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**Edgar Khalatian**  
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October 27, 2022

**BY HAND DELIVERY**

Office of the City Clerk  
Planning and Land Use Management Committee  
200 North Spring Street, Room 395  
Los Angeles, CA 90012

RE: Hardship Exemption Application  
1700 E. Q Street, Los Angeles

Please see enclosed hardship exemption application form and supporting materials for the above-referenced submittal:

**Attachment 1 – Hardship Exemption Justification**

- Exhibit 1: LADBS Permit Detail
- Exhibit 2: Order to Comply
- Exhibit 3: Ordinance No. 187552
- Exhibit 4: Ordinance No. 177243

**Attachment 2 – Grant Deed**

**Attachment 3 – Boundary Map**

**Attachment 4 – Plans**

**Attachment 5 – Photographs**

Please contact the Applicant’s representative, Edgar Khalatian, with any questions.  
[ekhalatian@mayerbrown.com](mailto:ekhalatian@mayerbrown.com) or 213-229-9548.

BY \_\_\_\_\_  
 CITY CLERK  
 2022 OCT 27 AM 10:05  
 CITY CLERK'S OFFICE

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**CITY OF LOS ANGELES**  
**INTERIM CONTROL ORDINANCE**  
**HARDSHIP EXEMPTION APPLICATION**

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Form Created - 9/3/2015

**INSTRUCTIONS**

Hardship Exemption Applications are available at the following locations:

**Department of City Planning**

**Development Services Center  
(Public Counter)**  
201 N. Figueroa, 4<sup>th</sup> Floor Los  
Angeles, CA 90012  
(213) 482-7077

**Valley Planning Counter**  
6262 Van Nuys Boulevard, Suite 251  
Van Nuys, CA 91401  
(818) 374-5050

**Office of the City Clerk**

**Planning and Land Use Management Committee**  
Room 395, City Hall 200 North Spring Street Los Angeles, CA 90012  
(213) 978-1133

**Department of Building and Safety**

**Construction Service Centers**

**Hours: Monday, Tuesday, Thursday, and Friday – 7:30 a.m. -4:30 p.m.**  
**Wednesday – 9:00 a.m. – 4:30 p.m.**

**Van Nuys**  
6262 Van Nuys Boulevard  
2<sup>nd</sup> Floor, Room 251  
Van Nuys, CA 91401

**San Pedro**  
S. Beacon Street, Room 276  
San Pedro, CA 90731  
*(The San Pedro and South Los Angeles  
offices are closed between 12:00 p.m. to  
1:00 p.m. daily.)*

**Downtown**  
201/221 N. Figueroa Street, 4<sup>th</sup> Floor  
Los Angeles, CA 90012

**South Los Angeles\*** 8475 S. Vermont  
Avenue, 2<sup>nd</sup> Floor  
Los Angeles, CA 90044

**West Los Angeles**  
1828 Sawtelle Boulevard, 2<sup>nd</sup> Floor  
West Los Angeles, CA 90025

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1. **Complete the enclosed Hardship Exemption Application Form and include all required attachments** (refer to the application for a complete list of attachments).
  2. **File the application with the Office of the City Clerk.** There is no filing fee.

**Office of the City Clerk**

Planning and Land Use Management Committee  
Room 395, City Hall  
200 North Spring Street Los Angeles, CA 90012  
(213) 978-1133

## **APPLICATION PROCESS**

1. The Office of the City Clerk accepts the application materials and notifies both the relevant Council Office and the Chair of the Planning and Land Use Management Committee (PLUM) of the City Council that the application has been filed. *There is no deadline in which City Council must act.*
2. The Office of the City Clerk waits for the Council Office to schedule the applications for consideration by PLUM. PLUM meets on Tuesdays at 2:30 p.m. in Room 350 (3<sup>rd</sup> Floor) of City Hall, 200 N. Spring Street, Los Angeles, CA 90012. The agenda can be found on the City's website at [www.lacity.org](http://www.lacity.org) under *Council Calendar*.
3. The request for a Hardship Exemption from the Interim Control Ordinance (ICO) is scheduled for PLUM.
4. PLUM makes a recommendation and the matter is scheduled for full City Council.
5. The City Council acts on the request. City Council meets at 10:00 a.m. on Tuesdays, Wednesdays, and Fridays in the John Ferraro Council Chamber, Room 340, City Hall, 200 N. Spring Street, Los Angeles, CA 90012.

## **AFTER A HARDSHIP EXEMPTION IS GRANTED**

Once a Hardship Exemption is granted from the Interim Control Ordinance, the applicant must pursue Building and Safety permits and other City Department approvals, as necessary, to complete the project.

## HARDSHIP EXEMPTION APPLICATION

<b>ICO Area:</b> Wilmington-Harbor City	<b>Council File No.:</b> 22-0231
<b>Interim Control Ordinance No.:</b> 187552	<b>Additional Interim Control Ordinance No.:</b> N/A
<b>Effective Date:</b> July 06, 2022	

<b>Applicant (Record Owner):</b> RLF II West, LLC	<b>Telephone:</b>
<b>Applicant Mailing Address:</b> 201 West Street, Suite 200 Annapolis, MD 21401	<b>Email Address:</b> prios@realterm.com
<b>Applicant's Representative:</b> Edgar Khalatian	<b>Telephone:</b> (213) 229-9500
<b>Representative's Mailing Address:</b> Mayer Brown, LLP 350 South Grand Avenue, 25th Floor Los Angeles CA, 90071	<b>Email Address:</b> ekhalatian@mayerbrown.com

<b>Property Address:</b> 1600 E. Q Street, 1700 E. Q Street, and 1550 Gamble Avenue Los Angeles, CA 90744	<b>Lot Area (sq. ft.):</b> 169,563.6
<b>Legal Description:</b> See Attachment 2.	<b>Structure/Building Construction Date:</b> See Attachment 1.
<b>Existing Zone (ZIMAS):</b> [Q]MR2-1VL-CUGU MR2-1VL-CUGU	<b>Permit History (Include Permit Numbers):</b>  02026-70000-00007 Automobile Impound Yard 01/22/2002
<b>Existing Land Use Designation (From City Planning Department):</b> Light Manufacturing	

**Note: The Department of City Planning Master Land Use Application is not required.**

BY \_\_\_\_\_  
CITY CLERK  
OCT 27 AM 10:04  
CITY CLERK'S OFFICE

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**Describe Current Use** (Include size in square feet, height, ancillary structures such as garages, etc.):

See Attachments 1 and 5.

**Describe Proposed Project and Use** (Include size in square feet, height, etc.):

See Attachments 1 and 4.

**Why do you believe a hardship exists for which an exemption should be granted?** (Attach a statement on a separate sheet if necessary. An economic analysis may also be submitted.)

See Attachment 1.

**Note: The Department of City Planning Master Land Use Application is not required.**

**Do you have any ownership interest in any other parcels within 300 feet of this property?**

Yes       No

*(If yes, submit a map showing the location and boundaries of the property for which an exemption is being requested, and the location of the other ownerships.)*

**ADDITIONAL INFORMATION FILING REQUIREMENTS**

In addition to this form, all below items should be included with the application, unless otherwise instructed by City Staff.

- a. Attach a **map showing the location and boundaries** of the property for which the exemption is being requested.
- b. Attach a **Plot Plan** showing the building footprint, parking plan, landscaping, balconies, driveways, any amenities, etc.
- c. Attach an **Elevation Plan**, which includes dimensions for all views.
- d. Attach **Building Plans**. If plans have been accepted by the Department of Building and Safety, list Plan Check No. N/A and Submittal Date N/A.
- e. Submit a **Project History** summary that includes dates and descriptions of meetings, negotiations, expenditures, commitments, etc.
- f. Submit **Photographs** of the subject property and all surrounding property – not over 8 ½ x 11 inches, but of adequate size to illustrate the condition and physical context of the property under discussion.
- g. Attach any **additional information** as needed.

**NOTICE OF PUBLIC HEARING**

The City Council may hold a public hearing on a hardship exemption application. Upon notification that a public hearing has been scheduled, the applicant shall notify the owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property at least ten days before the date of the hearing. Notice of the public hearing shall also be posted by the applicant in a conspicuous place on the subject property at least ten days before the date of the hearing. The applicant shall provide proof of such notice at the time of the hearing in the form of a sworn declaration or affidavit. Failure to provide such proof shall be grounds to deny the hardship exemption application.

**THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

Stephen Panos  
**Applicant (Record Owner) \***  
Stephen Panos      Senior Vice President

10/26/2022  
**Date**

  
**Representative**

10/26/2022  
**Date**

\* *Proof of ownership will be required at the time of application submittal. A recorded grant deed and/or City Clerk's ownership records printout are acceptable.*

## **HARDSHIP EXEMPTION JUSTIFICATION**

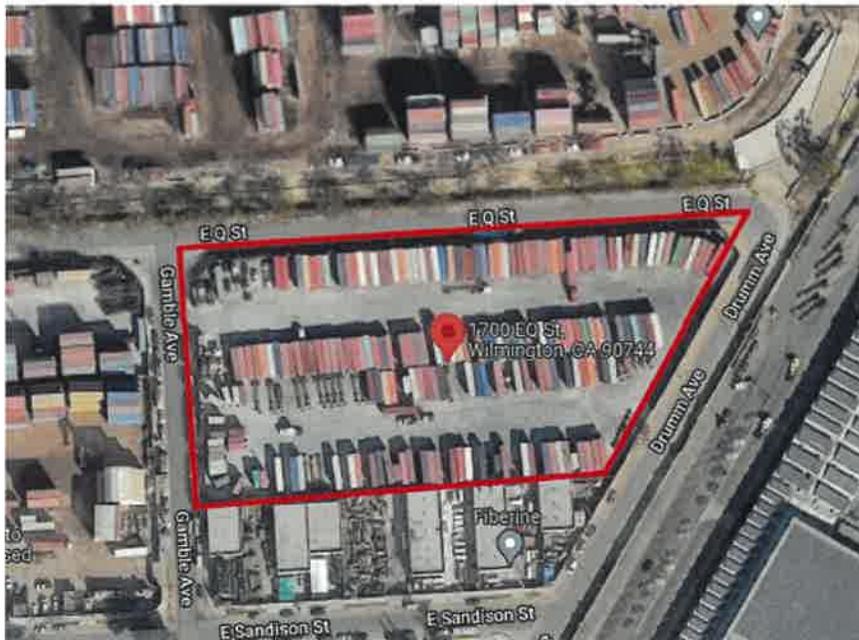
### **A. INTRODUCTION**

RLF II West, LLC (“*Applicant*”) is the owner of the 3.89-acre property located at 1600 and 1700 E. Q Street, in the City of Los Angeles [Assessor Parcel Number 7426-024-048] (the “*Property*”). As detailed below, the Applicant respectfully requests a hardship exemption from the provisions set forth in Ordinance No. 187552, which establishes the Wilmington-Harbor City Interim Control Ordinance (“*ICO*” or “*Ordinance*”) for Trucking-Related Uses (defined below) on certain industrially zoned properties within the Wilmington-Harbor City Community Plan area.

### **B. BACKGROUND FACTS**

#### **1. Land Use and Zoning**

The Property is approximately 3.89-acres in size (169,563.6 sf) and is bounded by Q Street to the north, Gamble Avenue to the west, Drumm Avenue to the east, and Sandison Street to the south. The Property is outlined in red on the aerial image below:



The Property is located within the Wilmington-Harbor City Community Plan (“*Wilmington-Harbor CP*”) area and has a “Light Manufacturing” land use designation. The Property’s zoning designations are MR2-1VL-CUGU and [Q]MR2-1VL-CUGU (Restricted Light Industrial Zone).

The Wilmington-Harbor CP area is situated in the southern portion of the Los Angeles Basin, near the Los Angeles Harbor. It is located between the Port of Los Angeles, Harbor Gateway and San Pedro planning communities and contains approximately 6,481 acres of land. The Property is located within the eastern portion of the Wilmington community, which is largely an industrial area.

## 2. Existing Operations

The Property has been used for various automobile/vehicular-related uses for at least the last two decades. These uses include an automobile impound yard, container storage, and truck parking. Other than a metal security guard shack (10-ft by 10-ft), the site does not include any buildings or structures. Instead, the Property is used to store abandoned automobiles, and parking/storage for containers, freight, trucks, and related equipment, such as chassis. The Property is surrounded by 10-foot high welded steel plate and chain-link fences. The Los Angeles Department of Building and Safety (“**LADBS**”) issued a permit for the impound use in 2002 (Permit No. 02026-70000-00007, attached hereto as *Exhibit 1*).

Franco Trucking is the business operator and tenant at the Property, conducting transportation logistics operations on the site since 2019. Founded in 2008, Franco Trucking is a local family-owned and operated business that employs approximately 105 workers across five locations, all within the Los Angeles South Bay region. Franco Trucking’s business operations include freight transportation services, which involves transporting goods to and from the Port of Los Angeles, as well as providing temporary storage for containers and freight equipment. The containers, trucks and equipment stored at the Property are not stacked.

## 3. Order to Comply

On April 26, 2022, LADBS issued an order to comply after conducting an inspection of the Property (“**Order to Comply**”, attached hereto as *Exhibit 2*). The Order to Comply listed three violations relating the following uses on the Property:

- i. Truck terminal
- ii. Cargo container storage
- iii. 10-ft x 10-ft office

According to the Order to Comply, the required permits and approvals were not issued for the uses above. However, the Order to Comply included instructions to bring the Property into compliance with the Los Angeles Municipal Code (“**LAMC**”). The Order to Comply noted that compliance could be achieved by submitting plans and obtaining permits and certificates of occupancy for the existing uses.

## 4. Interim Control Ordinance (ICO)

After LADBS issued the Order to Comply (dated April 26, 2022), the City Council adopted Ordinance No. 187552 (i.e., the ICO), which went into effect on July 6, 2022 (attached hereto as *Exhibit 3*). The Property is located within the boundaries of the ICO, which prohibits the issuance of all permits and certificates of occupancy associated with the establishment or expansion of all trucking-related uses, including, but not limited to, truck parking, truck storage, trucking yards and trucking terminals on industrial land in the Wilmington-Harbor CP area, except for the area east of Alameda Street and the Wilmington Industrial Park area located south of G Street and east of Broad Ave.

The ICO's broad definition of "Trucking-Related Uses" includes, but is not limited to, the following uses:

- a. Truck Parking (Parking of Trucks). A building, structure, or principal use of land used to park freight trucks, freight truck trailers, or the associated equipment/accessories, including, but not limited to, storage of chassis, container stackers, cranes, and forklift trucks;
- b. Truck Storage (Commercial Vehicle Storage). A building, structure, or principal use of land used to store freight trucks, freight truck trailers, or the associated equipment/accessories, including, but not limited to, storage of chassis, container stackers, cranes, and forklift trucks;
- c. Trucking Terminal. A building, structure, or principal use of land used where freight trucks dock to unload/load and transport goods, and may include the storage of freight trucks or truck trailers or associated equipment/accessories, including, but not limited to, chassis, container stackers, cranes and forklift trucks;
- d. Trucking Yard. A building, structure or principal use of land used to store freight trucks, freight truck trailers or associated equipment/accessories including but not limited to chassis, container stackers, cranes and forklift trucks.

The Ordinance was initially effective for 45 days. However, on August 5, 2022, the City Council extended the ICO for a period of 10 months and 15 days. The Ordinance is effective until June 11, 2023, or until the Wilmington-Harbor City Community Plan Update or other appropriate land use regulatory controls have been adopted by the City Council and become effective, should either of those actions occur first.

Section 5 of the Ordinance, titled "Hardship Exemption," allows the City Council to grant a hardship exemption from any or all of the ICO's provisions in cases of extreme hardship. As explained below, there are compelling reasons for the City to grant the Applicant a hardship exemption from the ICO.

### C. JUSTIFICATION

1. The ICO Prohibits New or Expanded Truck-Related Uses and is not Intended to Discontinue Existing Operations.

The ICO prohibits issuance of permits and certificates of occupancy for "the *establishment or expansion* of Trucking-Related Uses" in an effort to avoid "*further impacts* to the quality of life for community residents." (ICO, pp. 1, 3 [emphasis added].) Franco Trucking's business operations at the Property were established long before the ICO was adopted, and the business has operated without impacting the quality of life for community residents. As such, the current operations are not new uses; rather, they are ongoing operations that were established before the City Council adopted the ICO.

The ICO's purpose is to protect Wilmington-Harbor CP area residents from "the establishment of additional trucking-related uses near residential neighborhoods [that] would create further impacts

to the quality of life for community residents.” (ICO, p. 1.) The ICO is not intended to terminate existing uses and halt ongoing business operations. Because the Trucking-Related Uses on the Property are longstanding, applying the ICO’s provisions would conflict with the ICO’s purpose to curb *new* Trucking-Related Uses. Further, applying the ICO’s provisions that prohibit permit issuance for Trucking-Related Uses prevents the Applicant from curing the violations identified in the Order to Comply.

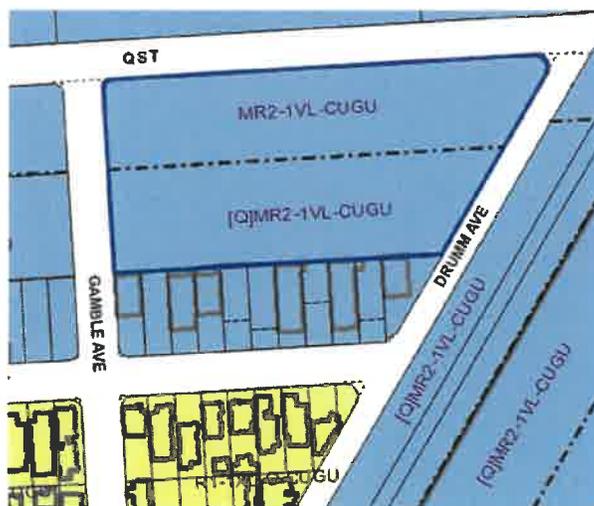
2. Applying the ICO is Inconsistent with the Property’s Industrial Land Use and Zoning Designations.

As noted above, the Property is located within the Wilmington-Harbor CP area. The Property has a General Plan land use designation of Light Manufacturing and is zoned MR2-1VL-CUGU and [Q]MR2-1VL-CUGU. The southern half of the Property is subject to the following [Q] condition:

“No cargo containers may be kept or stored on the site. However, *this condition shall not prohibit the loading and/or parking of trucks and truck trailers, including containers on wheels, provided that no trailers or containers may be ‘stacked’ vertically* at any time, and that any truck loading or parking facility shall maintain a landscaped buffer at least 10 feet wide that includes trees and/or shrubs, designed to visually screen the use, facing any residential zone that is adjacent or directly across a street or alley.” (Ordinance No. 177243 [emphasis added].)

The Q Condition on the southern portion of the Property also includes development standards for open storage uses. Such uses must be enclosed with a solid fence or wall at least 8-feet high, with no materials stored higher than the fence enclosure. (Ordinance No. 177243, attached hereto as *Exhibit 4.*)

As depicted below, the Property (outlined in blue) is not located adjacent to a residential zone or a residential use.



Although the properties to the south of Sandison Street are residentially-zoned (R1), there is another property that is used for industrial purposes located between the Property and the residential lots (1601-1643 Sandison Street). The Property is also not located within 500 feet of a school or park zone. Additionally, the trucks, containers and equipment stored on the Property are not stacked vertically on top of one another. Rather, they are placed individually on chassis/wheels, which avoids adverse visual impacts to surrounding properties.

The MR2 zone's purpose is to protect industrial land for industrial uses and prohibit unrelated commercial and non-residential uses. (LAMC, § 12.18-A.1.) Accordingly, the LAMC allows the following permitted uses within the MR2 zone (LAMC, §§ 12.18-B.1, 12.17.5-B.5):

- Contractor's equipment storage yard or plant.
- Draying, freighting, or trucking yard or terminal.
- Open storage, not including the storage of impounded, abandoned, partially dismantled, obsolete or wrecked automobiles or similar equipment, or salvage, junk or scrap metal yards, provided no material or equipment is stored to a height greater than that of the wall or fence enclosing the storage area.
- Parking of trucks or buses.

The uses above are allowed on properties within the MR2 zone so long as such uses are either conducted within an enclosed building or an area enclosed on all sides with a solid wall or fence that is at least 6-feet high and the materials or equipment are not stored to a height greater than the enclosing wall or fence. (LAMC, §§ 12.18-B.1, 12.17.5-B.5.)<sup>1</sup> The ICO's definition of Trucking-Related uses directly conflicts with the LAMC by prohibiting uses that the code allows. The ICO's prohibition is also inconsistent with the Wilmington-Harbor CP, which acknowledges the significance of this industrial area.

Most of the industrial land use designations in the Wilmington-Harbor CP area are located in the south and east portions of this community; indeed, the Property is located on the eastern edge of the Wilmington-Harbor CP area. This area's industrial character is largely defined and influenced by its strategic location adjacent to the Los Angeles-Long Beach harbors. The Wilmington-Harbor CP seeks to protect industrially zoned land where it does not encroach into predominantly residential areas, and to capitalize on the strategic proximity to the Port of Los Angeles through the creation of new, diverse industrial activities and commensurate employment opportunities. (Wilmington-Harbor CP, p. III-12.)

In portions of Wilmington where industrial strips or pockets of land lie adjacent to residential areas, the Wilmington-Harbor CP designates Limited or Light Industrial land uses with corresponding MR restricted zoning classifications, which are intended to stabilize the industrial land reserve while assuring that industrial development is compatible with adjacent land uses. (Wilmington-Harbor CP, p. III-12.) Here, the Property has a Light Manufacturing land use

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<sup>1</sup> The Q condition on the southern half of the Property requires the fence enclosure to be at least 8-feet high when uses include open storage. (Ordinance No. 177243.)

designation and MR2 zoning, along with a [Q] condition on the northern half of the site. Therefore, adequate planning and zoning safeguards are in place to govern land uses in this industrial area.

Further, granting the Property an exemption from the ICO is also consistent with the following Wilmington-Harbor CP policies:

- **3-1.1:** Designate lands for the continuation of existing industry and development of new industrial parks, research and development uses, light manufacturing, and similar uses which provide employment opportunities.
  - *Program:* The Plan identifies lands which have industrial designations to accommodate the variety of uses noted above and, through corresponding zoning regulations, implements this policy.
- **3-1.3:** Require a transition of industrial uses, from intensive uses to less intensive uses, in those areas in proximity to residential neighborhoods.
  - *Program:* Land use designations on the Plan map, map footnotes and the corresponding zoning implement this.
- **3-2.1:** Protect areas designated for industry and proposed for the MR restricted zoning classifications on the Plan map from unrelated commercial and other non-industrial uses, and upgrade such areas with high quality industrial development that is compatible with adjacent land use.

The Wilmington-Harbor CP area's industrial sector represents an important resource in terms of City tax revenues, facilities for the production, handling and distribution of cargo, and labor-intensive industries providing employment for skilled and semi-skilled workers throughout the region, and the plan strongly supports efforts to attract new industrial development. (Wilmington-Harbor CP, p. III-12.) For these reasons, truck and container parking uses are appropriate for the Property, which is located in a predominantly industrial area, within close proximity to the Ports of Los Angeles and Long Beach.

3. Applying the ICO to the Property Results in Financially Devastating Consequences to a Longstanding Local Small Business Owner and Operator.

But for the ICO, truck and container storage is a permitted use in the MR2 zone. While the Property has a permit as an automobile impound yard, due to an oversight, the proper ministerial permits to memorialize the truck/container parking uses were not obtained before the Ordinance was adopted. Unless the Property is granted an exemption from the ICO, Franco Trucking will be required to close and the Property will likely remain vacant. Due to its size and location in a heavy industrial area, the Property accounts for more than half of Franco Trucking's business operations.

Franco Trucking is owned by a Wilmington-native who cares deeply about improving the community. Franco Trucking participates in and sponsors various community events, such as cleanup days, the Wilmington Christmas parade, and the annual "I Heart Wilmington" event. Franco Trucking also donates time and money to the local high school, Phineas Banning High School, which is also the alma mater of Franco Trucking's owner. In total, Franco Trucking

participates in about 40-45 community events every year; an homage to the community where Franco Trucking's owner was born and raised.

Franco Trucking also assists the City by spending significant time and financial resources to keep the area surrounding the Property safe and clean. This includes spending thousands of dollars each month to sweep the streets and clear trash and debris left behind by transients. Further, because Franco Trucking also operates an automobile impound yard on the Property, the business has frequently provided impounding services to the City. This includes storing, staging, transporting, and removing over 50 abandoned containers and chassis impounded by the City.

Finally, the ICO was not adopted with the goal of shutting down existing businesses and should not be enforced against the Property because it would conflict with the City's goal to support local businesses. Objective 2-1.5 of the Wilmington-Harbor CP provides that the City aims to support "legislation and administrative actions which allow the City to continue to support small business development." (Wilmington-Harbor CP, p. III-10.) Here, granting the ICO's hardship exemption furthers the Wilmington-Harbor CP's goals and allows a local family-owned business to keep its doors open.

#### **D. CONCLUSION**

For the reasons stated above, the Applicant respectfully requests a hardship exemption from the provisions of the ICO, allowing it to obtain the necessary permits and approvals to cure the violations stated in the Order to Comply.

#### Attachments:

- *Exhibit 1* – LADBS Permit Detail
- *Exhibit 2* – Order to Comply
- *Exhibit 3* – Ordinance No. 187552 (ICO)
- *Exhibit 4* - Ordinance No. 177243 (Q Condition)

**Exhibit 1**

**LADBS Permit Detail**

# Los Angeles Department of Building and Safety

## Certificate Information: 1600 E Q ST 90744

**Application / Permit**

02026-70000-00007

**Plan Check / Job No.**

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**Group**

Building

**Type**

NonBldg-Alter/Repair

**Sub-Type**

Commercial

**Primary Use**

(8) Automobile Impound Yard

**Work Description**

Use of Land to include auto impound yard of the said lot. Work to comply with the order dated 12/10/01 J-2302-N. This is an extension of the use of land "auto wrecking" for 1501 Sandison Av.

**Permit Issued**

No

**Current Status**

Application Submittal on 1/18/2002

### Permit Application Status History

No Data Available.

### Permit Application Clearance Information

Miscellaneous	Not Cleared	1/18/2002	City Planning Department
(Q) Conditions	Cleared	1/22/2002	ANDY MONTEALEGRE

### Contact Information

No Data Available.

### Inspector Information

No Data Available.

### Pending Inspections

No Data Available.

### Inspection Request History

No Data Available.

**Exhibit 2**  
**Order to Comply**

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT  
ELVIN W. MOON  
VICE-PRESIDENT  
JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMLAN

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING  
JOHN WEIGHT  
EXECUTIVE OFFICER

ORDER TO COMPLY

RFL II WEST LLC 1501 CORPORATION 112 C T CORPORATION  
SYSTEM  
201 WEST STREET SUITE 200  
ANNAPOLIS, MD 21401

CASE #: 78542  
ORDER #: A-5710009

EFFECTIVE DATE: April 26, 2022  
COMPLIANCE DATE: May 26, 2022

OF  
SITE ADDRESS: 1700 E Q ST  
ASSESSORS PARCEL NO.: 7426-024-048  
ZONE: MR2; Restricted Light Industrial Zone  
MR2; Restricted Light Industrial Zone  
NAME OF BUSINESS IN VIOLATION: FRANCOS TRUCKING 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 an impound yard

Or

Submit plans, obtain all required permits, inspections, approvals, clearances and secure a new Certificate of Occupancy for Use of Land as a truck terminal.

Code Section(s) in Violation: 12.21A.1.(a), 12.26E2, 91.104.2.5, 91.106.1.1, 91.0106.3.2.1, 91.0108.1, 91.0109.1 of the L.A.M.C.

**2. (V #12.) Cargo container.**

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 container on the site. 2) Discontinue the use of the cargo container.

Code Section(s) in Violation: 91.0106.3.2.1, 91.0108.1, 91.0109.1, 12.21A.1.(a), and 12.26E.2. of the L.A.M.C.

**3. (V #3-STANDARD) The 10ft x 10ft office was/is 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.

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.

Or

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

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.104.2.4, and 91.104.2.2 of the L.A.M.C.

**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 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.

**NOTE: 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 \$2,310.00.**

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 11.00 (m) L.A.M.C.

**REVOCACTION 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. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A 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 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 I. 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 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.

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 error 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.

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.



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

**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 fine as specified in Section 98.0402(f)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: 

Date: April 14, 2022

BYRON BRASHEARS  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3030  
Byron.Brashears@lacity.org

  
REVIEWED BY

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.



**CODE ENFORCEMENT BUREAU**  
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**Exhibit 3**

**Ordinance No. 187552 (ICO)**

187552

**ORDINANCE NO.** \_\_\_\_\_

Draft interim control ordinance prohibiting the issuance of permits or certificates of occupancy associated with demolition, building, use of land, or grading for all trucking-related uses, including, but not limited to, truck parking, truck storage, trucking yard and trucking terminal on all industrially zoned properties within the Wilmington-Harbor City Community Plan Area to protect the public health, safety, and welfare.

**WHEREAS**, the proposed Interim Control Ordinance (ICO) Area is located within the Wilmington-Harbor City Community Plan, which is a part of the General Plan of the City of Los Angeles;

**WHEREAS**, the community of Wilmington currently contains numerous sites used for all varieties of trucking-related uses, including, but not limited to, truck storage, truck parking, trucking terminals, and trucking yards, as the primary uses of the land;

**WHEREAS**, approximately one-third of the total ICO Area is designated Limited Industrial with corresponding MR1, M1, P Zones, Light Industrial with corresponding MR2, M2, P Zones, and Heavy Industrial with corresponding M3, P Zones, with no buffer to residential in many areas;

**WHEREAS**, trucking-related uses are permitted uses in the MR1, M1, MR2, M2, and M3 Zones;

**WHEREAS**, many industrially planned areas of the Project Area are currently adjoined by residentially developed areas designated Low, Low Medium I, Low Medium II, and Medium Residential;

**WHEREAS**, the residential areas located near trucking-related uses may be subjected to noise, dust, visual and air quality impacts, and truck traffic through residential streets that would impact circulation and pedestrian safety and, therefore, require protection from the adverse impacts generated by these uses;

**WHEREAS**, the residential areas throughout Wilmington and Harbor City have been disproportionately burdened by exposure to pollutants, and the establishment of additional trucking-related uses near residential neighborhoods would create further impacts to the quality of life for community residents;

**WHEREAS**, the existing zoning and building regulations provide minimal development restrictions to oversee the usage and operation of various trucking-related uses and are largely inadequate to address the adverse impacts created by these uses, including truck idling, truck intrusion into residential areas, unpermitted container storage/stacking onsite, the substandard maintenance of various industrial sites and difficulty of enforcement of these operations, which has generated nuisance complaints from nearby residents;

**WHEREAS**, the City Planning Department has been working with the community since 2018 to update the Wilmington-Harbor City Community Plan and has proposed creating Hybrid Industrial zones as physical buffers to mitigate the environmental, health, aesthetic, circulation, and nuisance issues that arise from decades of incompatible land use patterns resulting in single-family homes directly abutting industrial uses;

**WHEREAS**, the crisis at the Ports due to COVID-19 has accelerated these trucking-related uses into existing neighborhoods and is further driving the expansion of these uses into new locations that will be soon prohibited once the Community Plan is implemented;

**WHEREAS**, the City Planning Department is preparing new zoning and regulations to address these issues, where public meetings have been held to integrate community input into the proposed new zoning and regulations;

**WHEREAS**, it is expected to take several months for the proposed land uses, new zoning, and regulations to be adopted and become effective and, in the interim, irreparable harm to the public health, safety and welfare of the community could occur if new trucking-related uses were to expand or locate in the area without the benefit of new zoning and regulations;

**WHEREAS**, the establishment, and/or enlargement of these uses may occur in the interim because the uses are currently permitted under the existing zoning;

**WHEREAS**, the establishment, and/or enlargement of these uses is inconsistent with numerous objectives and policies of the Wilmington-Harbor City Community Plan to protect residential areas from adverse impacts caused by nearby industrial uses;

**WHEREAS**, the establishment, and/or enlargement of any trucking-related uses may be contrary to the goals and proposed regulations of the Wilmington-Harbor City Community Plan and may undermine the purpose of the pending new regulations;

**WHEREAS**, the establishment, and/or enlargement of any trucking-related uses may be detrimental and cause irreversible damage to the public health, safety and welfare of the communities of Wilmington and Harbor City when these uses gain legal nonconforming rights; and

**WHEREAS**, it is urgent to protect the public health, safety, and welfare by immediately preventing the issuance of permits or certificates for the establishment of new or expansion of existing trucking-related uses, including, but not limited to, truck parking, truck storage, trucking yard and trucking terminal uses until the updated Wilmington-Harbor City Community Plan is adopted.

**NOW, THEREFORE,**

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. **DEFINITIONS.** The following words and phrases, whenever used in this ordinance, shall be construed as defined in this section. Words and phrases not defined here shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code.

Trucking-Related Uses include, but are not limited to, the following:

- (a) **Truck Parking (Parking of Trucks).** A building, structure, or principal use of land used to park freight trucks, freight truck trailers, or the associated equipment/accessories, including, but not limited to, storage of chassis, container stackers, cranes, and forklift trucks;
- (b) **Truck Storage (Commercial Vehicle Storage).** A building, structure, or principal use of land used to store freight trucks, freight truck trailers, or the associated equipment/accessories, including, but not limited to, storage of chassis, container stackers, cranes, and forklift trucks;
- (c) **Trucking Terminal.** A building, structure, or principal use of land where freight trucks dock to unload/ load and transport goods, and may include the storage of freight trucks or truck trailers or associated equipment/accessories, including, but not limited to, chassis, container stackers, cranes and forklift trucks;
- (d) **Trucking Yard.** A building, structure or principal use of land used to store freight trucks, freight truck trailers or the associated equipment/ accessories including but not limited to chassis, container stackers, cranes, and forklift trucks and may include a maintenance yard.

Sec. 2. **PROHIBITION.** Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, for a period of 45 days, with the possibility of a 10-month and 15-day extension which can be further extended to an additional year from the effective date of this ordinance, or until the Wilmington-Harbor City Community Plan Update is adopted or other appropriate land use regulatory controls which regulates trucking-related uses within the area covered by this ordinance, and as shown on the map identified in Section 3, whichever occurs first:

No building or use of land permits, or certificates of occupancy shall be issued for the establishment or expansion of Trucking-Related Uses of any kind.

**Sec. 3. INTERIM CONTROL AREA.** The provisions of this ordinance shall apply to industrially zoned properties within the Wilmington-Harbor City Community Plan Area, generally bounded by the following: Sepulveda Boulevard and Lomita Boulevard on the north, Alameda Street on the east, Western Avenue on the west, and the jurisdictional boundary with the Port of Los Angeles on the south (generally, Harry Bridges Boulevard), except the Wilmington Industrial Park area located south of G Street and east of Broad Avenue as shown on the attached map.

**Sec. 4. EXTENSION OF REGULATIONS.** The City Council may by resolution extend the provisions of this ordinance for 10-month and 15-day period, which can be further extended to an additional year from the effective date of this ordinance so long as the Council makes the following findings: That the extension is necessary to protect the threat to the public safety, health, and welfare of the residents in the ICO area, from the expansion or creation of new Trucking-Related Uses, pursuant to the requirements of Government Code Section 65858.

**Sec. 5. HARDSHIP EXEMPTION.** The City Council, acting in its legislative capacity and by resolution, may grant hardship exemptions from any or all of the provisions of this ordinance in cases of extreme hardship duly established to the satisfaction of the City Council. An application for hardship exemption shall be filed with the City Clerk on forms provided by the Department of City Planning.

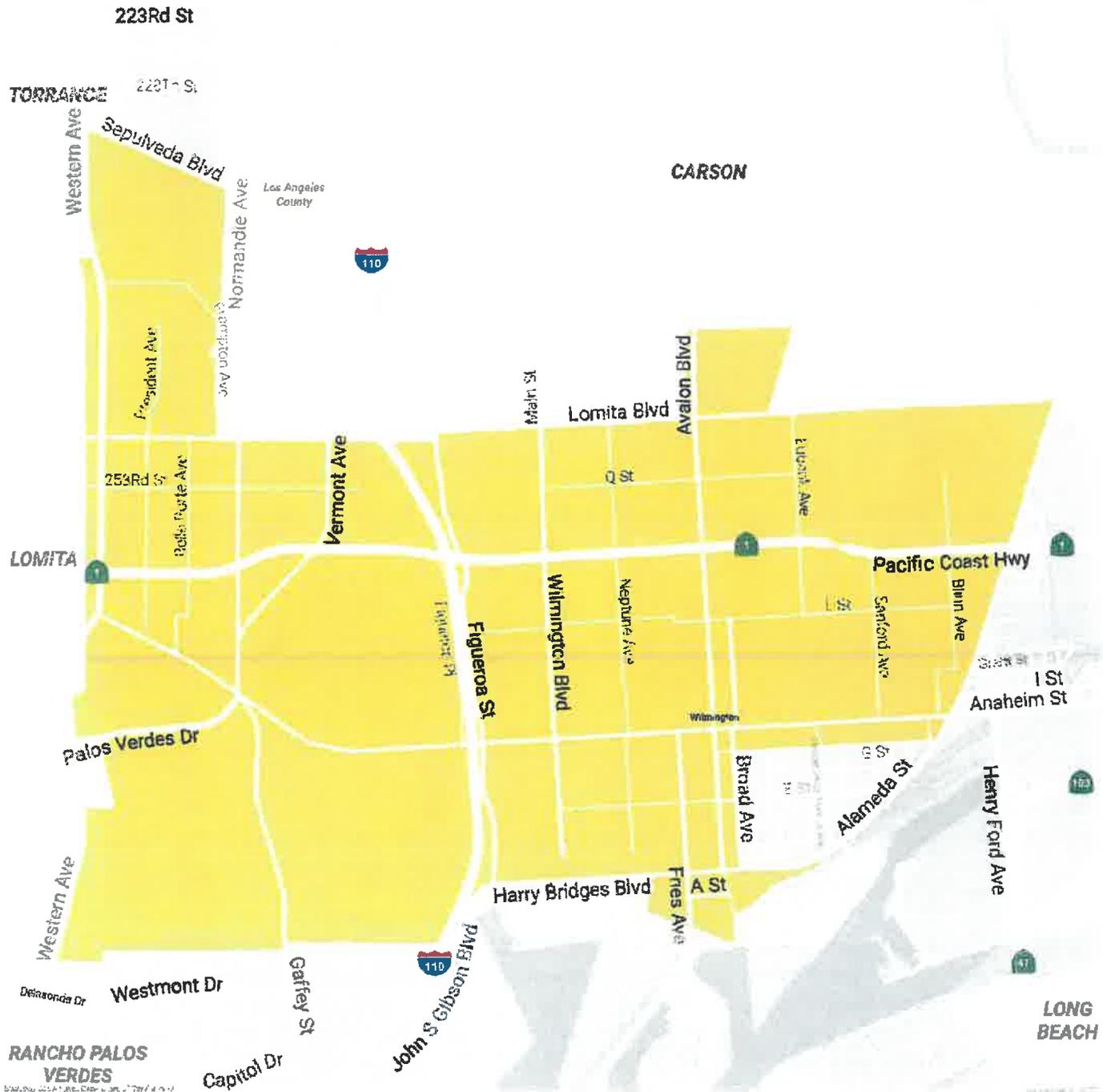
**Sec. 6. SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

**Sec. 7. APPLICABILITY OF THE ZONING CODE.** The regulations of this ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and any other ordinances adopted by the City Council, and do not contain any rights not otherwise granted under the provisions and procedures contained in that Chapter or other ordinances.

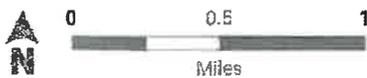
**Sec. 8. URGENCY CLAUSE.** The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety for the following reasons: Interim measures are needed for the immediate protection of residential areas from adverse impacts such as noise, dust, visual and air quality impacts, and increased truck traffic through residential streets caused by the establishment of trucking-related uses near residential neighborhoods. This ordinance will prevent potentially irreversible negative impacts on the community resulting from the expansion or establishment of additional Trucking-Related Uses. Many of these Trucking-Related Uses are currently located in areas adjoining residential areas, including public rights-of-way along residential streets. The Port of Los Angeles has

faced an unprecedented crisis over the last two years. In 2021, the Port transported more cargo containers than at any point in its 115 year existence. The unprecedented crisis due to the impact of the global pandemic on the supply chain resulted in the Port experiencing rarely having a single ship waiting offshore to a record 109 ships waiting offshore to unload in January of 2022 (prior to the crisis, the Port rarely experienced even one ship waiting offshore to unload), resulting in a “tidal wave” effect on its neighbors, overwhelming local streets with large trucks and trailers transloading cargo. Although this unprecedented crisis has spilled over into almost every facet of American life from storage of critical supplies to long lines of semi-trucks across U.S. highways, no community in the country has felt the burden of these impacts more than Wilmington and Harbor City. Located directly adjacent to the Ports of Los Angeles and Long Beach, lines of semi-trucks back up for miles, containers are simply abandoned on city streets, and there is a proliferation of trucks, heavy duty forklifts, and other machinery in the community. Wilmington and Harbor City are experiencing large drayage trucks driving at high rates of speed down residential streets and non-truck routes, with little regard for the safety of the community. Many of these Trucking-Related Uses are visually unattractive, involve trucks idling on public streets, and result in the unpermitted storage/stacking of cargo containers near residential areas. All of this creates negative safety, health and environmental impacts to the community far worse than previously experienced before the crisis at the Ports. In many instances, trucking operations spill over into the public right-of-way with trucks, containers and chassis parked on local streets, as well as on properties not approved for this type of use. Without this ICO, these unpermitted activities will increase as additional trucking-related businesses are expanded or established. Without appropriate planning and policy measures this type of development could continue to undermine the objectives of the Wilmington-Harbor City Community Plan. This ordinance is necessary to protect the public safety, health, and welfare of the Wilmington and Harbor City communities and prevent further impacts to them, pending adoption of appropriate regulatory measures that regulate these uses. For all these reasons, this ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

# Wilmington-Harbor City Trucking-Related Uses Interim Control Ordinance Boundaries



 Interim Control Ordinance (ICO) Boundaries



(Exhibit E-1)

Sec. 9. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By

  
ADRIENNE S. KHORASANEE  
Deputy City Attorney

Date

June 27, 2022

File No. 22-0231

m:\real prop\_env\_land use\land use\adrienne khorasanee\ordinances\wilmington-harbor city ic\wilmington-harbor city draft ordinance.docx

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than four-fifths of all its members.

CITY CLERK

  
\_\_\_\_\_

Ordinance Passed June 29, 2022

Published Date: 07/06/2022  
Ordinance Effective Date: 07/06/2022

**Exhibit 4**

**Ordinance No. 177243 (Q Condition)**

ZONE CHANGE ORDINANCE

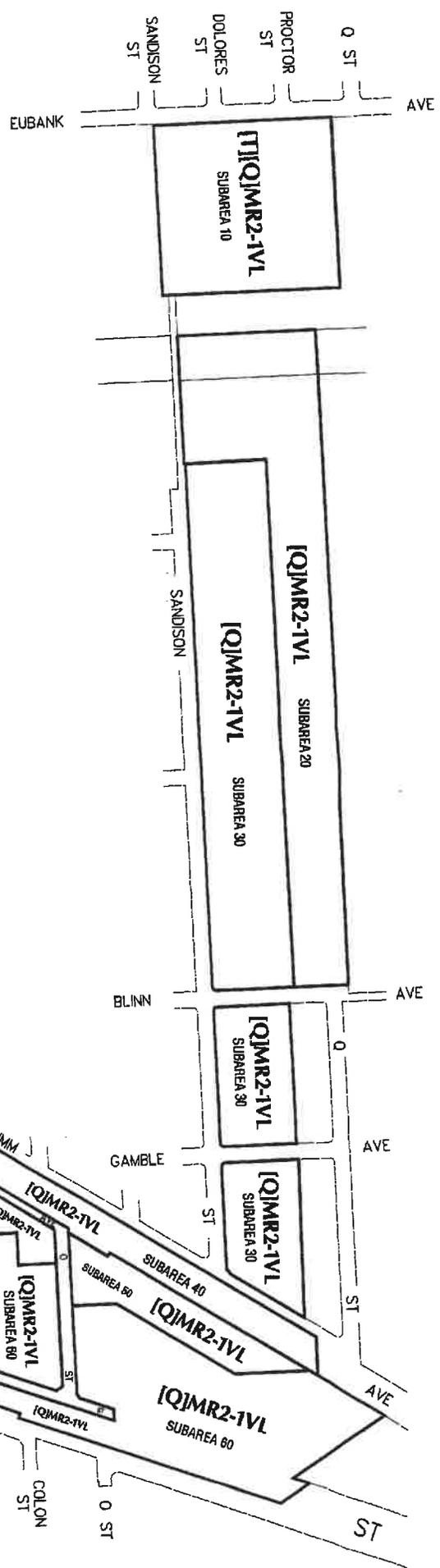
ORDINANCE NO. 177243

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

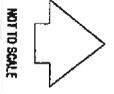
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall set forth the zones as if they are set forth on the maps entitled "Zone Change Ordinance Map", and Ordinance Table I attached hereto and incorporated herein by this reference.





THIS MAP IS FOR (D) CONDITIONS PURPOSES ONLY. ALL BOUNDARIES FOLLOW EXISTING LINES, EXCEPT WHERE NOTED.

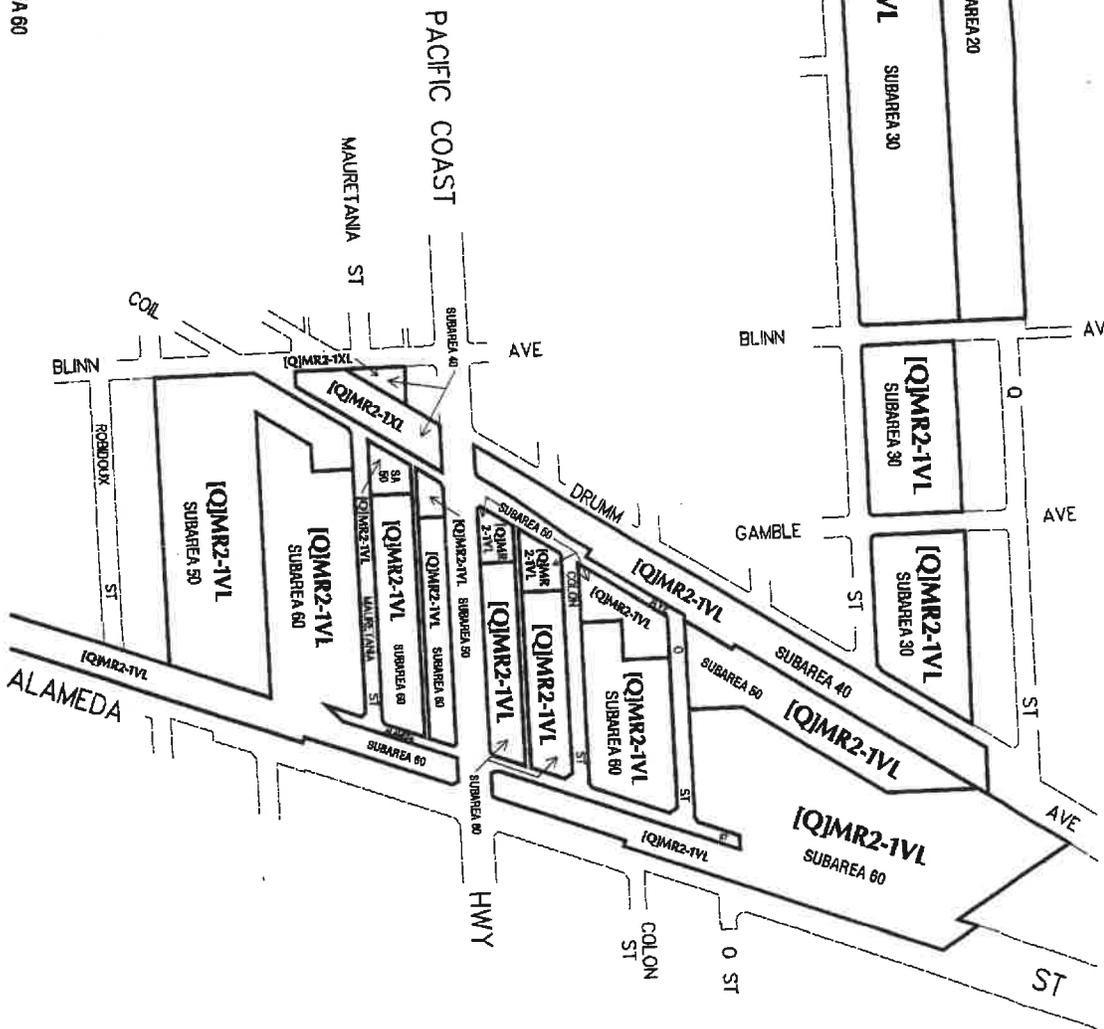


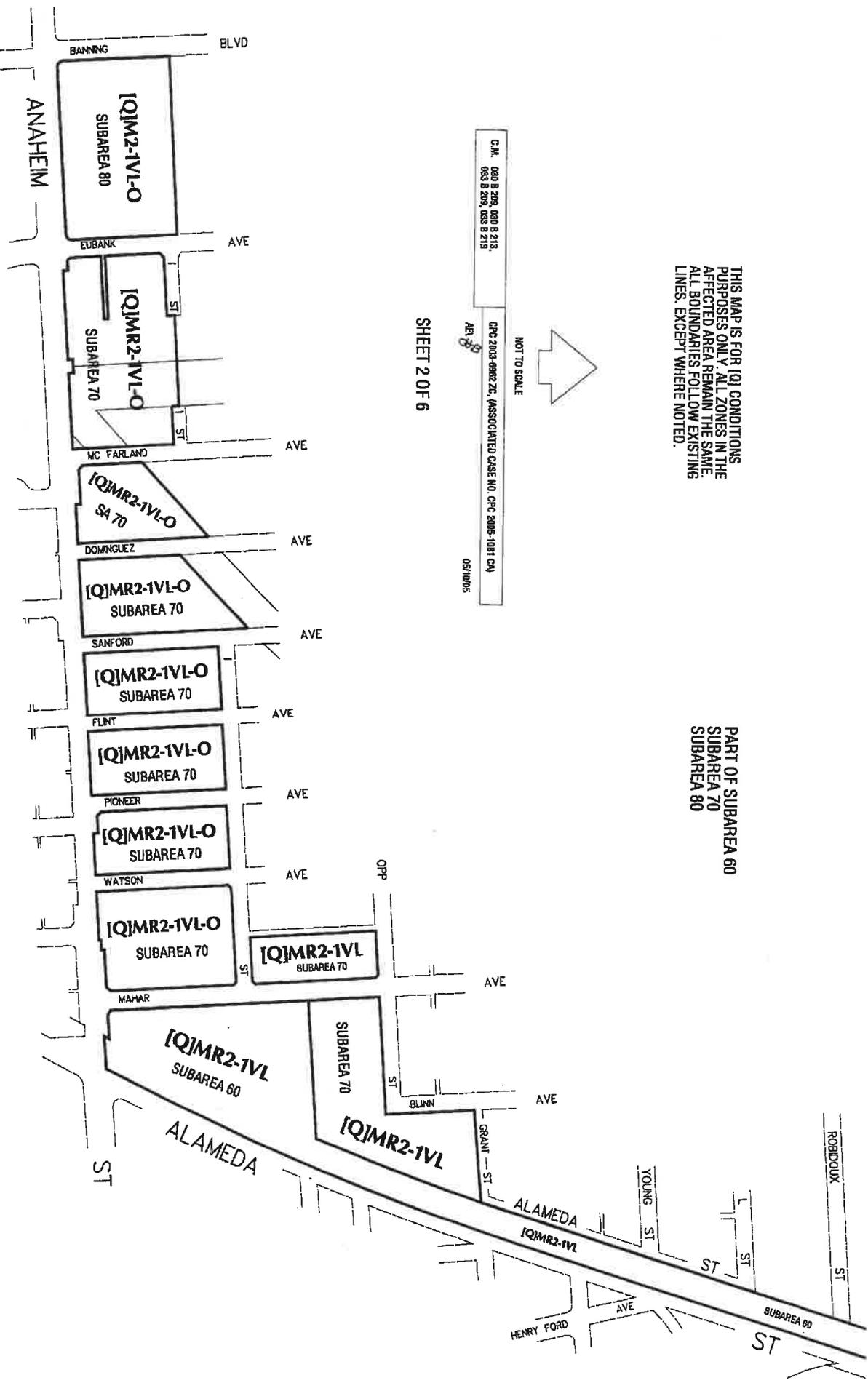
NOT TO SCALE

SHEET 1 OF 6

CAL. REG. B 218, REG. B 209, REG. B 217  
 CPE 2003-2005 ZC, ASSOCIATED CASE: NO. CPE 2005-1001 (2)  
 05/19/05

SUBAREA 10  
 SUBAREA 20  
 SUBAREA 30  
 SUBAREA 40  
 SUBAREA 50  
 PART OF SUBAREA 60





THIS MAP IS FOR IQI CONDITIONS PURPOSES ONLY. ALL ZONES IN THE AFFECTED AREA REMAIN THE SAME. ALL BOUNDARIES FOLLOW EXISTING LINES, EXCEPT WHERE NOTED.

PART OF SUBAREA 60  
SUBAREA 70  
SUBAREA 80

C.M. 000 B 206, 000 B 213, 003 B 206, 003 B 213  
CPC 2003-0902 ZC, (ASSOCIATED CASE NO. CPC 2005-1081 CA)  
A61.8  
05/10/05

NOT TO SCALE

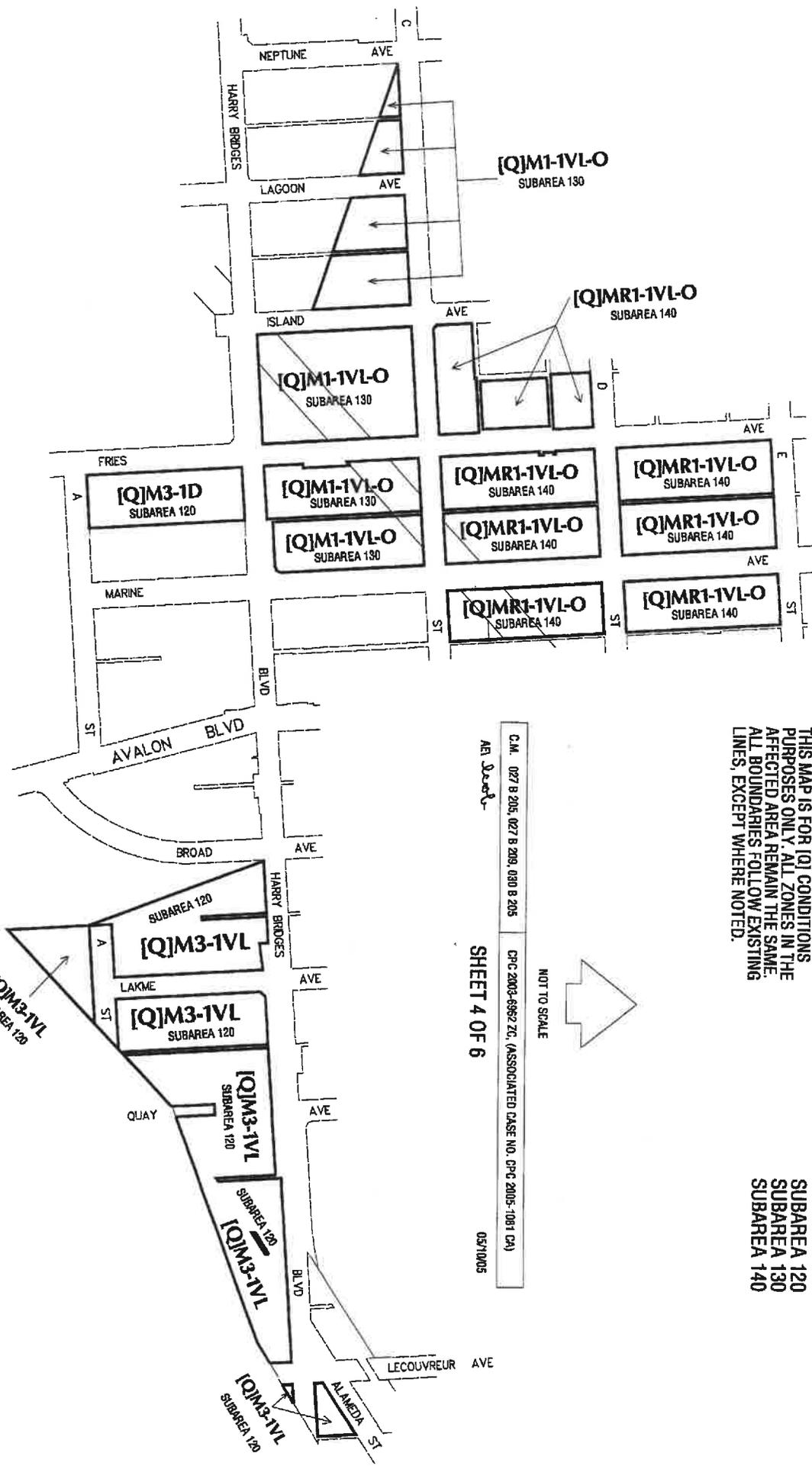
SHEET 2 OF 6



THIS MAP IS FOR [Q] CONDITIONS PURPOSES ONLY. ALL ZONES IN THE AFFECTED AREA REMAIN THE SAME. ALL BOUNDARIES FOLLOW EXISTING LINES EXCEPT WHERE NOTED.

- NOTES:
1. N.T.Y. LINE OF LOT 15, TR. NO. 2588.
  2. N.T.Y. LINE OF LOTS 14 & 16, TILTON TRACT.
  3. N.T.Y. LINE OF LOTS 30 & 31, BLOCK 28, RANGE 7, WILLAMINGTON.

CAL. 027 B 2006, 020 B 2001, 020 B 213  
 CFC 2004-0608 ZC, ASSOCIATED CASE NO. CFC 2005-1001 CA)  
 NOT TO SCALE  
 SHEET 3 OF 6  
 05/10/05



[Q]M1-1VL-O  
SUBAREA 130

[Q]MR1-1VL-O  
SUBAREA 140

[Q]M3-1D  
SUBAREA 120

[Q]M1-1VL-O  
SUBAREA 130

[Q]MR1-1VL-O  
SUBAREA 140

[Q]MR1-1VL-O  
SUBAREA 140

[Q]M1-1VL-O  
SUBAREA 130

[Q]MR1-1VL-O  
SUBAREA 140

[Q]MR1-1VL-O  
SUBAREA 140

[Q]MR1-1VL-O  
SUBAREA 140

[Q]MR1-1VL-O  
SUBAREA 140

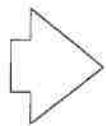
[Q]M3-1VL  
SUBAREA 120

C.M. 027 B 205, 027 B 209, 030 B 205  
AR 2005

CPC-2003-6992 ZC, (ASSOCIATED CASE NO. CPC 2005-1081 CA)  
05/10/05

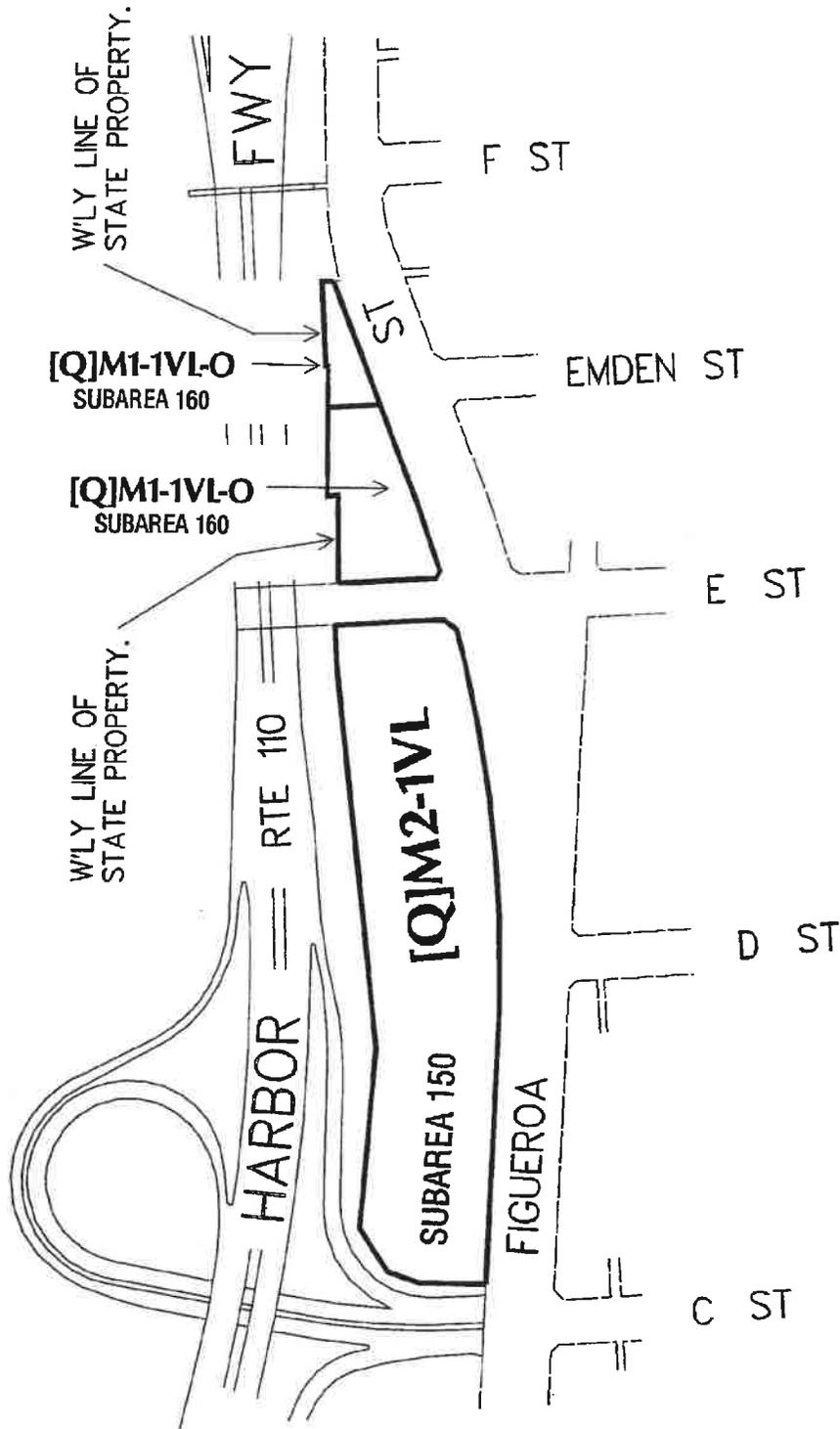
SHEET 4 OF 6

NOT TO SCALE



THIS MAP IS FOR [Q] CONDITIONS PURPOSES ONLY. ALL ZONES IN THE AFFECTED AREA REMAIN THE SAME. ALL BOUNDARIES FOLLOW EXISTING LINES, EXCEPT WHERE NOTED.

SUBAREA 120  
SUBAREA 130  
SUBAREA 140



THIS MAP IS FOR [Q] CONDITIONS PURPOSES ONLY. ALL ZONES IN THE AFFECTED AREA REMAIN THE SAME ALL BOUNDARIES FOLLOW EXISTING LINES, EXCEPT WHERE NOTED.

SUBAREA 150  
SUBAREA 160

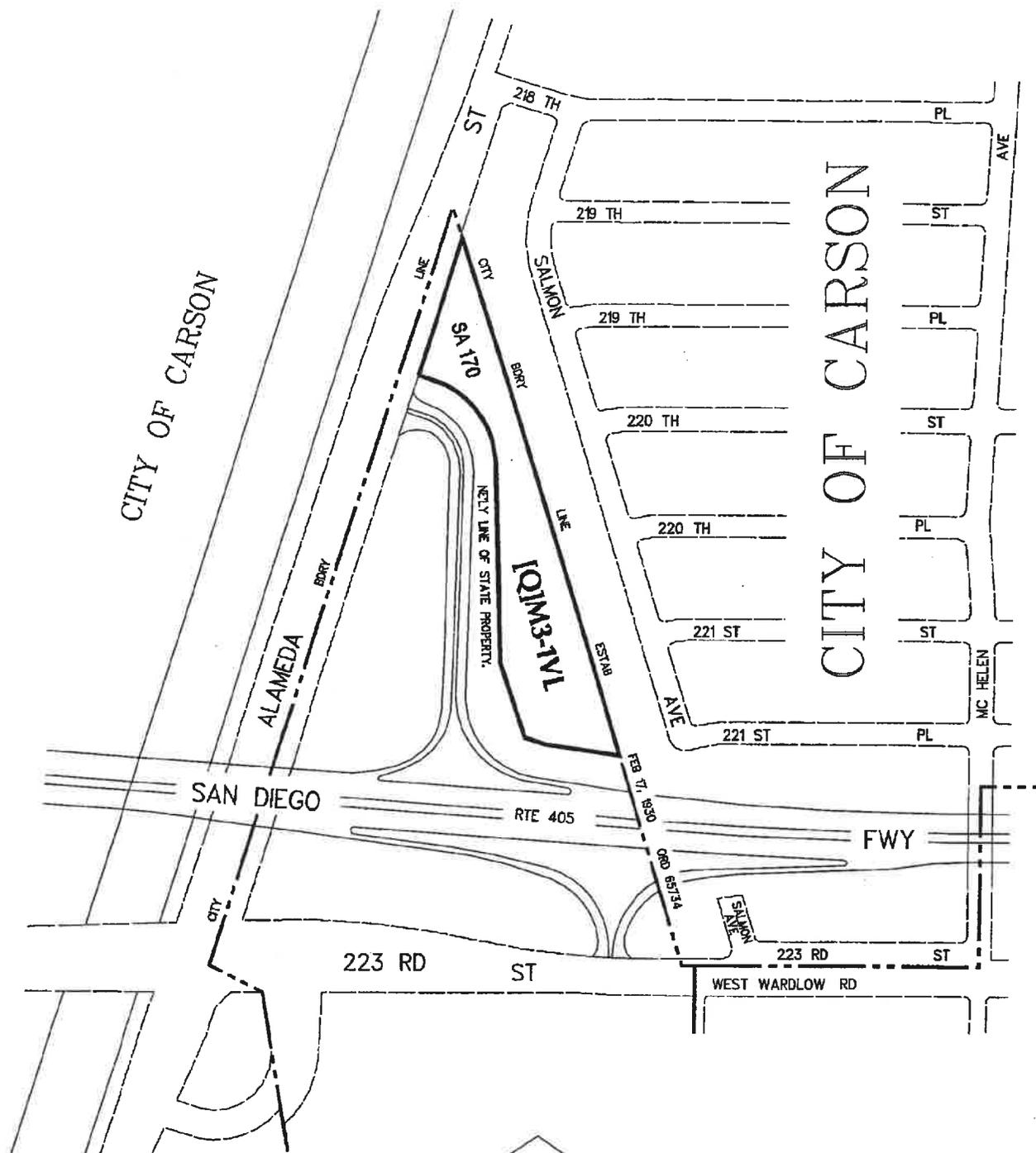
NOT TO SCALE

C.M. 027 B 201, 030 B 201	CPC 2003-6962 ZC, (ASSOCIATED CASE NO. CPC 2005-1081 CA)
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AE/ *QUB*

SHEET 5 OF 6

06/01/05



**SUBAREA 170**

**NOT TO SCALE**

C.M. 048 B 217	CPC 2003-6962 ZC, (ASSOCIATED CASE NO. CPC 2005-1081 CA)
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AE/

**SHEET 6 OF 6**

**06/01/05**

*DATA SOURCES: DEPARTMENT OF CITY PLANNING - DEPARTMENT OF BUILDING & SAFETY - BUREAU OF ENGINEERING*

ZONE CHANGE ORDINANCE

WILMINGTON OPEN STORAGE REGULATIONS  
ORDINANCE TABLE I - ZONE CHANGES

SUBAREA NO.	EXISTING ZONE	NEW ZONE	GENERALIZED LOCATION (See Ordinance Maps for detail.)
10	[T][Q] MR2-1VL	[T][Q] MR2-1VL	Parcel C, Parcel Map 3728, Book 88-75, as shown on the Zone Change Ordinance Map.
20	[Q] MR2-1VL	[Q] MR2-1VL	Portions of lot PT X, lot FR XI and, FR XII, 111 Acre Range, (Commonly known as Wilmington) New San Pedro, DM 6-66/67; and Portions of lots A and B, Tract 1541, BK 20-70.
30	[Q]MR2-1VL	[Q]MR2-1VL	Lots 56 thru 79, Tract 4251; portion of parcels A and C and all of parcel B, Parcel Map 2988, Book 69-89/90; together with that portion of lot XII, New San Pedro (Commonly known as Wilmington), 111 Acre Range, DM 6-66/67; as shown on the Exhibit map for this subarea. Excepting therefrom, all those portions dedicated for street purposes.
40	[Q]M2-1XL [Q]M2-1VL	[Q]MR2-1XL [Q]MR2-1VL	That portion of land being a part of Maria Dolores Dominguez De Watson 3365.95 Acres, Rancho San Pedro, recorded in SCC 3284, C F 145, Map 5609 (Pat 1-119/121) (MR 1-601/602); as shown on the exhibit map for this subarea. Portion of lot 16, Sheet 1, Tract 584, MB 15-165; as shown on the Exhibit map for this subarea.
50	[Q]MR2-1VL	[Q]MR2-1VL	Lots 26 thru 33, 66 thru 70, Tract 1513, MB 20-77; together with that portion of Coil Avenue vacated by an ordinance recorded in 94-2229585; and that portion of lot 1, Tract 12257, as shown on the Exhibit map for this subarea. Lots 1 thru 6, 31 thru 42, Tract 1746, MB 21-68; lots 1 thru 4, 51 thru 57, Tract 2194; portion of lot 17, Sheet 1, Tract 584, MB 15-165; as shown on the Exhibit map for this subarea; together with that vacated Alley recorded in Ordinance No.141181. Excepting therefrom, all those portions dedicated for street purposes. All shown on the exhibit map for this subarea.

· ZONE CHANGE ORDINANCE

60	MR2-1VL	[Q]MR2-1VL	Lot 1, Tract 12257, MB 229-29/30; lot 3, Tract 13038, MB 254-20; lots 57-65 Tract 1513, MB 20-77; lots 7 thru 30, Tract 1746, MB 21-68; lots 1 thru 25, Tract 1513, MB 20-77; lots 5 thru 50, 58-78, Tract 2194, MB 22-56; Portion of Block 12, 20 Acre Range, SCC 6395,CF 80; lots 15 and 17, Tract 584, MB 15-165; lot 2, Tract 1271, MB 18-12; and Maria Dolores Dominguez de Watson 3365.9 Tract Rancho San Pedro, SCC 3284, CF 145 5609.
70	[Q]MR2-1VL [Q]MR2-1VL-O	[Q]MR2-1VL [Q]MR2-1VL-O	<p>Lots 6 thru 16, Tract 5505; portion of Lot A, Tract 3892; lots 14,15,27 thru 31 Block C, lots 10 thru 13, 22 thru 32 Block D, lots 1 thru 4 Block E, The North San Pedro Tract of Wilmington, MB 6-21; lots 1 thru 4, Tract 790; portions of lots IX, X and XII, New San Pedro (Commonly Known as Wilmington), DM 6-66/67; lots 1 thru 24 Block E, lots 1 thru 24 Block F, Lots 1 thru 24 Block G, Wilmington Harbor Tract, MB 10-69; as depicted on the LA City Council Exhibit Map No. 8.</p> <p>Lot A, lots 1 thru 14, Tract 1819; portions of lot 1 and 2, Tract 1271, as shown on the Exhibit map for this subarea; portion of lot XII, New San Pedro (Commonly Known as Wilmington), DM 6-66/67; and lots 12 thru 22, Park Avenue Tract, MB 10-108.</p> <p>Excepting therefrom, all those portions dedicated for street purposes.</p>
80	[Q]M2-1VL-O	[Q]M2-1VL-O	Those portions of lots VIII and IX, New San Pedro (Commonly Known as Wilmington), DM 6-66/67; together with that portion of Lecouvreur Avenue, City Attorney's Opinion 3-21, 1914 File 60W; as shown on the Exhibit map for this subarea.
90	M2-1VL-O	[Q]M2-1VL-O	Lots 1 thru 26, Tract 469, MB 14-199; lots 1 thru 26, Tract 484, MB 14-200; lots 1,3,5,6,9,10, and 11 of Block 25 of Range 8, Tract New San Pedro and DM6-66/67; lots 1 thru 8, 13 and 14 of Tract 5838, MB 69-76; lots 1 thru 14 of Tilton Tract, MB 7-49; lots 1 thru 9 of Resubdivision of Block 23, Range 7, Wilmington MB 4-44.

ZONE CHANGE ORDINANCE

100	M2-1VL-O M2-1-O MR2-IVL-O	[Q]M2-1VL-O [Q]M2-1-O [Q]MR2-IVL-O	Wilmington Harbor Industrial Park. Located generally east of Broad Avenue, south of Anaheim Street, west of Alameda Street, and north of Harry Bridges Blvd. See exhibit map for specific location.
110	[Q]MR2-1VL-O	[Q]MR2-1VL-O	Lots 1,2,5 and 6, Block 15, together with lots 1,2,5, and 6, Block 16, all in Range 8, New San Pedro (Commonly Known as Wilmington), DM 6-66/67; as shown on the Exhibit map for this subarea.
120	M3-1VL M3-1D	[Q]M3-1VL [Q]M3-1D	Lots 20 thru 25, and 29 Tract 4094, MB 47-16; PT lot 8, Tract 751, MB 16-26/27; lots 1,2,4,5,6,8,9,10, and 12 PT Banning's Reserve of Block 14, range 1, DM6-66/67; lost 1,2,3, and 5, thru 12 of Block 15, and lots 1 and 5 or Block 16 of Tract New San Pedro, Range 2, DM 6-66/67.
130	[Q]M1-1VL-O	[Q]M1-1VL-O	Lots 1 thru 3, Tract 14023, and those portion of lots 1,2,5,6 and 10, Block 8, lots 1,2,5,6,9,10 and 12, Block 9, lots 3 and 11, Block 10, lots 1 thru 12, Block 11, Range 3, New San Pedro (Commonly Known as Wilmington), DM 6-66/67; as shown on the Exhibit map for this subarea.
140	[Q]MR1-1VL-O	[Q]MR1-1VL-O	Lots 5 thru 8,10,12,14,16,18 thru 26, Resubdivision of Block 10, Range 4, Wilmington, MB 7-98; lots 1 thru 12 Block 11, lots 1,3,5,7,9 and 11 Block 12, all in Range 5, New San Pedro, DM 6-66/67. Excepting therefrom, all those portions dedicated for street purposes. All shown on the exhibit map for this subarea.
150	M2-1VL	[Q]M2-1VL	Lot FR9, Resubdivision of Block A of Range 5, Tract 3192, MB 44-91/94.
160	M1-1VL-O [Q]M1-1VL-O	[Q]M1-1VL-O	Lots 179, 201, 202, 203, 222, 223, 224, 225 of Tract 2748, MB 33-50.
170	[Q] M3-1VL	[Q] M3-1VL	Those portions of Lots 1 and 10, Block F, Rancho San Pedro, Dominguez Colony, S.C.C. 3284, C.F. 145; as shown on the exhibit map for this subarea.

## · ZONE CHANGE ORDINANCE

Section 2. The intent of this Ordinance is to change the zones of property in the Wilmington - Harbor City Community Plan area. Because of the numerous parcels affected by this program in the Wilmington - Harbor City Community Plan area, the City Council has approved this form of ordinance which utilizes subarea designations, tables and maps to establish the location of the affected properties and to make the necessary changes.

Each subarea listed in the attached Ordinance Table I is shown on the attached maps entitled "Zone Change Ordinance". The Table for Section 1 also sets forth a description of the subarea under the column "Subarea Location" to assist in the location of the boundaries of the area being rezoned. References in this ordinance to "Cadastral" maps are to such maps maintained on file by the Department of Building and Safety.

References in Ordinance Table I under the column "Existing Zone" are to the zoning classification and height district classification applicable to the property prior to the adoption of this ordinance. Such references are for informational purposes only to assist in the location of the boundaries of the area being zoned. In Ordinance Table I, the column, "New Zone" sets forth the change of zone effectuated by this ordinance.

Section 3. Pursuant to Section 12.32 of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of the properties in the Subareas listed below, as more completely described in Ordinance Table I above, which properties are subject to the "Q" Qualified Classification Limitations as indicated in Ordinance Table II below.

Limitations imposed upon the use of property subject to the permanent "Q" Qualified Classification are imposed pursuant to Section 12.32K of the Los Angeles Municipal Code. These limitations are indicated by the symbol "Q" brackets preceding the proposed zoning designation and are shown for each affected Subarea in the following Ordinance Table II attached hereto and incorporated herein by this reference.

ZONE CHANGE ORDINANCE

WILMINGTON OPEN STORAGE REGULATIONS  
ORDINANCE TABLE II - CONDITIONS AND LIMITATIONS

SUBAREA NO.	NEW ZONE	CONDITIONS AND LIMITATIONS
10	[T][Q] MR2-1VL	<p>The property shall be subject to the following [Q] conditions:</p> <ol style="list-style-type: none"><li>1. Any open storage uses on the property shall be subject to the following limitations:<ol style="list-style-type: none"><li>a. The open storage area shall be enclosed by a solid fence or wall at least 10 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall, except for cargo container storage yards.</li><li>b. All driveways and parking spaces shall be paved.</li></ol></li><li>2. Wall: A solid decorative masonry block wall, a minimum of 10 feet high, not to exceed 12 feet high, shall be constructed at the rear of the required landscaped setback along Eubank Avenue property line unless it can be shown that a landfill existed, then an opaque fence material may be substituted. There shall be no openings, except for a lockable gate provided for emergency access as may be required by the Fire Department, for vehicles servicing or maintaining the oil wells on site or as may be required by the Municipal Code. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.</li><li>3. Hours of Operation: The hours of operation, including pick-up and delivery of containers, shall not exceed 7:00 am to 6:30 p.m., Monday through Friday.</li><li>4. Landscape buffer: A minimum 15-foot landscaped buffer shall be provided along Eubank Avenue. Walkways and driveways shall be permitted to cross any setback. However, no buildings or structures may be permitted within the setbacks with the exception of retaining walls or fences.<ol style="list-style-type: none"><li>a. Walkways or driveways may not be substituted for the landscaped buffer.</li><li>b. The landscaped buffer shall be open to the sky with no balconies or projections into the landscaped buffer.</li><li>c. The landscaped buffer shall include mature trees, shrubs, or netting covered by planted growth, of sufficient height to visually screen the view of any structures or stored materials from neighboring residential properties.</li></ol></li></ol>

**ZONE CHANGE ORDINANCE**

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5. No cargo containers shall be stacked more than “two-high” at any time within 100 feet of Eubank Avenue or the Wilmington Cemetery.
  6. The existing [T] conditions on the property shall be retained.
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The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
  - a. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall, except for cargo container storage yards. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material adjacent to or directly across from along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
  - b. All driveways and parking spaces shall be paved.

The following existing [Q] conditions are retained from Ordinance Number 167,240 and shall cover the same area described in that ordinance.

2. A minimum 20-foot landscaped buffer shall be provided along the south property line. Walkways and driveways shall be permitted to cross any setback. However, no buildings or structures may be permitted within the setbacks with the exception of retaining walls or fences.
  - a. Walkways or driveways shall not be substituted for the landscaped buffer.
  - b. The landscaped buffer shall be open to the sky with no balconies or projections into the landscaped buffer.
  - c. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
3. Prior to the issuance of building permits, detailed development plans, including a complete landscape plan, shall be submitted to the satisfaction of the Planning Department. The landscape plan shall incorporate full-grown trees and planted slopes to effectively shield the project from the residential area to the south.
4. There shall be no stacking of containers more than 3 high within 200 feet of Sandison Street.

The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
  - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
  - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
  - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
  - d. All driveways and parking spaces shall be paved.

The following existing [Q] conditions are retained from Ordinance Number 172,853 and shall cover the same area described in that ordinance.

2. No cargo containers may be kept or stored on the site. However this condition shall not prohibit the loading and/or parking of trucks and truck trailers, including containers on wheels, provided that no trailers or containers may be "stacked" vertically at any time, and that any truck loading or parking facility shall maintain a landscaped buffer at least 10 feet wide that includes trees and/or shrubs, designed to visually screen the use, facing any residential zone that is adjacent or directly across a street or alley.

ZONE CHANGE ORDINANCE

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40	[Q]MR2-1XL [Q]MR2-1VL	<p>The property shall be subject to the following [Q] conditions:</p> <ol style="list-style-type: none"><li>1. Any open storage uses on the property shall be subject to the following limitations:<ol style="list-style-type: none"><li>a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.</li><li>b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.</li><li>c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.</li><li>d. All driveways and parking spaces shall be paved.</li></ol></li><li>2. No cargo containers may be kept or stored on the site. However this condition shall not prohibit the loading and/or parking of trucks and truck trailers, including containers on wheels, provided that no trailers or containers may be “stacked” vertically at any time, and that any truck loading or parking facility shall maintain a landscaped buffer at least 10 feet wide that includes trees and/or shrubs, designed to visually screen the use, facing any residential zone that is adjacent or directly across a street or alley.<ol style="list-style-type: none"><li>a. An 8-foot high masonry wall shall be required facing any residential zone that is adjacent or directly across a street or alley.</li></ol></li></ol>
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The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
  - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
  - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
  - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
  - d. All driveways and parking spaces shall be paved.
2. No cargo containers may be kept or stored on the site. However this condition shall not prohibit the loading and/or parking of trucks and truck trailers, including containers on wheels, provided that no trailers or containers may be "stacked" vertically at any time, and that any truck loading or parking facility shall maintain a landscaped buffer at least 10 feet wide that includes trees and/or shrubs, designed to visually screen the use, facing any residential zone that is adjacent or directly across a street or alley.
3. An 8-foot high masonry wall shall be shall be maintained adjoining any residential property line.
4. All structures or uses, including open storage, shall maintain a landscaped buffer at least 10 feet wide that includes trees and shrubs, designed to visually screen the use, adjoining any residential property line.
5. No openings shall be permitted on the side of any structure facing a residential zone located within 20 feet of said structure, except for emergency exits as required by Code.

## ZONE CHANGE ORDINANCE

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60

[Q]MR2-1VL

The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
    - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
    - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
    - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
    - d. All driveways and parking spaces shall be paved.
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70

[Q]MR2-1VL  
[Q]MR2-1VL-O

The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
  - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
  - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
  - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
  - d. All driveways and parking spaces shall be paved.

The following existing [Q] conditions are retained from Ordinance Number 172,853 and shall cover the same area described in that ordinance.

2. No cargo containers may be kept or stored on the site. However this condition shall not prohibit the loading and/or parking of trucks and truck trailers, including containers on wheels, provided that no trailers or containers may be “stacked” vertically at any time, and that any truck loading or parking facility shall maintain a landscaped buffer at least 10 feet wide that includes trees and/or shrubs, designed to visually screen the use, facing any residential zone that is adjacent or directly across a street or alley.

ZONE CHANGE ORDINANCE

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80

[Q]M2-1VL-O

The property shall be subject to the following [Q] conditions:

1. Automobile dismantling yards, junkyards and building materials salvage yards shall be prohibited.
2. Any open storage uses on the property shall be subject to the following limitations:
  - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
  - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
  - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
  - d. All driveways and parking spaces shall be paved.

The following existing [Q] conditions are retained from Ordinance Number 172,853 and shall cover the same area described in that ordinance.

3. No cargo containers may be kept or stored on the site. However this condition shall not prohibit the loading and/or parking of trucks and truck trailers, including containers on wheels, provided that no trailers or containers may be "stacked" vertically at any time, and that any truck loading or parking facility shall maintain a landscaped buffer at least 10 feet wide that includes trees and/or shrubs, designed to visually screen the use, facing any residential zone that is adjacent or directly across a street or alley.
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ZONE CHANGE ORDINANCE

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90 [Q]M2-1VL-O The property shall be subject to the following [Q] conditions:

1. Automobile dismantling yards, junkyards and building materials salvage yards shall be prohibited.
  2. Any open storage uses on the property shall be subject to the following limitations:
    - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
    - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
    - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
    - d. All driveways and parking spaces shall be paved.
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ZONE CHANGE ORDINANCE

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100	[Q]M2-1VL-O [Q]M2-1-O [Q]MR2-IVL-O	<p>The property shall be subject to the following [Q] conditions:</p> <ol style="list-style-type: none"><li>1. Automobile dismantling yards, junkyards and building materials salvage yards shall be prohibited.</li> <li>2. Any open storage uses on the property shall be subject to the following limitations:<ol style="list-style-type: none"><li>a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.</li><li>b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.</li><li>c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.</li><li>d. All driveways and parking spaces shall be paved.</li></ol></li></ol>
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110 [Q]MR2-1VL-O The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
  - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
  - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
  - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
  - d. All driveways and parking spaces shall be paved.

The following existing [Q] conditions are retained from Ordinance Number 172,853 and shall cover the same area described in that ordinance.

2. No cargo containers may be kept or stored on the site. However this condition shall not prohibit the loading and/or parking of trucks and truck trailers, including containers on wheels, provided that no trailers or containers may be "stacked" vertically at any time, and that any truck loading or parking facility shall maintain a landscaped buffer at least 10 feet wide that includes trees and/or shrubs, designed to visually screen the use, facing any residential zone that is adjacent or directly across a street or alley.
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## ZONE CHANGE ORDINANCE

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| 120 | [Q]M3-1VL<br>[Q]M3-1D | <p>The property shall be subject to the following [Q] conditions:</p> <ol style="list-style-type: none"><li>1. Automobile dismantling yards, junkyards, cargo container storage yards and building materials salvage yards shall be prohibited.</li><li>2. Any open storage uses on the property shall be subject to the following limitations:<ol style="list-style-type: none"><li>a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.</li><li>b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any non-industrial zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.</li><li>c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.</li><li>d. All driveways and parking spaces shall be paved.</li></ol></li><li>3. No cargo containers may be kept or stored on the site. However this condition shall not prohibit the loading and/or parking of trucks and truck trailers, including containers on wheels, provided that no trailers or containers may be "stacked" vertically at any time, and that any truck loading or parking facility shall maintain a landscaped buffer at least 10 feet wide that includes trees and/or shrubs, designed to visually screen the use, facing any major highway or non-industrial zone.</li></ol> |
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The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
  - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
  - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
  - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
  - d. All driveways and parking spaces shall be paved.

The following existing [Q] conditions are retained from Ordinance Number 172,853 and shall cover the same area described in that ordinance.

2. No cargo containers may be kept or stored on the site. However this condition shall not prohibit the loading and/or parking of trucks and truck trailers, including containers on wheels, provided that no trailers or containers may be "stacked" vertically at any time, and that any truck loading or parking facility shall maintain a landscaped buffer at least 10 feet wide that includes trees and/or shrubs, designed to visually screen the use, facing any residential zone that is adjacent or directly across a street or alley.

ZONE CHANGE ORDINANCE

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140 [Q]MR1-1VL-O The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
  - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
  - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
  - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
  - d. All driveways and parking spaces shall be paved.

The following existing [Q] conditions are retained from Ordinance Number 172,853 and shall cover the same area described in that ordinance.

2. No cargo containers may be kept or stored on the site. However this condition shall not prohibit the loading and/or parking of trucks and truck trailers, including containers on wheels, provided that no trailers or containers may be "stacked" vertically at any time, and that any truck loading or parking facility shall maintain a landscaped buffer at least 10 feet wide that includes trees and/or shrubs, designed to visually screen the use, facing any residential zone that is adjacent or directly across a street or alley.
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## ZONE CHANGE ORDINANCE

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| 150 | [Q]M2-1VL | <p>The property shall be subject to the following [Q] conditions:</p> <ol style="list-style-type: none"><li>1. Automobile dismantling yards, junkyards and building materials salvage yards shall be prohibited.</li><li>2. Any open storage uses on the property shall be subject to the following limitations:<ol style="list-style-type: none"><li>a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.</li><li>b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.</li><li>c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.</li><li>d. All driveways and parking spaces shall be paved.</li></ol></li></ol> |
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## ZONE CHANGE ORDINANCE

160

[Q]M1-1VL-O

The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
  - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
  - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
  - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
  - d. All driveways and parking spaces shall be paved.

The following [Q] conditions are retained from Ordinance Number 148,961 and shall cover the same area described in that ordinance.

2. That all structures shall observe a 5-foot landscaped setback along Figueroa St. and that the setback area shall be attractively landscaped with trees, shrubs, and ground cover, and be equipped with automatic sprinklers, except across necessary driveways and walks.
3. That the frontage along Figueroa St, E St. and Eadem St. (if not vacated), shall be enclosed by a solid decorative concrete block wall at least 6-feet high, except for vehicular and pedestrian entrances and building locations, and that said wall shall be set back five feet to provide for landscaping along Figueroa St.
4. That there shall be no stacking of any material or equipment above the height of the surrounding wall: This will not include the appearance of trucks that may be higher than the wall.
5. That there shall be no outdoor loudspeakers that could cause acoustical disturbance for the adjacent residential area.
6. That all lighting shall be directed into the site and no floodlighting shall be located on any structure.
7. That as many mature trees as possible located on the subject property should be retained. Further that procedures necessary to assure the continued growth of the existing trees located on the subject property shall be accomplished in accordance with a plan and recommendation prepared by a licensed landscape architect or licensed landscaped contractor.
8. That prior to the issuance of building permits, a detailed plot plan of the proposed project, indicating landscaping with sprinklers approved by a landscaped architect or licensed landscaped contractor shall be submitted to and approved by the Department of City Planning, and attached to the file.
9. That the development of the subject property shall be limited to those uses that are permitted in the MR1 zone.
10. ~~Development shall conform as shown on Exhibit PC2-17 attached to City Council file in the City Clerk's Office.~~

## ZONE CHANGE ORDINANCE

---

170 [Q] M3-1VL The property shall be subject to the following [Q] conditions:

1. Automobile dismantling yards, junkyards, and building materials salvage yards shall be prohibited.
  2. Any open storage uses on the property shall be subject to the following limitations:
    - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
    - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
    - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall, except for cargo container storage yards. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
    - d. All driveways and parking spaces shall be paved.
  3. A minimum 8-foot high concrete block or masonry wall shall be maintained adjoining any residential property line.
  4. All structures or uses, including open storage, shall maintain a landscaped buffer at least 10 feet wide adjoining any residential property line. The landscaped buffer shall include mature trees, shrubs, or netting covered by planted growth, of sufficient height to visually screen the view of any structures or stored materials from neighboring residential properties.
  5. No openings shall be permitted on the side of any structure facing a residential zone located within 20 feet of said structure, except for emergency exists as required by Code.
  6. Cargo containers shall not be stacked more than "two-high".
-

## ZONE CHANGE ORDINANCE

Section 4. Each affected subarea, or portion thereof, listed in Ordinance Table II, is more particularly described in the Ordinance Map and Ordinance Table I. In Ordinance Table II, the column "New Zone" sets forth the change of zone effectuated by this ordinance. Where the zone symbols of the new zoning designation are preceded by the symbol "Q" in brackets, the conditions and limitations by the new "Q" Qualified Classifications are set forth in Ordinance Table II under "[Q] Conditions".

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; one copy on the bulletin board at the Main Street entrance to Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of DEC 14 2005.

FRANK T. MARTINEZ, City Clerk

By   
Deputy

Approved JAN 03 2006

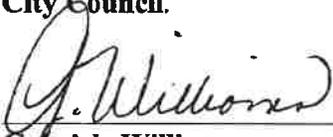
  
Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

**Pursuant to Section 558 of the City Charter, the City Planning Commission on May 12, 2005, recommended that this ordinance be adopted by the City Council.**

By \_\_\_\_\_  
\_\_\_\_\_  
City Attorney

  
Gabriele Williams  
Commission Executive Assistant II

File No. DS-122A

**DECLARATION OF POSTING ORDINANCE**

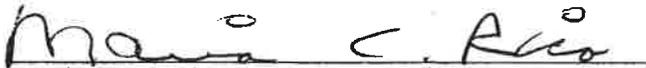
I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 177243 - Zone change to add [Q] conditions to regulate open storage uses on certain industrially zoned properties - CPC 2003-6962 ZC - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on Dec. 14, 2005, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on Jan. 9, 2006, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the Main Street entrance to Los Angeles City Hall East; 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on Jan. 9, 2006 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 9th day of January 2006 at Los Angeles, California.

  
Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: Feb. 18, 2006 Council File No. 05-1224

(Rev. 8/05)

This page is part of your document - DO NOT DISCARD



**20181243723**



Pages:  
0004

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

12/10/18 AT 08:00AM

FEEES:	38.00
TAXES:	53,620.00
OTHER:	0.00
<b>PAID:</b>	<b>53,658.00</b>



LEADSHEET



201812100120027

00016048597



009507512

SEQ:  
11

DAR - Title Company (Hard Copy)



**THIS FORM IS NOT TO BE DUPLICATED**

ER0473

T72

CHICAGO TITLE COMPANY  
COMMERCIAL DIVISION

RECORDING REQUESTED BY:  
Chicago Title Company

AND WHEN RECORDED MAIL TO:

RLF II West, LLC  
c/o Northamerican Terminals Management, LLC  
201 West Street, Suite 200  
Annapolis, Maryland 21401



2

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 97346-X23	Escrow No.: 18-79588-TD
<b>GRANT DEED</b>	
THE UNDERSIGNED GRANTOR(S) DECLARE(S) <b>DOCUMENTARY TRANSFER TAX is \$10,532.50 CITY TRANSFER TAX \$43,087.50</b> <input checked="" type="checkbox"/> computed on full value of property conveyed, or <input type="checkbox"/> computed on full value less value of liens or encumbrances remaining at time of sale. <input type="checkbox"/> Unincorporated area <input checked="" type="checkbox"/> City of Los Angeles AND	
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,	
<b>Glenda Evans Dixon and Jackle Dixon, as Co-Trustees of the Maxine S. Cavin 2001 Revocable Trust A.K.A. The Cavin Family Trust, dated October 30, 2001, who acquired title as: "The Maxine S. Cavin 2001 Revocable Trust, dated October 30, 2001."</b>	
hereby GRANT(s) to:	
<b>RLF II West, LLC, a Delaware limited liability company</b>	
the following described real property in the City of Los Angeles, County of Los Angeles, State of California, described as: LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF Also Known as: 1700 E. Q Street, Wilmington (Area), CA 90744	
APN#: 7426-024-048	
DATE: December 3, 2018	
PLEASE SEE PAGE TWO FOR GRANTOR'S SIGNATURE.	

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

11

GRANT DEED - PAGE TWO

GRANTOR'S SIGNATURE:

Glenda Evans Dixon and Jackie Dixon, as Co-Trustees  
of the Maxine S. Cavin 2001 Revocable Trust A.K.A.  
The Cavin Family Trust, dated October 30, 2001

By: Glenda Evans Dixon, Co-Trustee  
Glenda Evans Dixon, Co-Trustee

By: Jackie Dixon  
Jackie Dixon, Co-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )SS

On 12.5.18 before me, Gina Valles Sanchez, a

Notary Public personally appeared, Glenda Evans Dixon and Jackie Dixon, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
  
[Signature]  
Notary Public



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES (WILMINGTON AREA), IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL C OF PARCEL MAP L.A. NO. 2988, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 69, PAGES 89 AND 90 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOTS 30, 31 AND 38 OF TRACT NO. 4251, ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES LYING OR FLOWING BENEATH THE SURFACE OF THE LAND ABOVE DESCRIBED, TOGETHER WITH FULL AND FREE LIBERTY FOR THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, AND ITS OR THEIR LESSEES, SERVANTS, AGENTS AND EMPLOYEES, BUT WITHOUT ENTERING UPON THE SURFACE OF SAID LAND AND ONLY BY DRILLING FROM OTHER SURFACE LOCATIONS, TO SEARCH FOR, TAKE AWAY AND DISPOSE OF ALL SUCH OIL, GAS OR OTHER HYDROCARBON SUBSTANCES AS RESERVED BY BUNDORA, INC., A CORPORATION, IN DEED RECORDED JULY 1, 1955, IN BOOK 48235, PAGE 420, OFFICIAL RECORDS

ALSO EXCEPT FROM SAID LOT 15 OF TRACT NO. 4251, ALL MINERALS, OIL, HYDROCARBON AND OTHER MINERAL SUBSTANCES IN OR UNDER SAID LAND, WITHOUT THE RIGHT OF ENTRY TO EXTRACT SAME, BELOW A DEPTH OF 500 FEET, AS RESERVED BY MYRA B. HENDRICKS, A MARRIED WOMAN, WHO ACQUIRED TITLE AS TYRO BELLE PALMER HENDRICKS, IN DEED RECORDED MARCH 24, 1955, IN BOOK 47279, PAGE 286, OFFICIAL RECORDS.

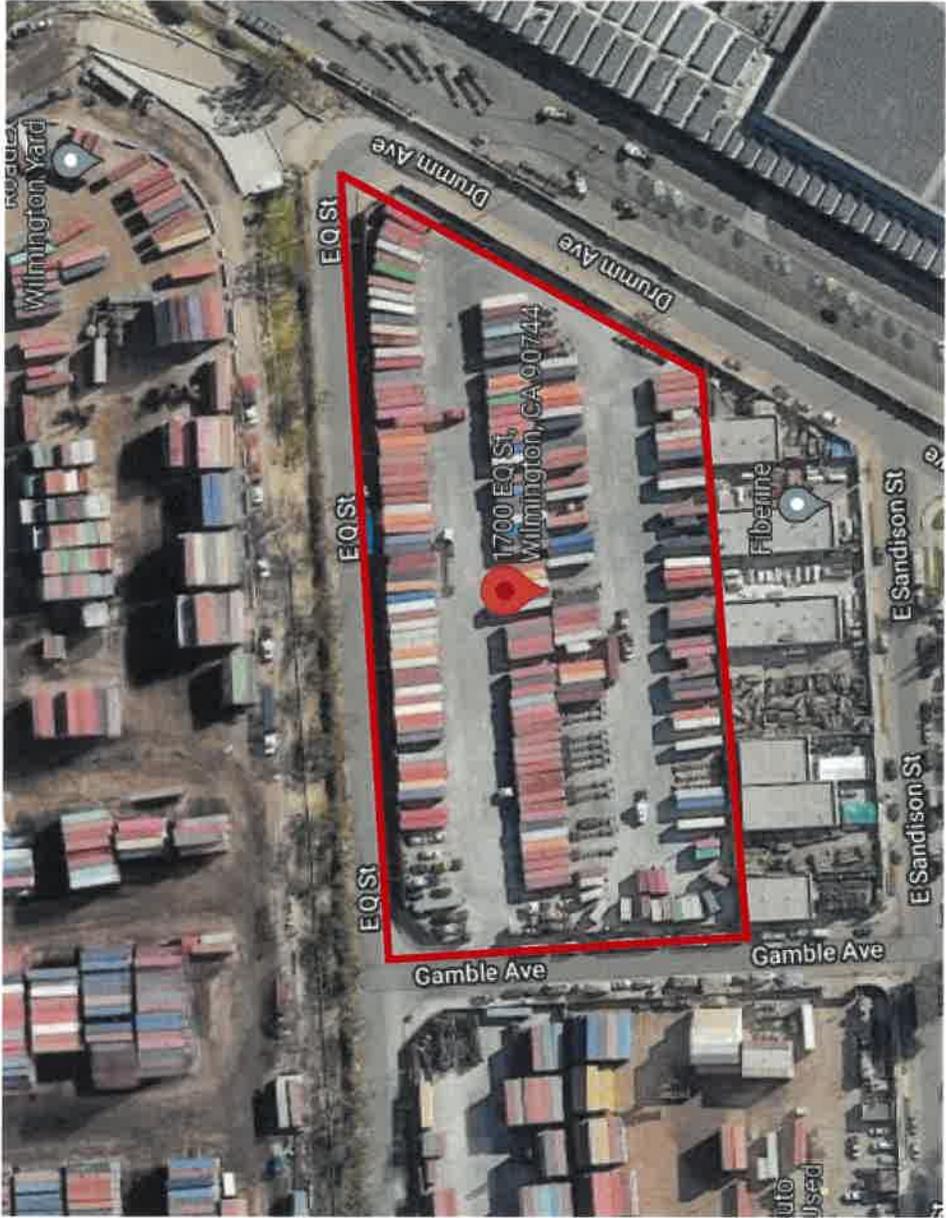
ALSO EXCEPT FROM SAID LOTS 18, 22 AND 39 OF TRACT NO. 4251, ALL MINERALS, OIL, HYDROCARBON AND OTHER MINERAL SUBSTANCES IN OR UNDER SAID LAND WITHOUT THE RIGHT OF ENTRY TO EXTRACT SAME, EXCEPT BELOW A DEPTH OF 500 FEET, AS RESERVED BY MANNIE FEIGENBAUM AND EDNA FEIGENBAUM, HUSBAND AND WIFE, IN DEED RECORDED FEBRUARY 18, 1955 IN BOOK 46959, PAGE 22, OFFICIAL RECORDS.

ALSO EXCEPT FROM SAID LOTS 21 AND 42 OF TRACT NO. 4251, ALL MINERALS, OIL AND HYDROCARBONS IN OR UNDER SAID LAND OR THAT MAY BE PRODUCED AND SAVED FROM SAID LAND, WITHOUT THE RIGHT OF ENTRY, TO EXTRACT THE SAME, EXCEPT BELOW A DEPTH OF 500 FEET AS RESERVED BY W. P. WOOD AND K. P. WOOD, BY DEED RECORDED APRIL 11, 1955 IN BOOK 47445, PAGE 124, OFFICIAL RECORDS.

ALSO EXCEPT FROM LOT 23 OF TRACT NO. 4251, ALL MINERALS, OIL, HYDROCARBON AND OTHER MINERAL SUBSTANCES IN OR UNDER SAID LAND, WITHOUT THE RIGHT OF ENTRY TO EXTRACT SAME, EXCEPT BELOW A DEPTH OF 500 FEET, AS RESERVED BY HAROLD E. JONES AND PEARL L. JONES IN DEED RECORDED MARCH 15, 1955 IN BOOK 47188, PAGE 350, OFFICIAL RECORDS.

ALSO EXCEPT FROM LOTS 14, 16, 17, 19, 20, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35, 36, 37, 40 AND 41 OF TRACT NO. 4251, ALL MINERALS, OIL AND HYDROCARBON AND OTHER MINERAL SUBSTANCES IN OR UNDER SAID LAND, WITHOUT THE RIGHT OF ENTRY TO EXTRACT SAME, EXCEPT BELOW A DEPTH OF 500 FEET, AS RESERVED BY LYDIA M. CHURCH, IN DEED RECORDED DECEMBER 8, 1966 AS INSTRUMENT NO. 1878.

APN: 7426-024-048





**SHEET LIST:**

- 1 Plot Plan
- 2 Site Plan
- 3 Overlay Plot Plan
- 4 Exterior Elevation
- 5 Exterior Elevation
- 6 Enlarged office and Exterior Elevation

TOTAL PAGES IN THIS PACKAGE: 6

**1700 E Q St,**

Wilmington, CA 90744

BMS FIELD VERIFICATIONS

LAX22-2023-00

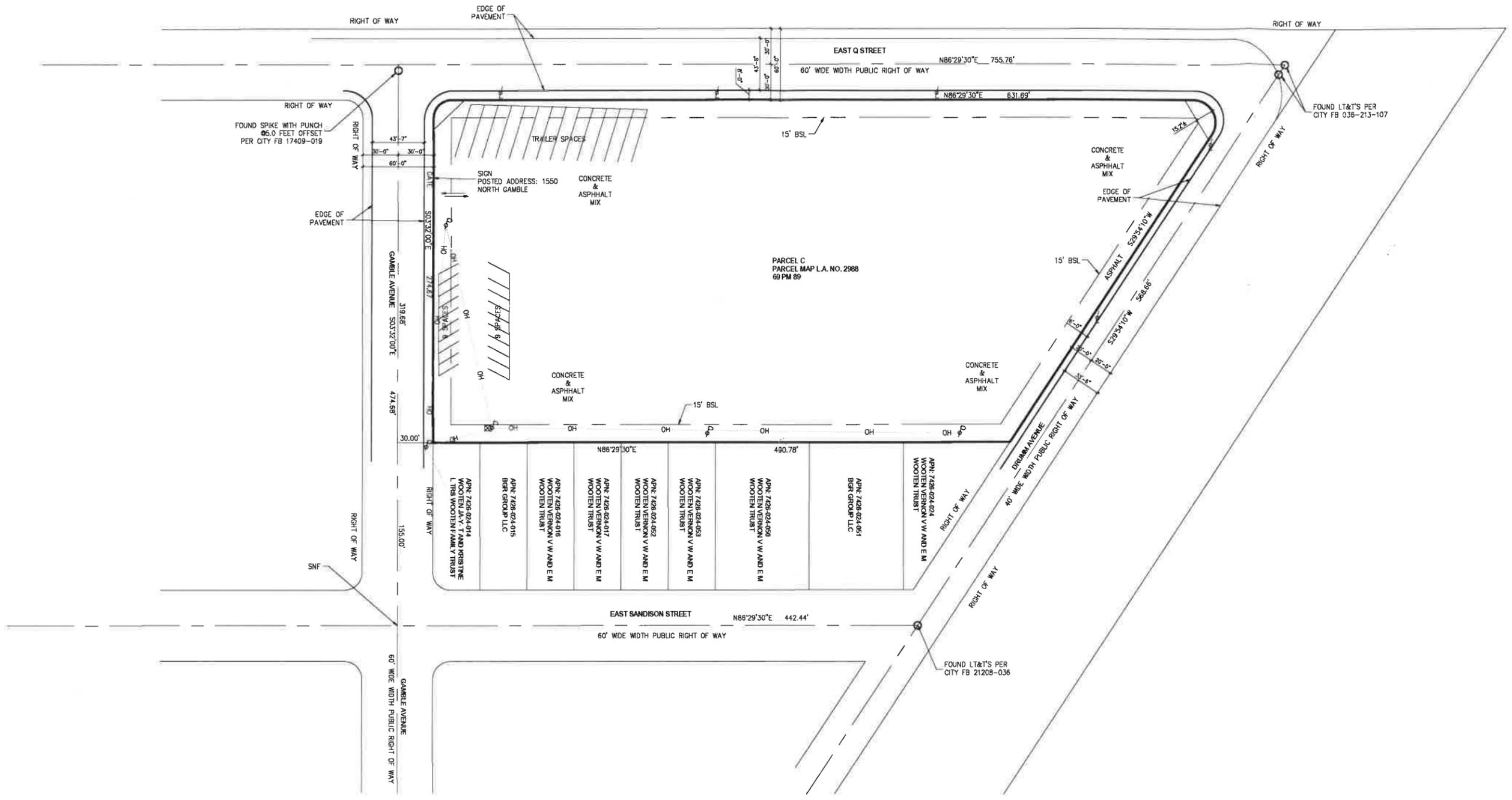
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**WARE MALCOMB**

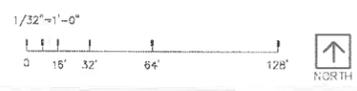
architecture | planning | interiors

graphics | civil engineering





This drawing is a representation of existing property. It is not a warranty, nor is it a guarantee of accuracy. It is not to be used for construction purposes. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.



Plot Plan

1700 E Q St,  
 Wilmington, CA 90744

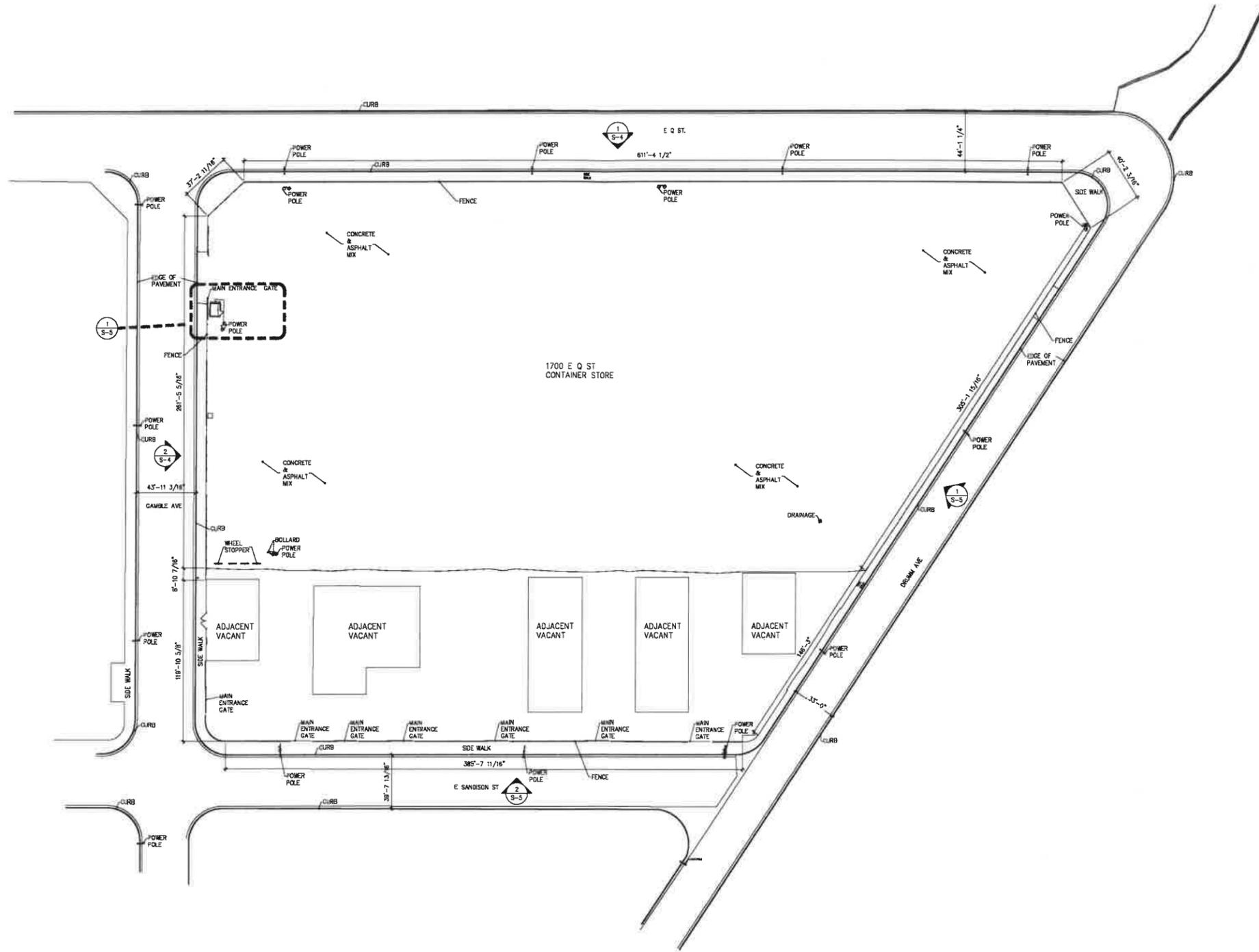
**WARE MALCOMB**

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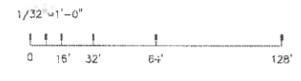
SHEET  
 1







This drawing is a reproduction of existing property lines and general location of a building for use in planning, design, and general site management. It should not be used to determine exact location of building elements, structural components, or other details for any purpose. It is not intended to be used as a legal document and should be used in conjunction with the building at time of construction.



Site Plan

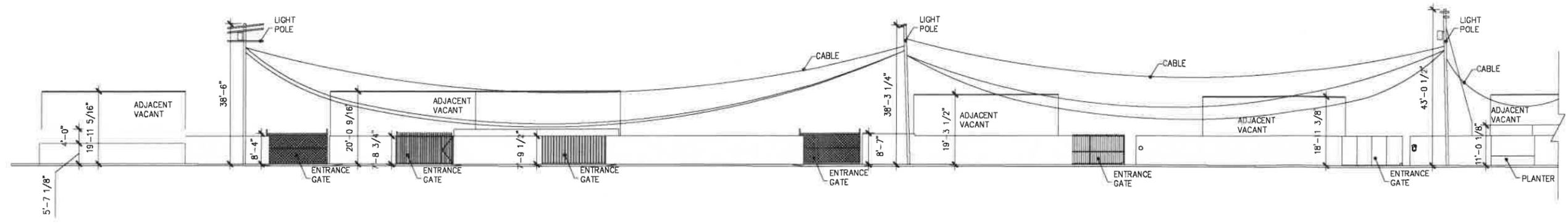
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Wilmington, CA 90744

**WARE MALCOMB**

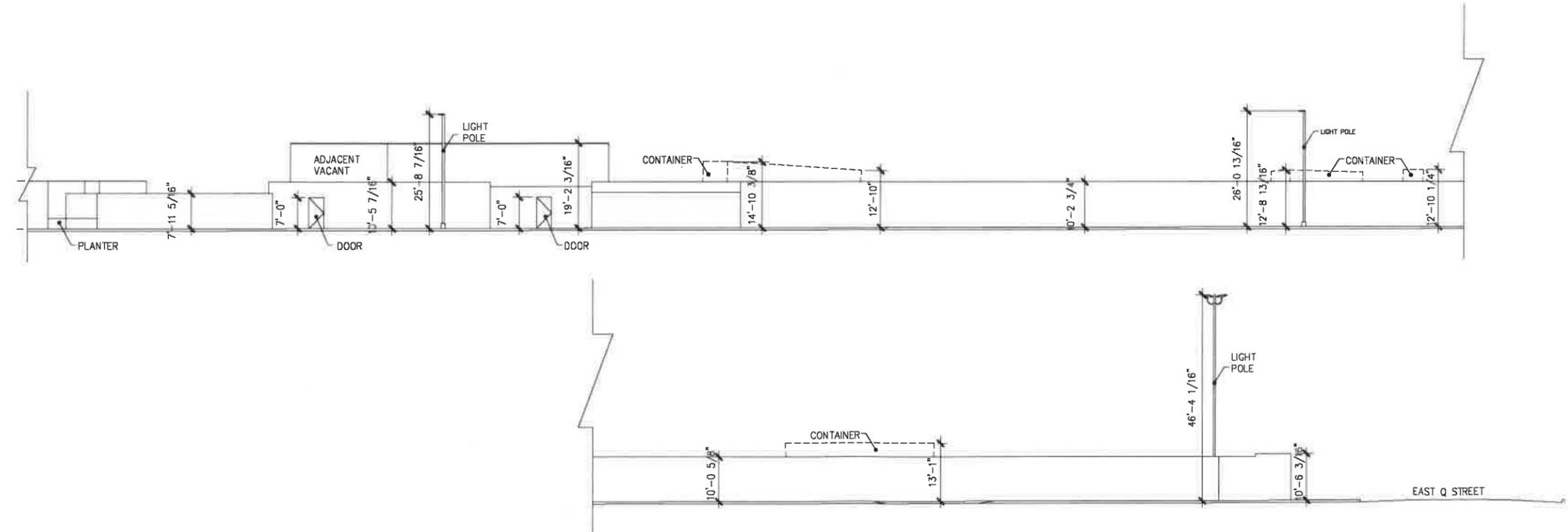
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2





EXTERIOR ELEVATION 2  
SCALE: 3/32"=1'-0"



EXTERIOR ELEVATION 1  
SCALE: 3/32"=1'-0"

This drawing is a representation of existing property that is generally accepted to be suitable for use in planning through, and not general and management. It should not be used to determine exact locations of existing structures, structural components, materials or details, unless the drawings clearly indicate otherwise. All dimensions and measurements are based on the location of the building at the time of measurement.

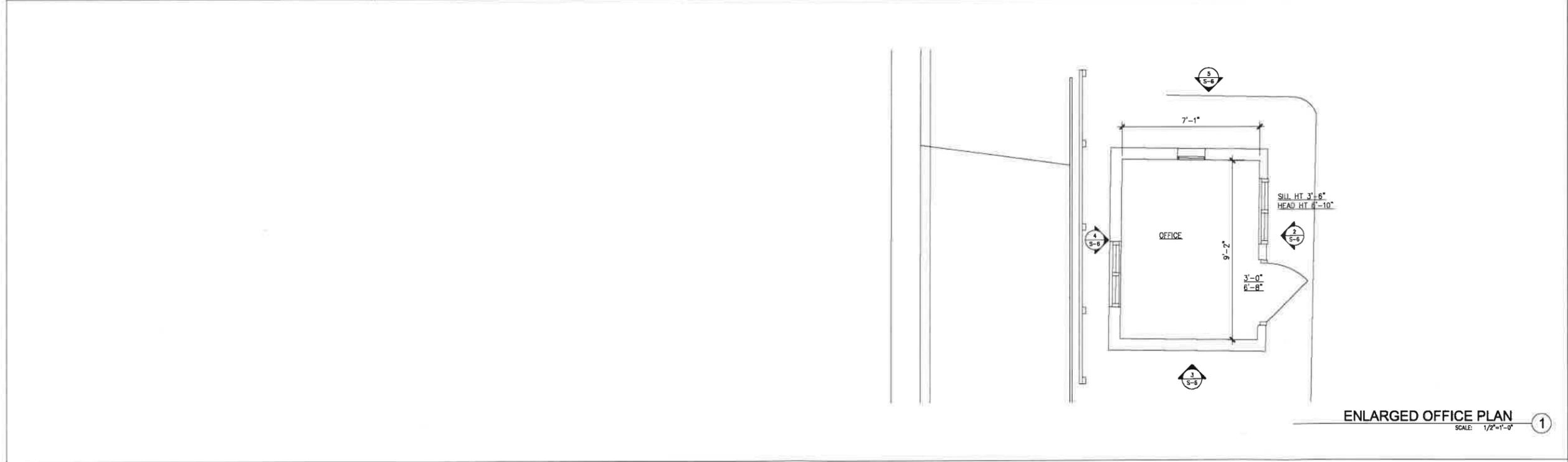
Suite-21508A Floor Plan - Clean

1700 E Q St,  
Wilmington, CA 90744

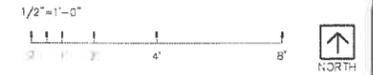
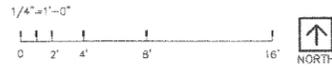
**WARE MALCOMB**

LAX22-2023-00  
10.09.2022

SHEET  
5



This drawing is a representation of existing conditions that is generally accepted to be suitable for use in planning, design, construction and other related purposes. It is not to be used for structural, mechanical, electrical, plumbing, or other engineering or architectural purposes. It is the responsibility of the user to verify all dimensions and conditions in the field at time of construction.



MEASURED AREA: 4,712 SF

Enlarged office and Exterior Elevation

1700 E Q St,  
 Wilmington, CA 90744

**WARE MALCOMB**

LA22-2023-00  
 10.09.2022

SHEET  
 6

