANSPORT SOLUTIONS INC

In accordance to the Section(s) listed below, pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:

### VIOLATION(S):

#### 1. (V #1-LAND) Change of occupancy without obtaining the required permits and approvals.

You are therefore ordered to:  
Discontinue the unapproved use of land and restore the site to its approved condition as a junk yard.

Or

Submitt plans, obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for Use of Land as a Cargo Container Storage Yard.  
Code Section(s) in Violation: 12.21(A.1.(a)), 12.2612, 91.104.2.5, 91.106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1, 91.0109.2, of the L.A.M.C.

#### 2. (V #12) Cargo containers.

You are therefore ordered to:  
1) Submit plans, obtain a use of land permit, inspections, approvals and clearances and a Certificate of Occupancy, for storage purposes only, for cargo containers on the site; 2) Discontinue the storage of the cargo containers.

Code Section(s) in Violation: 91.0106.3.2, 91.0108.1, 91.0109.1, 12.21(A.1.(a)), 12.2612, of the L.A.M.C.

#### 3. (V #3-STANDARD) The mobile coach was constructed without the required plans, permits, inspection, and approvals.

You are therefore ordered to:  
Demolish and remove all unapproved/unpermitted construction work performed with out the required plans, permits, inspections, approvals and clearances, and restore all buildings and the site to its originally approved condition.

Or

Submit plans, obtain all required permits, inspections, approvals, and all required clearances to secure a new Certificate of Occupancy to make the building/lot conform and comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.0105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.102.1, 91.104.2.4, and 91.104.2.2 of the L.A.M.C.

#### 4. (V #15) Over-height storage in M2 zone.

You are therefore ordered to:  
1) Reduce the height of the storage or stacking of materials or equipment that is greater than the height of the enclosure.

Code Section(s) in Violation: M2.12.19A.4.(B)(3), and 12.21(A.1.(a)) of the L.A.M.C.

### NON-COMPLIANCE FEE WARNING:

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A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTICE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A

30 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

### PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.30 (a) L.A.M.C.

### REVOCATION OF CERTIFICATE OF OCCUPANCY AND FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F.14 or 12.26 I.14 of this subsection. Sections 12.26 F.9, 12.26 I.11, 98.0402192A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Supervisor that unusual difficulties prevent substantial compliance without such extension.

### APPEAL PROCEDURES:

Notwithstanding any provision of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Supervisor pursuant to Subsection 12.26 F.11, 12.26 I.14, and/or

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subsection 12.26 F.4(b) and/or 12.26 I.7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subsections 12.26 I.3 and 12.26 I.4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine or, at the discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

### REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provision occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(1) L.A.M.C. as follows:

A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards...\$200.00

B. For each vehicle repair garage, installation facility, or used car sales violation...\$200.00

Sections 12.26 F.15, 12.26 I.17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3030. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:

BYRON BRASHARS  
271 N. FAULCONER ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3030  
Byron.Brashars@cityofla.org

Date: April 12, 2022



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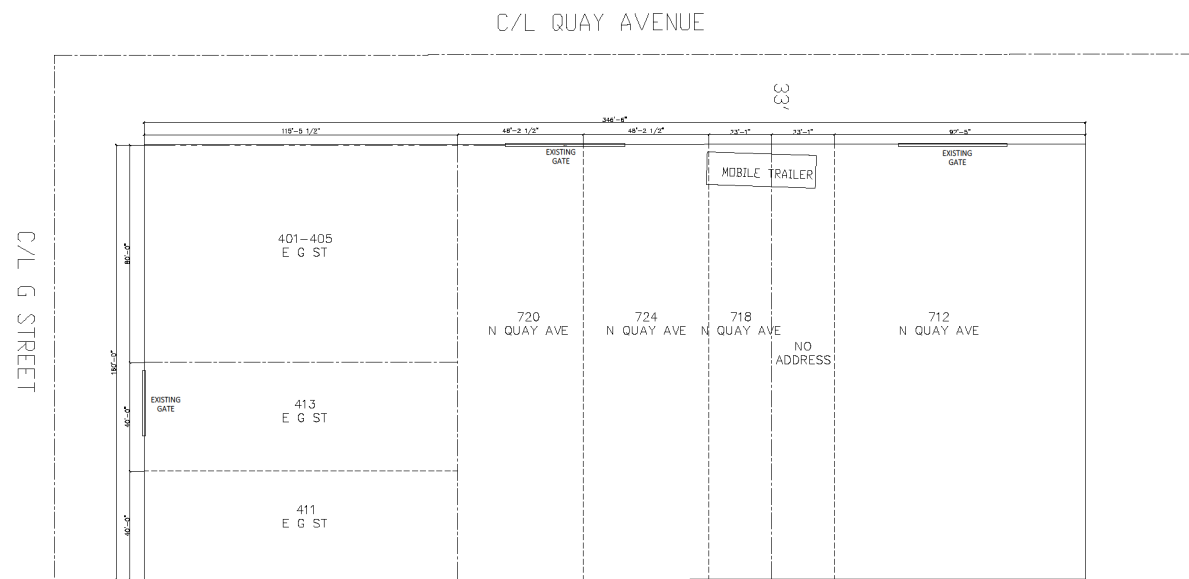
CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbbs.org





Existing unpermitted mobile office (437 SQ.FT.) to be removed.

# Existing Site Plan



Existing unpermitted mobile office size is 437 SQ.FT.



710 QUAY AVE  
WILMINGTON CA  
90744

△	BLOG	5/11/2
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REV	DATE	DESCRIP

PROJECT NO: APC14-11020  
COPY RIGHT: UMD  
PRINT DATE: 11-10-2022

--	--

SHEET TITLE

SITE

## PLAN

100

100

NC 3/16" = 1"=

SHEET NUMBER

1

100

A21C

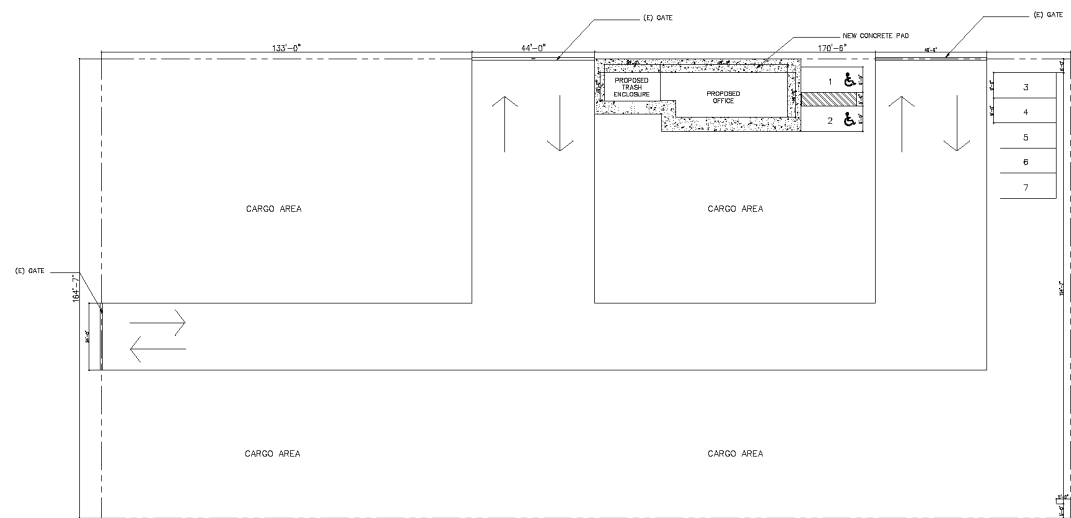
AZ.10

EXISTING SITE PLAN

1

A2.101

# Proposed Site Plan



Proposed permanent office size is 638 SQ.FT. and trash enclosure is 72 SQ.FT.

URD  
200 N. W. 10th St., Suite 100  
Fort Lauderdale, FL 33304  
www.urd.com



710 QUAY AVE  
WILMINGTON CA  
90744

DATE: 5/11/23

REV. DATE DESCRIPTION

PROJECT NO. 100-100000  
SHEET NO. 100-100000  
SHEET DATE: 10/10/2022

SHEET TITLE  
SITE PLAN

HC 3/16" = 1'-0"

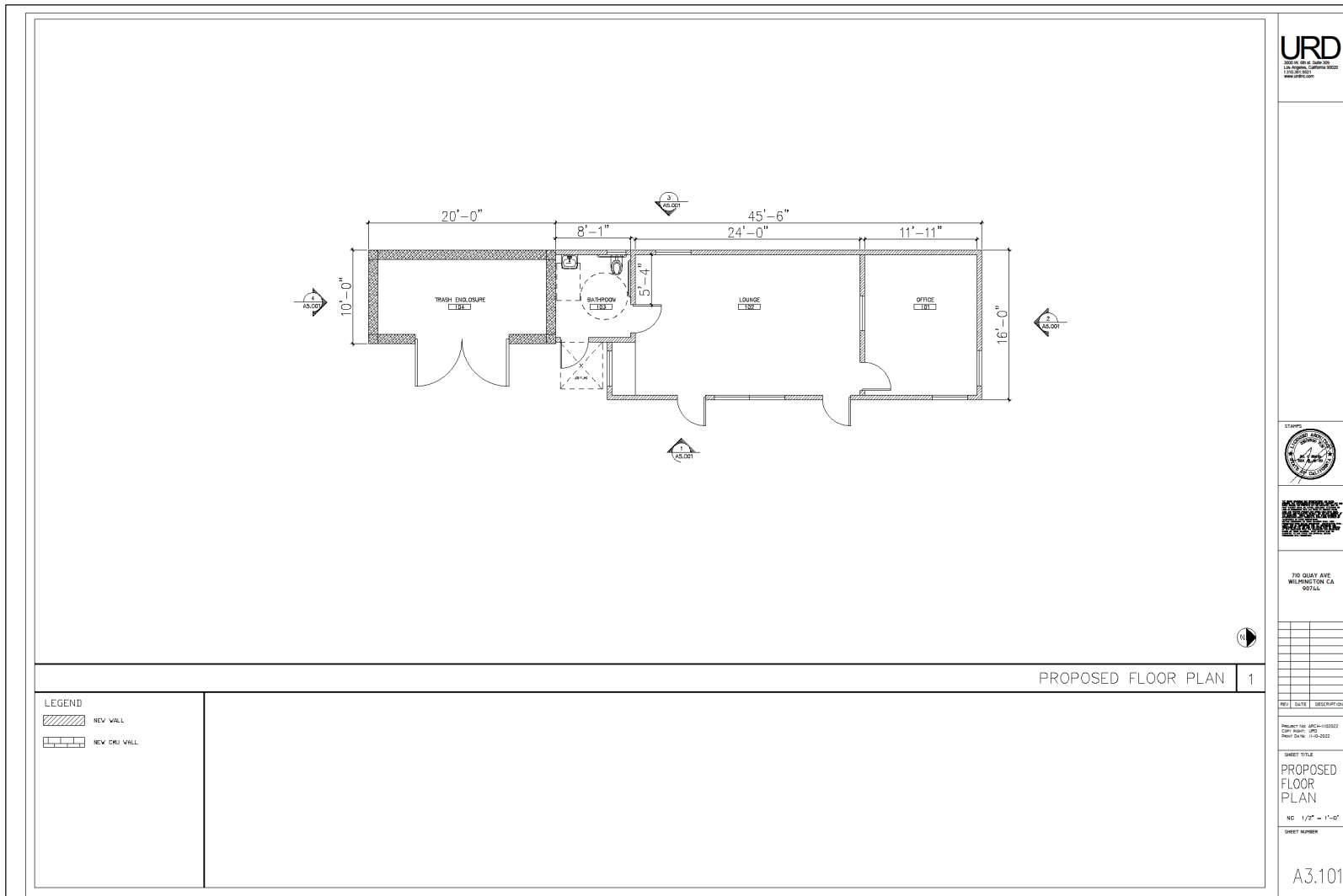
SHEET NUMBER

PROPOSED SITE PLAN 1

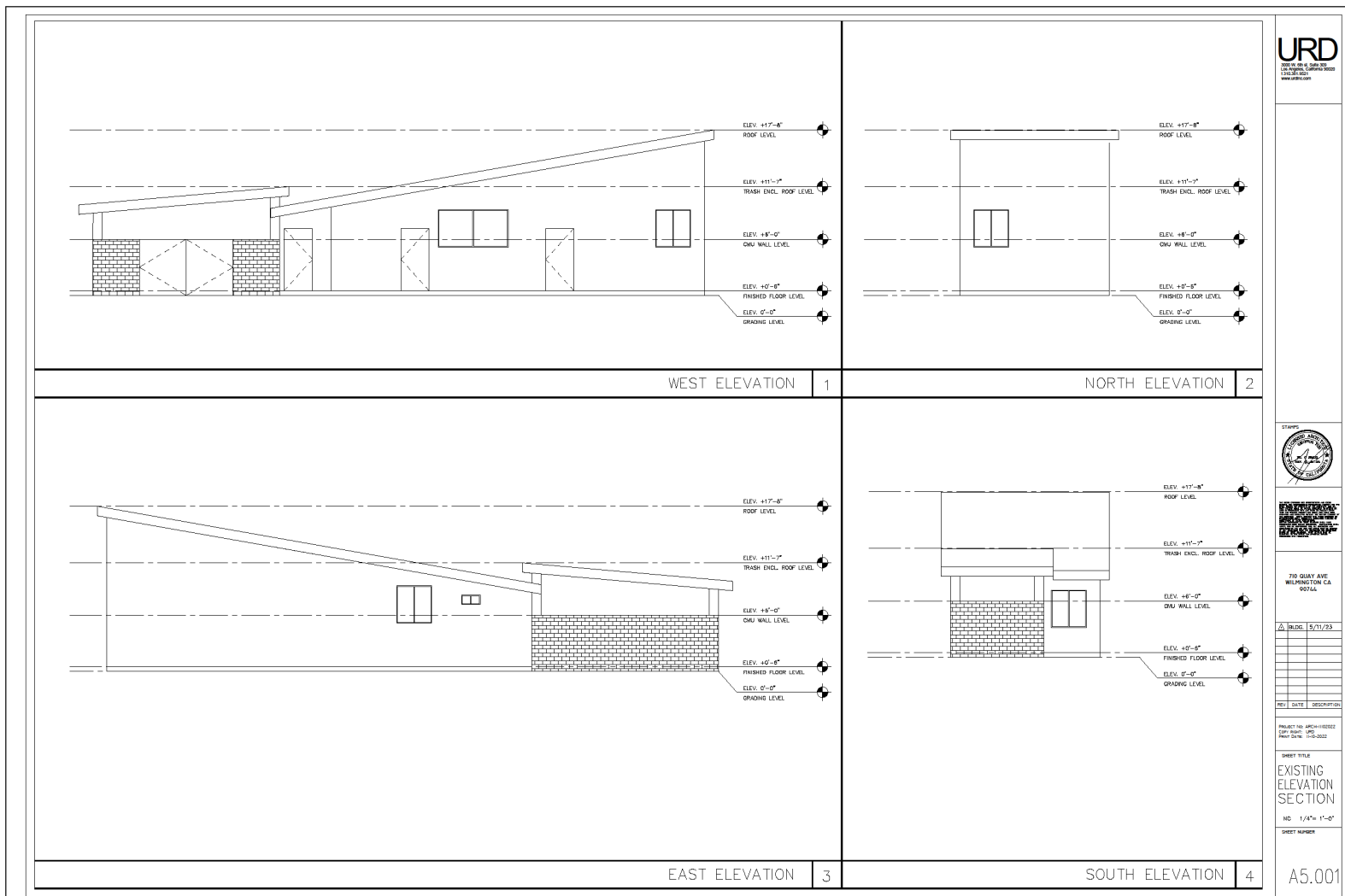
A2.102



# Proposed Floor Plan



# Proposed Elevation



# Current Project Status

1. There are several violations on the property and inspector Byron has forwarded the case to criminal court even though the owner and the architect is working to resolve the violation.
2. The site has been mostly cleaned up and ready to move forward and resolve all the violations once the Hardship exemption application is approved by the community committees.





