

14306 OXNARD ST. ZONE VARIANCE. NC EXHIBITS

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1060325201607491

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY

TIGRAN VARDANYAN
14306 W OXNARD ST
LOS ANGELES, CA 91401

CASE #: 79189
ORDER #: A-3931702
EFFECTIVE DATE: November 27, 2015
COMPLIANCE DATE: December 27, 2015

BUSINESS OPERATOR OF
SITE ADDRESS: 14306 W OXNARD ST
ASSESSORS PARCEL NO.: 2245-017-012
ZONE: CM; Commercial Manufacturing Zone
NAME OF BUSINESS IN VIOLATION: SO CAL COLLISION CENTER

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.

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

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 #3-CONDITION) Conditional use required within 300 feet of an A or R zone. The Paint Spray Booth 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.

Or

File with the Department of City Planning and obtain a Conditional Use Approval. Submit plans, obtain all required permits, inspections, approvals, and clearances to secure a new Certificate of Occupancy from the Department of Building & Safety and 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 th L.A.M.C.

Comments: Owner stated that the booth was installed approximate 4 years ago.

- 2. (V #3-STANDARD) The approximate 30'x30' metal frame metal covered canopy and the approximate 20'x20' canvas canopy 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.

Or



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

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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 th L.A.M.C.

Location: Rear of the shop outside.

3. (V #5-AUTO/BODY) Auto repair outside of building/enclosure.

You are therefore ordered to: 1) Discontinue vehicle repair operations being conducted outside of an approved building. All operations shall be conducted within a building enclosed on at least three sides, except for the following, which may be conducted within the first 18 feet in depth measured perpendicular to the bay door not exceeding the width of the bay door immediately adjacent to the outside of the garage bay door opening:

(1) electrical diagnostics;

(2) battery charging and changing;

(3) tire removal and replacement, provided the vehicle is not elevated more than 12 -inches off the ground measured to the bottom of the tire. A portable hoist may be used for this purpose.

Code Section(s) in Violation: C1.5 12.13.5A.1., C2 12.14A.27.(c), C4 12.16A.2., C5 12.17A.1., CM 12.17.1A.1., M1 12.17.6A.2., 12.26I.3.(d) and 12.21A.1.(a) 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 day 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.

REVOCAION 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.



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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

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.

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)252-3044. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: *Mark Rude*
MARK RUDE
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3044
mark.rude@lacity.org

Date: November 20, 2015

[Signature]
REVIEWED BY

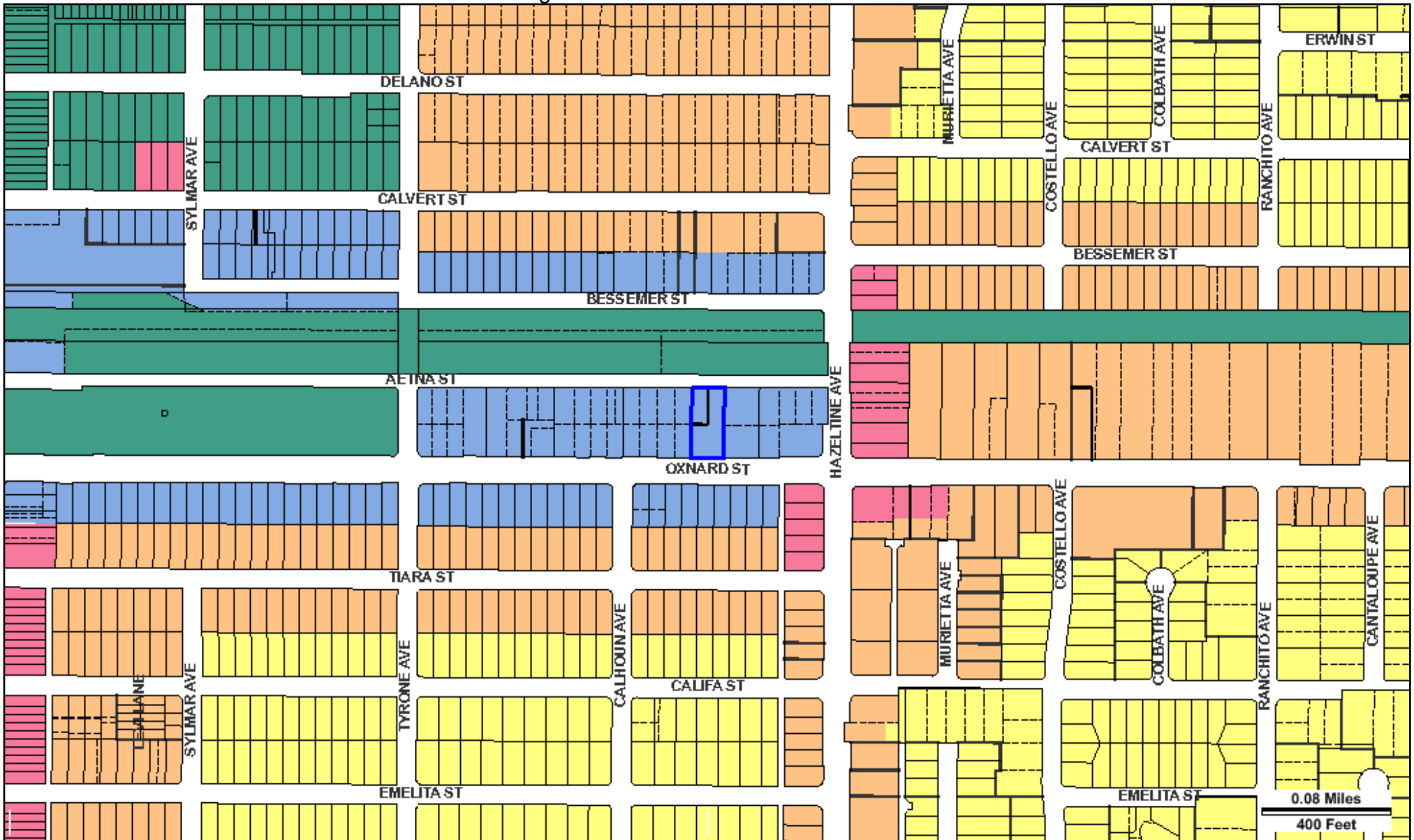
The undersigned mailed this notice by regular mail, postage prepaid, to the addressee on this day.

NOV 20 2015

To the address as shown on the last equalized assessment roll.
Initialed by PC



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



Address: 14137 W OXNARD ST

APN: 2240026008

PIN #: 177B153 814

Tract: TR 1200

Block: 10

Lot: FR 5

Arb: 1

Zoning: M2-1

General Plan: Light Manufacturing





City of Los Angeles Department of City Planning

4/25/2016

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

14140 W AETNA ST
 14138 W AETNA ST
 14135 W OXNARD ST
 14141 W OXNARD ST
 14137 W OXNARD ST
 14139 W OXNARD ST
 14141 1/2 W OXNARD ST
 14142 W AETNA ST
 14136 W AETNA ST

ZIP CODES

91401

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1993-116-GPC
 ORD-97939

Address/Legal Information

PIN Number	177B153 814
Lot/Parcel Area (Calculated)	21,562.7 (sq ft)
Thomas Brothers Grid	PAGE 532 - GRID B7
Assessor Parcel No. (APN)	2240026008
Tract	TR 1200
Map Reference	M B 19-35
Block	10
Lot	FR 5
Arb (Lot Cut Reference)	1
Map Sheet	177B153

Jurisdictional Information

Community Plan Area	Van Nuys - North Sherman Oaks
Area Planning Commission	South Valley
Neighborhood Council	Van Nuys
Council District	CD 6 - Nury Martinez
Census Tract #	1286.01
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	M2-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Light Manufacturing
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	2

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	2240026008
APN Area (Co. Public Works)*	0.271 (ac)
Use Code	2600 - Auto Service Body and Fender Repair
Assessed Land Val.	\$723,368
Assessed Improvement Val.	\$336,440
Last Owner Change	11/13/85
Last Sale Amount	\$477,277
Tax Rate Area	13
Deed Ref No. (City Clerk)	445153
	3-662
	1343062
Building 1	
Year Built	1948
Building Class	C55B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,980.0 (sq ft)
Building 2	
Year Built	1953
Building Class	C55B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,400.0 (sq ft)
Building 3	
Year Built	1944
Building Class	D4A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	444.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	400' Height Limit Above Elevation 790
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	7.26186
Nearest Fault (Name)	Hollywood Fault

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Valley
Division / Station	Van Nuys
Reporting District	943

Fire Information

Bureau	Valley
Batallion	10
District / Fire Station	39
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-1993-116-GPC
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s): GENERAL PLAN CONSISTENCY CASE.

DATA NOT AVAILABLE

ORD-97939



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA - 2016 - 3146

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

- Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)
- Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address¹ 14306 WEST OXNARD STREET, VAN NUYS, CA., 94101 Unit/Space Number _____

Legal Description² (Lot, Block, Tract) LOT FR26, BLOCK NONE, TRACT TR6142

Assessor Parcel Number 2245-017-012 Total Lot Area 6,339.4 SQ. FT.

2. PROJECT DESCRIPTION

Present Use Automotive Service Body and Fender Repair and existing and requested Spray Paint Booth

Proposed Use Automotive Service Body and Fender Repair and existing and requested Spray Paint Booth

Project Name (if applicable) SOCAL COLLISION CENTER, INC.

Describe in detail the characteristics, scope and/or operation of the proposed project For spray paint booth, file and submit applications and plans, obtain zone variance, permits, inspections, clearances, approvals, and certificate of occupancy.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- | | |
|--|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input checked="" type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA) |

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)³ 0 + Adding 0 = Total 0
 Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0
 Mixed Use Projects, Amount of Non-Residential Floor Area: 0 square feet

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section LAMC 12.26(1), 12.36 Section from which relief is requested (if any): 12.27; & BELOW
 Request: ZONE VARIANCE to allow continued maintenance and operation of automotive repair with spray paint booth in existing CM-1 zone closer than 500 feet of R-2 zone, as instructed by Order to Comply,

Authorizing section _____ Section from which relief is requested (if any): _____
 Request: _____

Authorizing section _____ Section from which relief is requested (if any): _____
 Request: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) 79189 (BUILDING & SAFETY)

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. 79189 (AND ORDER A-3931702) Ordinance No.: 1226(I)

- Condition compliance review
- Modification of conditions
- Revision of approved plans
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use
- Clarification of Q (Qualified) classification
- Clarification of D (Development Limitations) classification
- Amendment to T (Tentative) classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

Development Services Case Management Number _____

Building and Safety Plan Check Number _____

Bureau of Engineering Planning Referral (PCRF) _____

Bureau of Engineering Hillside Referral _____

Housing and Community Investment Department Application Number _____

Bureau of Engineering Revocable Permit Number _____

Other—specify SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT PERMIT (ACTIVE)

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Socal Collision Center, Inc.; by Tigran Vardanyan

Company/Firm Socal Collision Center, Inc.

Address: 14306 West Oxnard Street Unit/Space Number _____

City Van Nuys State CA Zip Code: 91401

Telephone (818) 201-7389 E-mail: _____

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) Tigran Vardanyan and Ani Vardanyan; Nerses Vardanyan and Rita Vardanyan

Address 14306 West Oxnard Street Unit/Space Number _____

City Van Nuys State CA Zip Code: 91401

Telephone (818) 201-7389 E-mail: _____

Agent/Representative name Antonio Puertas (Radius maps, Application forms, Environmental forms)

Company/Firm Leon Mapping and GIS Services

Address: 15031 Chatsworth Street, Suite 17 Unit/Space Number _____

City Mission Hills State CA Zip: 91345

Telephone (818) 235-7649 E-mail: leonmapping@hotmail.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Radius maps, Application forms, Environmental forms

Name Antonio Puertas

Company/Firm Leon Mapping and GIS Services

Address: 15031 Chatsworth Street, Suite 17 Unit/Space Number _____

City Mission Hills State CA Zip Code: 91345

Telephone (818) 235-7649 E-mail: leonmapping@hotmail.com

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 8-19-16

Print Name Tigran Vardanyan

Signature 

Date 8/19/16

Print Name Ani VARDANYAN

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

On August 19, 2016 before me, Ralph Becerra Rosainz Notary Public
(Insert Name of Notary Public and Title)

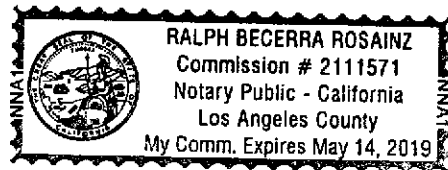
personally appeared Tigran Vardanyan and Ari Vardanyan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by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

[Handwritten Signature]
Signature

(Seal)



PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature _____

Date 8-19-16

Print Name NERSES VARDANYAN

Signature _____

Date 8-19-16

Print Name Rita Vardanyan

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

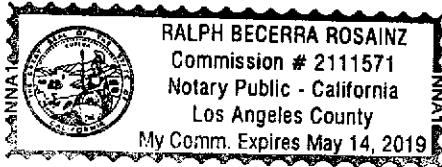
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On 8/19/2016 before me, Ralph Becerra Rosainz, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Nerses Vardanyan and Rita Vardanyan
Name(s) of Signer(s)

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 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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

APPLICATION FORM CP-7771.1

County of

Los Angeles

On 06/14/2016

before me,

Michal Holland, Notary Public
(Insert Name of Notary Public and Title)

personally appeared

Tigran Vardanyan

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 on which the person(s) acted, executed the 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]
Signature

(Seal)



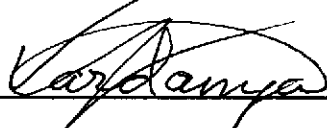
APPLICANT

10. APPLICANT DECLARATION. A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- G. I understand that if this application is denied, there is no refund of fees paid.
- H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____



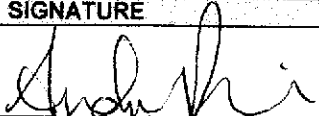
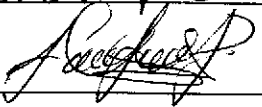
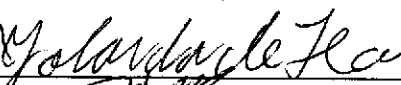

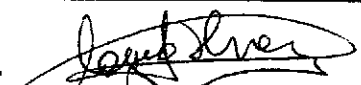
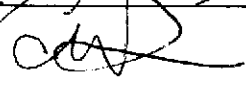

Date: _____

6-14-16

Print Name: So Cal Collision Center; by Tigran Vardanyan

OPTIONAL
NEIGHBORHOOD CONTACT SHEET

SIGNATURES of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP
Andrea Robinson		14307 Tiara St Van Nuys, CA 91401	19
Jorge Navarro		14311 Tiara St VAN NUYS CA 91401	19
Yolanda de Leon		14310 Tiara St. Ap. # 3	23
Victor Agrello		14319 Tiara St	17
Laura P. Alvarez		14319 Tiara St #1	17
Alex Ramirez		14321 Tiara St	16
NANETTE OVEJERA		14309 TIARA ST	19

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

***FINDINGS IN SUPPORT OF PROJECT
OF SOCAL COLLISION CENTER, INC.
FOR AUTOMOTIVE USE (LAMC 12.24 W4)***

Basis and Mandated Findings for Conditional Use Permits

The Conditional Use Permit Findings/Justification is a required attachment to the Master Landuse Application Instructions (CP-7810). Automotive Use (LAMC 12.24 W4) requires specific findings. Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. General Conditional Use

1.a. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The applicant is complying with terms for a conditional use to allow procedurally remedied installation and use, on a lot of 6,337 square feet, of an automotive spray paint booth of about 360 square feet within a 3,610 square-foot building which adequately sequesters it and is already approved for automotive collision repair uses. However, the building and lot fall within 500 feet of an R-2 Zone. Since the proposal includes a request for one spray paint booth within the established radius, a zone variance is requested as a deviation cannot be considered under the conditional use by itself.

One of the primary objectives of the automotive use regulations is to enhance compatibility of automotive uses which are proposed near residential uses by establishing development standards and operational conditions that provide a buffer and other protection features. The request involves upgrading an existing automotive collision repair shop with an automotive spray paint booth. The building, built in 1949 with an open interior suitable for a warehouse, is an enclosed structure. As such, it provides optimum buffering of the automotive spray paint booth from residential uses which abut the rear of the property where there are no building openings. The requested deviations are minimal and cause no discernible impacts that are not nil, less than significant, or mitigated to less than significant.

Correspondence from several neighbors supports the requested automotive spray paint booth. The applicant also holds active Permit No. G25493 in good standing issued for this location by the South Coast Air Quality Management District on July 2, 2013 for a spray paint booth.

Conditions of approval imposed to mitigate any potential impact on the neighboring residential properties will enhance the built environment. These, in addition to the Code-required Standards and Conditions, will enhance the built environment and provide a beneficial service to the community in a manner which still allows for compatible side by side development.

1.b. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The property is fully developed with a single-story 3,610 square-foot commercial building on a lot of 6,337 square feet. The building is concrete block and has high ceilings, allowing for the painting activities to be conducted successfully indoors. The existing grant allows for auto-related services which will be conducted within a fully enclosed structure and which as conditioned will

not create incompatible development impacts. The objectives to protect residential uses established by the Municipal Code will be retained without the need to alter the existing structure. As noted, the requested deviations remain compatible.

The surrounding area is improved with a mixture of commercial uses; however, residential uses adjoin the property at the rear. A number of other operational and development-related conditions imposed on the project will make keep the automotive repair use compatible with the surrounding community. Environmental mitigation measures address potential impacts and are properly incorporated as conditions of granting the requests. Therefore, as conditioned, the permitted use of the property is not anticipated to have any detrimental impacts and is designed to be compatible so that the proposed use does not adversely affect or degrade adjacent properties, the surrounding neighborhood, or public health, welfare and safety.

1.c. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The subject property is located within the Van Nuys – North Sherman Oaks Community Plan Map Area, which designates the property for Commercial Manufacturing land uses, with corresponding zones of CM, and P, and Height District No. 1VL. The property is not currently within the area of any specific plan or interim control ordinance. The request is not referenced in the general language of the Plan Text. However, among the Community Plan’s objectives are the following: (1) to conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services; and (2) to improve the compatibility between commercial and residential uses. The request, as proposed and conditioned, conforms to the purpose, intent, and provisions of the General Plan and the applicable Community Plan, which are to ensure compatibility between the neighboring properties and to protect the residential neighborhoods.

The applicant’s proposed use will not impair or degrade the integrity and character of the zone where the subject property is located within the CM-1 Zone, where other similarly longstanding automotive repair businesses also occur, and is not detrimental to existing or permitted uses in the zone or vicinity within the zone.

2. Additional findings specific to Automotive Uses in the C zones that do not comply with the development standards and operating conditions in Sections 12.22 A28 or in the M zones that do not comply with 12.17.6 of LAMC.

Findings specific to automotive uses that do not comply with development standards and operating conditions under LAMC Section 12.22 in zones C or with LAMC Section 12.17.6 in zones M are as follows:

2.a. The project will not create or add to detrimental concentration of automotive uses in the vicinity of the proposed automotive use.

The project site is located along a heavily traveled major thoroughfare, West Oxnard Street. Automotive uses predominate in this area along West Oxnard Street, providing varied services which have a similar business component. However, the proposed project will be housed in a contained and fully enclosed structure.

As such, the use is not characteristic of some open-air body shops which this finding seeks to discourage as that type of a use would create or add to a detrimental concentration of automotive uses. It is reasonable that some of the other automotive uses in the immediate area complement

the proposed use and allow patrons to obtain varied automotive repair services in one convenient area.

The project occupies property that has continuously had an automotive service shop since at least as long ago as circa 1991, when the project applicant first went into the automotive service business on the same property. Automotive repair services are crucial to the local and regional economy and way of life; each one counts, and most, alike the project, are small. The project applicant's business employs, and potentially employs, several people at a living wage or salary, benefitting the community.

The project's location, size, height, operations, other significant or insignificant features, and mitigation measures will in combination be compatible with and not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or public health, welfare, and safety.

Controls of hazardous fluids and vapors are adequate when a spray paint booth is properly made and installed, as in the project.

The project substantially conforms with the purpose, intent, and provisions of the General Plan, and of the applicable Van Nuys – North Sherman Oaks Community Plan (specific plans are not applicable to the neighborhood).

The project occupies property that has continuously housed automotive service shops since at least as long ago as 1991, when the project applicant acquired the subject property and began business providing automotive repair services, and as long ago as 1986, when the third Occupancy Permit was issued. The zoning in the neighborhood allows and favors putting automotive repair services, including collision repair services, on properties in the same block and series of blocks as the project. There have been approximately as many automotive repair services located on the subject property and in the neighborhood and vicinity in one year as another, for many years. There has been no plain adverse effect (across the rear fencelines or otherwise) of those automotive repair services on residential properties fronting Tiara Street. The project does not add an automotive repair business on the property or the street but resurrects and continues an aspect (automotive spray painting) of one.

2.b. Ingress to, egress from and associated parking on premises of the automotive use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.

No changes are proposed to the property's vehicular ingress, egress, or parking. The entire curblin along the property is a driveway apron.

The project has and continues the same ingress, egress, and parking capacity ("as before" in Occupancy Permit) as the business has already done on the subject property have shared for several years without incident.

The applicant does not request a reduction or increase in parking. Driveway apron crosses the entire frontage of the subject property, leading directly to service bays and lifts in the front of the building, and to the driveway down the east side. Orderly outdoor access and egress is already in place, and the automotive paint spray booth will not alter or influence it.

2.c. Any spray painting will be conducted within a fully enclosed structure located at least 500 feet away from a school or A or R Zone, and all spray painting shall be conducted in full compliance with the provisions of Article 7, Chapter 5 of Code (the Los Angeles Municipal Code, LAMC; public safety and protection) as well as the South Coast Air Quality Management District Rules 1132 and 1151, regulating these installations.

Spray painting will be conducted within a fully enclosed structure which suffices to contain and buffer effects of the use.

The applicant proposes spray painting within a fully enclosed structure which will also be in compliance with all noted regulations. Since the location of the building is not separated by more than 500 feet from an R Zone, a zone variance has also been requested as part of this action.

Noise is to be abated in part by work hours, from 8:00 a.m. to 5:00 p.m. on week days, 9:00 a.m. to 4:00 p.m. on Saturdays, and not on Sundays. These hours do not exceed limitations prescribed by Code. Combined noise of automotive repair facilities in the vicinity should not be adversely elevated by the present proposed facility.

The proposal is for an automotive paint spray booth inside a fully enclosed building. The mechanical spray and ventilation systems will be interlocked to prevent spraying unless ventilation is working properly. The proposed paint spray booth requires both City permits, inspections, and approvals, and clearance from the South Coast Air Quality Management District. All painting is to be within the confines of the building.

2.d. The applicant has submitted an appropriate landscape plan setting forth all plant materials and irrigation systems, and a written maintenance schedule indicating how the landscaping will be maintained. See attachment Landscape Plan of Social Collision Center, Inc..

Not submitting a ***landscape plan for live plants*** was not an option. Application requires that such a plan be submitted. The plan submitted for that purpose speaks, with brevity, to why: there ***is no*** vegetation, there is ***nowhere to install*** vegetation, and accordingly the ***existing asphalt saves water***, but the plan, with maintenance schedule, is required to be submitted anyway.

The property has no room for what is normally considered landscaping, since the front driveway on its north, side driveway on its east, property line and lack of setback on its west, and small area for parking on its south, all bear either structure or pavement that cannot effectively be traded for plants. Landscaping as it now exists on the subject property is a preexisting and ongoing asphalt parking lot on a CM-1 lot where neither room nor need to grow or water anything presents itself. There will be no plant materials, irrigation system for plants, or maintenance for either of those. The current asphalt saves water, since it is not expected to need watering or to grow in order to provide parking. In that context the CM-1 asphalt on the present property is “green” as to water. Upkeep is reasonably scheduled, barring uncontrollable circumstances.

LANDSCAPE PLAN OF SOCAL COLLISION CENTER, INC.

The subject property is dominated by a single building and is otherwise paved. The property has been that way for thirty or more years. The Landscape Plan is required to be submitted in support of the application for a zone variance. There is nowhere to install vegetation, which would require watering and other maintenance. The pavement saves water and requires minimal upkeep. The Landscape Plan proposes to continue the existing pavement, to be kept clean and in good repair, as the most effective, water-saving “green” solution.

The hereby written maintenance schedule is that at least once weekly, but more often as necessary or prudent, the grounds will be inspected for and as necessary cleaned of weeds, dirt, spills, vehicle drips, trash, rubbish, debris, and other unwanted removable materials so as to remove or prevent their accumulations, and so as to maintain an aesthetically acceptable presence. The schedule is subject to adjustment in the event of contravening eventualities that are beyond any reasonable control (classical exclusions).

Address of Building 14306 Oxnard Street



CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued 7/1/86 Permt.No. and Year VN 02541/86

Convert 38' x 64' portion of an existing 1 Story, Type III, 38' x 91' tire sales building to auto repair. ³ No change ⁵ in ² parking requirements. H-4 Occupancy. "Subject to any Affidavits or Building and Zoning Code Modifications".

Owner Arthur Bronson
Owner's Address 5020 Queen Victoria Rd.
Woodland Hills, CA 91364
5000788288500003374

BY R. KLINE/ak

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

Address of
Building 14306 Oxnard Street
Permit No.
and Year LA 6038/49
Certificate
Issued January 25, 1950, 19.....

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy
must be approved by the Department of
Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9; Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

**1 Story, Type III-B, 38' x 95', Warehouse
G-1 Occupancy**

Owner **American News Co.**
Owner's
Address **301 Boyd St.
Los Angeles, Calif.**

Form B-95a—20M—8-49 G. E. MORRIS, Superintendent of Building By.....

M. Richards

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued April 23, 1958

Address of Building 14306 Oxford

Permit No. and Year UN4773/58

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1-Story, Type III-B, 30' x 38' Shop Building,
Converted from a portion of an existing 1-Story,
Type III-B, 38' x 95' Warehouse;
E-22 Occupancy.



G. E. MORRIS,
Superintendent of Building

J. B. COCHRAN, Jr.

By.....

1

APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 21

Tract 614

Location of Building 14306 Olympic St. Van Nuys (Home Number and Street)

Approved by City Engineer

Between what cross streets Tyrone + Sylmar

USE INK OR INDELIBLE PENCIL

1. Purpose of building Warehouse

2. Owner American News Co

3. Owner's address 301 Boylston P.O.

4. Certified Architect Donald J. Prode License No. C17 Phone RA 372

5. Licensed Engineer NONE State License No. Phone

6. Contractor NOT NAMED State License No. Phone

7. Contractor's address 9414 - 34th St. S. J. J.

8. VALUATION OF PROPOSED WORK \$1500

9. State how many buildings NOW on lot and give use of each. none

10. Size of new building 38' x 95' No. Stories 1 Height to highest point 5' Size lot 128' x 138' 10"

11. Material Exterior Walls Cement Block Type of Roofing Composition

12. Buildings and similar structures (a) Footings: Width 16x12 Depth in Ground 20x13 1/2 Width of Wall 16x16

(b) Size of Studs 2x4 Material of Floor

(c) Size of Floor Joists 2x8 Size of Rafters

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

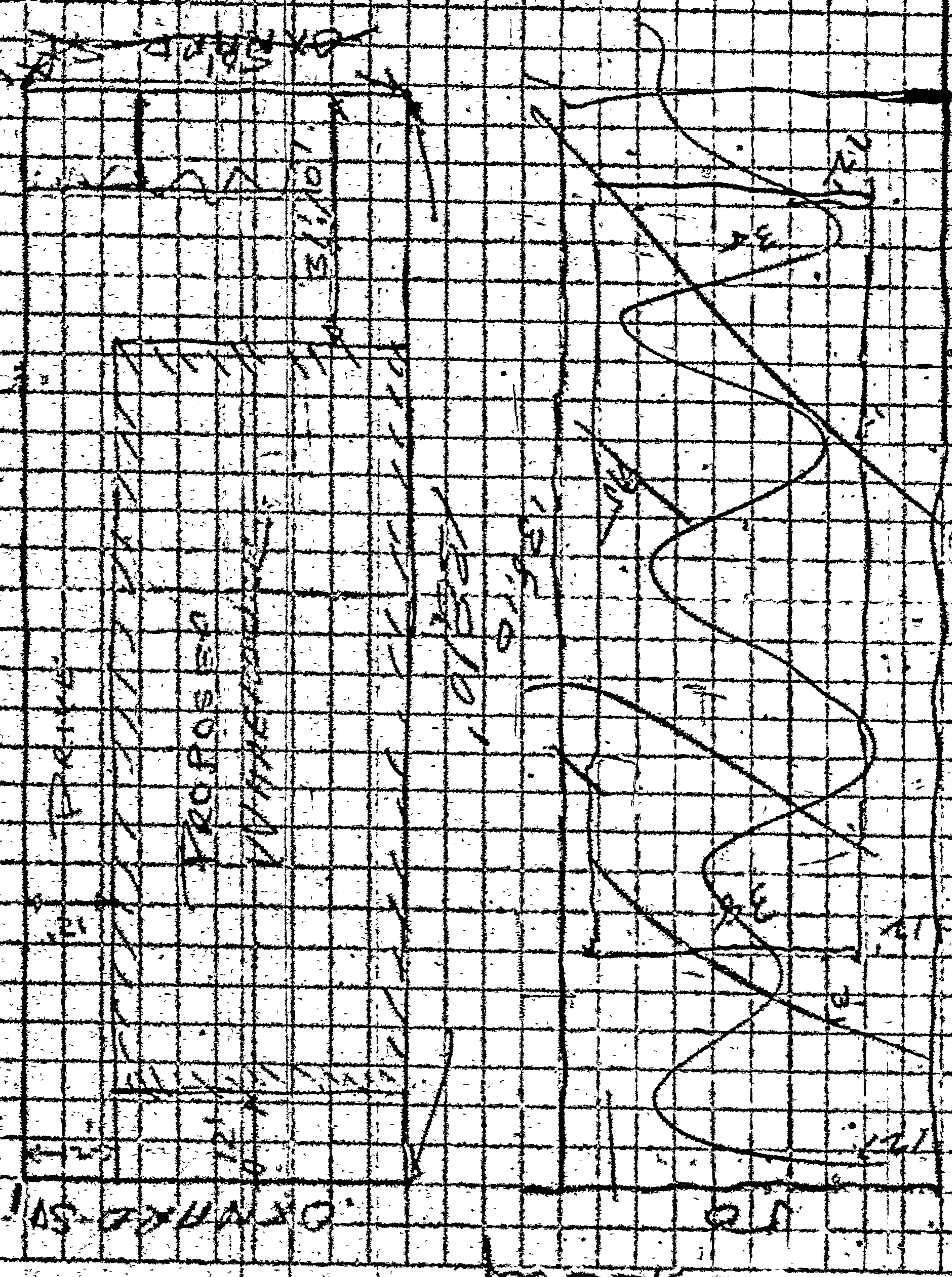
Sign here J. A. Prode Sept. (Owner or Authorized Agent)

DISTRICT OFFICE VAN NUYS

Table with columns for PLAN CHECKING, REINFORCED CONCRETE, FEES, and various permit details. Includes permit number LA 8038 and date JUN 29 1949.

Handwritten notes at the bottom of the page, including '210 10348'.

PLANS APPROVED
 AS RECORDED BY
 E.A. GIBSON 10378
 SEC. No. 12-27-B-1
 H.D.T. JUN 2 1949
 CITY OF LOS ANGELES
 DATE 6/29/49 J. H. HALL



3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

E I Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.

Form with 15 numbered sections containing details like LEGAL DESCR., BUILDING ADDRESS, OWNER'S NAME, CONTRACTOR, MATERIAL, VALUATION, and NEW WORK. Includes checkboxes for various materials and roof types, and a signature line for the applicant.

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

APR-28-61 19196 Ca VN-78869 K-1 2.00

P.C. No. GRADING CRIT. SOIL CONS.

DONE

12-3-61

NOT MAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

PLANNED UNIT DEVELOPMENT

Change 12/3/61

[Faint, mostly illegible text, likely a legal description or deed, with some handwritten notes and a large 'X' mark.]

3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

Form with 15 numbered sections: 1. LEGAL DESCR., 2. PRESENT USE OF BUILDING, 3. JOB ADDRESS, 4. BETWEEN CROSS STREETS, 5. OWNER'S NAME, 6. OWNER'S ADDRESS, 7. ENGINEER, 8. ARCHITECT OR DESIGNER, 9. ARCHITECT OR ENGINEER'S ADDRESS, 10. CONTRACTOR, 11. SIZE OF EXISTING BLDG., 12. CONST. MATERIAL, 13. JOB ADDRESS, 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT, 15. NEW WORK (Describe).

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date Llc. Class Llc. Number Contractor (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B. & P. C. for this reason.

Date 4/15/86 Owner's Signature Arthur Bronson

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. Insurance Company

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date Applicant's Signature

Applicant's Mailing Address

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 4/15/86 Applicant's Signature Arthur Bronson

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name Lender's Address

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Arthur Bronson Owner Position Date 4/15/86

CASHIER'S USE ONLY table with columns for P.C., S.P.C., B.P., I.F., O/S, DIST. OFFICE, P.C. NO., G.P.I., P.M., E.I., F.H., S.O.S.S., C/O, CONT INSP, SPRINKLERS, ENERGY, and various fee amounts.

1-1-3-3-3-3-0-0

EX
ST

4-16-86
4-16-86
4-16-86
4-16-86

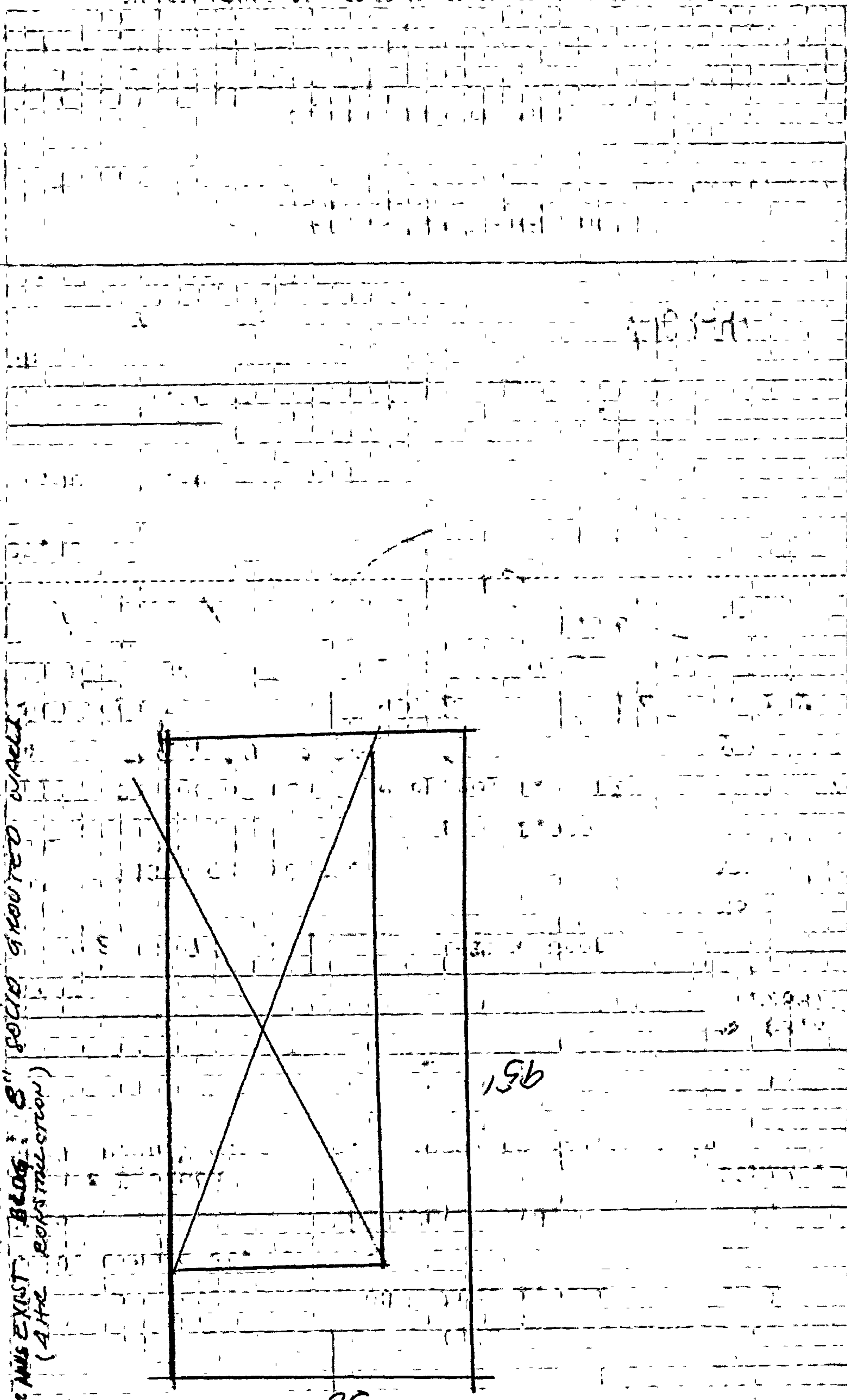
X

X

X

4-16-86

ON LOT 1 AND 2, ALL 24' 0" OF LOT 1'S LOT 2'S



EXTERIOR AND EXIST. BLDG. 8" POLY GROUTED WALL
(AFC RECONSTRUCTION)

PERMITS
IN PROGRESS

Facility Information Detail (FIND)

[Search Again](#) |
 [Search Results](#) |
 [Facility Details](#) |
 [Equipment List](#) |
 [Compliance](#) |
 [Emissions](#) |
 [Hearing Board](#)

Application Details

Application/Tracking Number 553257

Facility Information

Business Name SOCAL COLLISION CENTER

Facility ID [174729](#) Facility Status ACTIVE

Application Information

Application Type Permit to Construct Application Received 6/13/2013

Application Status PERMIT TO OPERATE GRANTED Application Deemed Complete 6/21/2013

Equipment Desc SPRAY BOOTH PAINT AND SOLVENT

Permit Number G25493 Permit Status ACTIVE

[View Permit Image](#)

Engineer Information

Engineer Assigned HOUSHANG FOROUZAN

Engineer Phone (909) 396-2570 Team Assigned B1



PERMIT TO CONSTRUCT/OPERATE

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

Legal Owner
or Operator:

SOCAL COLLISION CENTER
14306 OXNARD ST
VAN NUYS, CA 91401

ID 174729

Equipment Location: 14306 OXNARD ST, VAN NUYS, CA 91401

Equipment Description :

SPRAY BOOTH, MDI, AUTOMOTIVE TYPE, SEMI-DOWN DRAFT, MODEL NO. MDI-14924, 14'-4" W. X 24'-6" L. X 9'-2" H, WITH TWENTY 20" X 20" EXHAUST FILTERS, AND ONE 3- H.P. EXHAUST FAN.

Conditions :

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.
2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.
3. THIS SPRAY BOOTH SHALL NOT BE OPERATED UNLESS ALL EXHAUST AIR PASSES THROUGH FILTER MEDIA AT LEAST TWO INCHES THICK.
4. A GAUGE SHALL BE INSTALLED TO INDICATE, IN INCHES OF WATER, THE STATIC PRESSURE DIFFERENTIAL ACROSS THE EXHAUST FILTERS. IN OPERATION, THE PRESSURE DIFFERENTIAL SHALL NOT EXCEED 0.25 INCHES OF WATER.
5. THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH RULES 1151 AND 1171.
6. THE TOTAL QUANTITY OF VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS FROM ALL PERMITTED EQUIPMENT AND ASSOCIATED OPERATIONS AT THIS FACILITY SHALL BE LESS THAN 667 POUNDS IN ANY ONE CALENDAR MONTH. ASSOCIATED OPERATIONS INCLUDE, BUT ARE NOT LIMITED TO, SURFACE PREPARATION, EQUIPMENT CLEAN-UP, AND THE APPLICATION OF ANY OTHER MATERIALS TO PARTS THAT ARE PREVIOUSLY OR SUBSEQUENTLY PROCESSED IN THE PERMITTED EQUIPMENT.
7. THE OPERATOR SHALL COMPLY WITH RULE 109 (RECORDKEEPING FOR VOLATILE ORGANIC COMPOUND EMISSIONS).

FILE COPY



PERMIT TO CONSTRUCT/OPERATE

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

Legal Owner
or Operator:

SOCAL COLLISION CENTER
14306 OXNARD ST
VAN NUYS, CA 91401

ID 174729

Equipment Location: 14306 OXNARD ST, VAN NUYS, CA 91401

Equipment Description :

SPRAY BOOTH, MDI, AUTOMOTIVE TYPE, SEMI-DOWN DRAFT, MODEL NO. MDI-14924, 14'-4" W. X 24'-6" L. X 9'-2" H, WITH TWENTY 20" X 20" EXHAUST FILTERS, AND ONE 3- H.P. EXHAUST FAN.

Conditions :

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.
2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.
3. THIS SPRAY BOOTH SHALL NOT BE OPERATED UNLESS ALL EXHAUST AIR PASSES THROUGH FILTER MEDIA AT LEAST TWO INCHES THICK.
4. A GAUGE SHALL BE INSTALLED TO INDICATE, IN INCHES OF WATER, THE STATIC PRESSURE DIFFERENTIAL ACROSS THE EXHAUST FILTERS. IN OPERATION, THE PRESSURE DIFFERENTIAL SHALL NOT EXCEED 0.25 INCHES OF WATER.
5. THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH RULES 1151 AND 1171.
6. THE TOTAL QUANTITY OF VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS FROM ALL PERMITTED EQUIPMENT AND ASSOCIATED OPERATIONS AT THIS FACILITY SHALL BE LESS THAN 667 POUNDS IN ANY ONE CALENDAR MONTH. ASSOCIATED OPERATIONS INCLUDE, BUT ARE NOT LIMITED TO, SURFACE PREPARATION, EQUIPMENT CLEAN-UP, AND THE APPLICATION OF ANY OTHER MATERIALS TO PARTS THAT ARE PREVIOUSLY OR SUBSEQUENTLY PROCESSED IN THE PERMITTED EQUIPMENT.
7. THE OPERATOR SHALL COMPLY WITH RULE 109 (RECORDKEEPING FOR VOLATILE ORGANIC COMPOUND EMISSIONS).

FILE COPY



PERMIT TO CONSTRUCT/OPERATE

8. IN ADDITION TO THE RECORD KEEPING REQUIREMENTS OF RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS EQUIPMENT AND FACILITY TO VERIFY THE CALENDAR MONTHLY VOC EMISSIONS IN POUNDS AND THE VOC CONTENT OF EACH MATERIAL AS APPLIED (INCLUDING WATER AND EXEMPT COMPOUNDS). THESE RECORDS SHALL BE PREPARED IN A FORMAT WHICH IS ACCEPTABLE TO THE DISTRICT.
9. WITHIN 14 CALENDAR DAYS AFTER THE END OF EACH MONTH, THE OPERATOR SHALL TOTAL AND RECORD VOC EMISSIONS FOR THE MONTH FOR ALL EQUIPMENT COVERED BY THE MONTHLY LIMIT. THE RECORD SHALL INCLUDE ANY PROCEDURES USED TO ACCOUNT FOR CONTROL DEVICE EFFICIENCIES AND/OR WASTE DISPOSAL. IT SHALL BE SIGNED AND CERTIFIED FOR ACCURACY BY THE HIGHEST RANKING INDIVIDUAL RESPONSIBLE FOR COMPLIANCE WITH DISTRICT RULES.
10. THE OPERATOR SHALL MAINTAIN A SINGLE LIST WHICH INCLUDES ONLY THE NAME AND ADDRESS OF EACH PERSON FROM WHOM THE FACILITY ACQUIRED VOC-CONTAINING MATERIAL REGULATED BY THE DISTRICT THAT WAS USED OR STORED AT THE FACILITY DURING THE PRECEDING 12 MONTHS.
11. THE OPERATOR SHALL RETAIN ALL PURCHASE INVOICES FOR ALL VOC-CONTAINING MATERIAL USED OR STORED AT THE FACILITY, AND ALL WASTE MANIFESTS FOR ALL WASTE VOC-CONTAINING MATERIAL REMOVED FROM THE FACILITY FOR 24 MONTHS.
12. ALL RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED AT THE FACILITY FOR 24 MONTHS, AND SHALL BE MADE AVAILABLE TO ANY DISTRICT REPRESENTATIVE UPON REQUEST.
13. MATERIAL SAFETY DATA SHEETS FOR ALL MATERIALS USED AT THIS FACILITY AND SUBJECT TO DISTRICT RULES SHALL BE KEPT CURRENT AND BE MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.
14. MATERIALS USED IN THIS EQUIPMENT SHALL NOT CONTAIN ANY CARCINOGENIC AIR CONTAMINANTS IDENTIFIED IN RULE 1401, TABLE I WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2010 OR EARLIER.
15. THIS PERMIT SHALL EXPIRE IF CONSTRUCTION OF THIS EQUIPMENT IS NOT COMPLETE WITHIN ONE YEAR FROM THE DATE OF ISSUANCE OF THIS PERMIT UNLESS AN EXTENSION IS GRANTED BY THE EXECUTIVE OFFICER.

FILE COPY



PERMIT TO CONSTRUCT/OPERATE

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUTES OF OTHER GOVERNMENT AGENCIES.

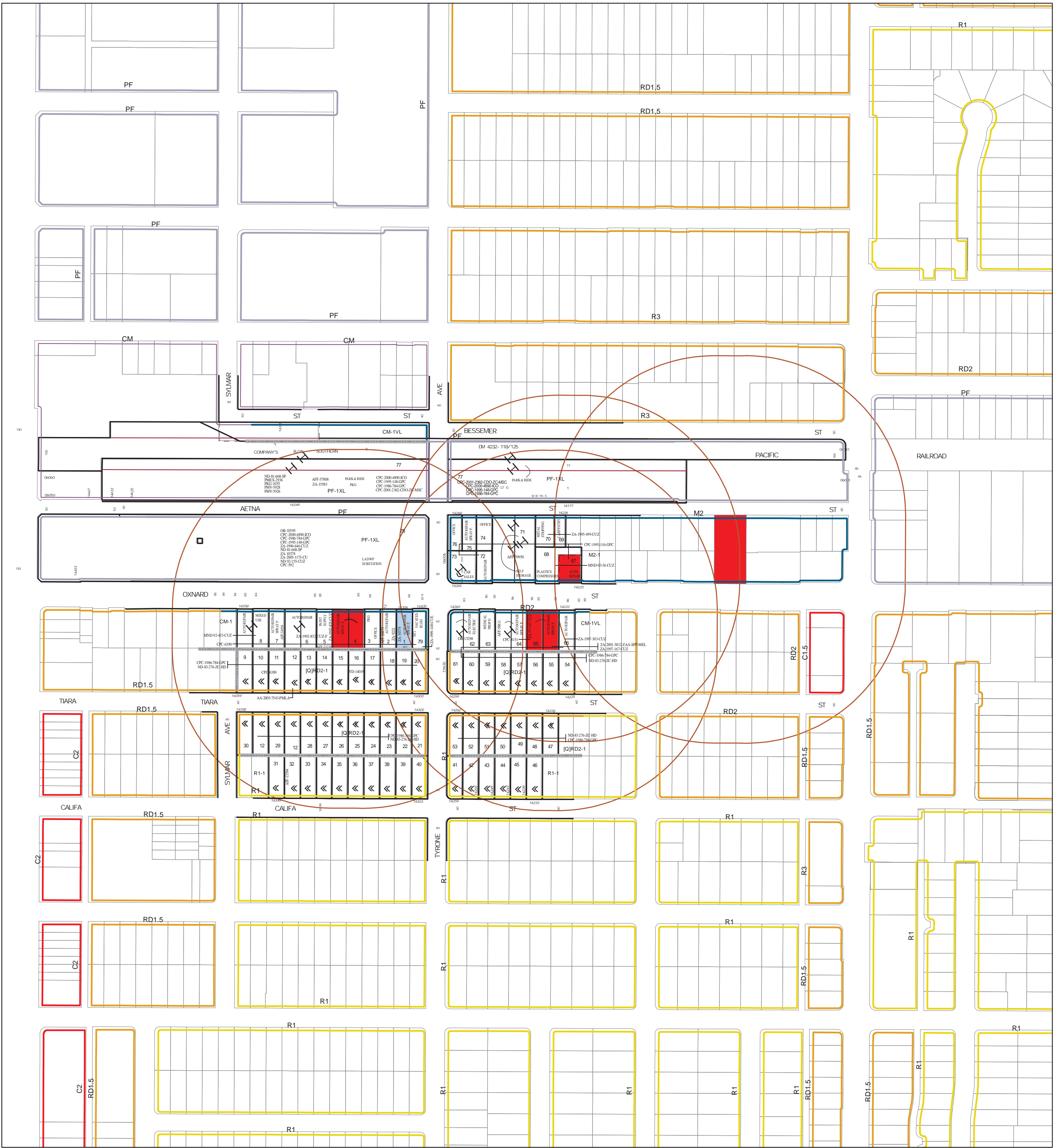
EXECUTIVE OFFICER

A handwritten signature in cursive script that reads "Dorris M. Bailey".

By Dorris M. Bailey/HF01

7/2/2013

FILE COPY



LMG Map Prepared by:
 Leon Mapping & GIS Services
 15031 Chatsworth St, Ste 17
 Mission Hills, CA 91345
 818-235-7649
 leonmapping@hotmail.com
 www.laradiusmaps.com

LEGAL DESC; Lot FR 26, TR 6142, M B 67-80
 (APN) 2245017012

Thomas Brothers Grid
 PAGE 562 - GRID A1

Community Plan Area Van Nuys - North Sherman Oaks
 Area Planning Commission South Valley
 Neighborhood Council Van Nuys
 Council District CD 4 - David Ryu
 Census Tract # 1286.01

ZONE VARIANCE

ACREAGE: 0.145
 DATE: 07/10/2016
 UPDATE: _____

Map Sheet 177B153
 177A151

CASE #
 USES: FIELD
 SCALE; 1"=100'

CONTACT: ANTONIO PUERTAS
 LEON MAPPING GIS SERVICES
 PHONE : 818-235-7649



Address: 14242 W OXNARD ST
 APN: 2245018028
 PIN #: 177B153 887

Tract: TR 8126
 Block: None
 Lot: FR 4
 Arb: None

Zoning: CM-1VL
 General Plan: Commercial Manufacturing



0.04 Miles
 200 Feet



PERMIT TO OPERATE

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

Legal Owner
or Operator:

AGM AUTO BODY AND PAINT, INC.
14242 OXNARD ST
VAN NUYS, CA 91401

ID 172740

Equipment Location: 14242 OXNARD ST, VAN NUYS, CA 91401

Equipment Description :

SPRAY BOOTH, SPRAYKING, MODEL NO. 200-P, AUTOMOTIVE TYPE, 14'-0" W. X 27'-0" L. X 9'-0" H.,
WITH TWENTY-FOUR 20" X 20" EXHAUST FILTERS, ONE 3 H.P. EXHAUST FAN AND ONE 400,000
BTU/HR NATURAL GAS FIRED HEATER.

Conditions :

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.
2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.
3. THIS SPRAY BOOTH SHALL NOT BE OPERATED UNLESS ALL EXHAUST AIR PASSES THROUGH FILTER MEDIA AT LEAST TWO INCHES THICK.
4. A GAUGE SHALL BE INSTALLED TO INDICATE IN INCHES OF WATER, THE STATIC PRESSURE DIFFERENTIAL ACROSS THE FILTERS. IN OPERATION, THE PRESSURE DIFFERENTIAL SHALL NOT EXCEED 0.25 INCH OF WATER.
5. THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH RULES 1147, 1151 AND 1171.
6. THE TOTAL QUANTITY OF VOLATILE ORGANIC COMPOUNDS (VOC) EMISSIONS FROM ALL PERMITTED EQUIPMENT AND ASSOCIATED OPERATIONS AT THIS FACILITY SHALL BE LESS THAN 667 POUNDS IN ANY ONE MONTH. ASSOCIATED OPERATIONS INCLUDE, BUT ARE NOT LIMITED TO, SURFACE PREPARATION, EQUIPMENT CLEAN-UP, AND THE APPLICATION OF ANY OTHER MATERIALS TO PARTS THAT ARE SUBSEQUENTLY PROCESSED IN THE PERMITTED EQUIPMENT.
7. MATERIAL SAFETY DATA SHEETS FOR ALL MATERIALS USED AT THIS FACILITY AND SUBJECT TO DISTRICT RULES SHALL BE KEPT CURRENT AND BE MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.

FILE COPY



PERMIT TO OPERATE

8. THE OPERATOR SHALL COMPLY WITH RULE 109 (RECORDKEEPING FOR VOLATILE ORGANIC COMPOUND EMISSIONS).
9. IN ADDITION TO THE RECORDKEEPING REQUIREMENTS OF RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS FACILITY TO VERIFY THE CALENDAR MONTHLY VOC EMISSIONS IN POUNDS AND THE VOC CONTENT OF EACH MATERIAL AS APPLIED (INCLUDING WATER AND EXEMPT COMPOUNDS). THESE RECORDS SHALL BE PREPARED IN A FORMAT WHICH IS ACCEPTABLE TO THE DISTRICT.
10. WITHIN 14 CALENDAR DAYS AFTER THE END OF EACH MONTH, THE OPERATOR SHALL TOTAL AND RECORD VOC EMISSIONS FOR THE MONTH FOR ALL EQUIPMENT COVERED BY THE MONTHLY LIMIT. THE RECORD SHALL INCLUDE ANY PROCEDURES USED TO ACCOUNT FOR CONTROL DEVICE EFFICIENCIES AND/OR WASTE DISPOSAL. IT SHALL BE SIGNED AND CERTIFIED FOR ACCURACY BY THE HIGHEST RANKING INDIVIDUAL RESPONSIBLE FOR COMPLIANCE WITH DISTRICT RULES.
11. THE OPERATOR SHALL MAINTAIN A SINGLE LIST WHICH INCLUDES ONLY THE NAME AND ADDRESS OF EACH PERSON FROM WHOM THE FACILITY ACQUIRED VOC-CONTAINING MATERIAL REGULATED BY THE DISTRICT THAT WAS USED OR STORED AT THE FACILITY DURING THE PRECEDING 12 MONTHS.
12. THE OPERATOR SHALL RETAIN ALL PURCHASE INVOICES FOR ALL VOC-CONTAINING MATERIAL USED OR STORED AT THE FACILITY, AND ALL WASTE MANIFEST FOR ALL WASTE VOC-CONTAINING MATERIAL REMOVED FROM THE FACILITY FOR 24 MONTHS.
13. ALL RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED AT THE FACILITY FOR 24 MONTHS, AND SHALL BE MADE AVAILABLE TO ANY DISTRICT REPRESENTATIVE UPON REQUEST.
14. MATERIALS USED IN THIS EQUIPMENT SHALL NOT CONTAIN ANY CARCINOGENIC COMPOUNDS IDENTIFIED IN RULE 1401, TABLE 1 WITH AN EFFECTIVE DATE OF MARCH 17, 2000 OR EARLIER.

FILE COPY



PERMIT TO OPERATE

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUTES OF OTHER GOVERNMENT AGENCIES.

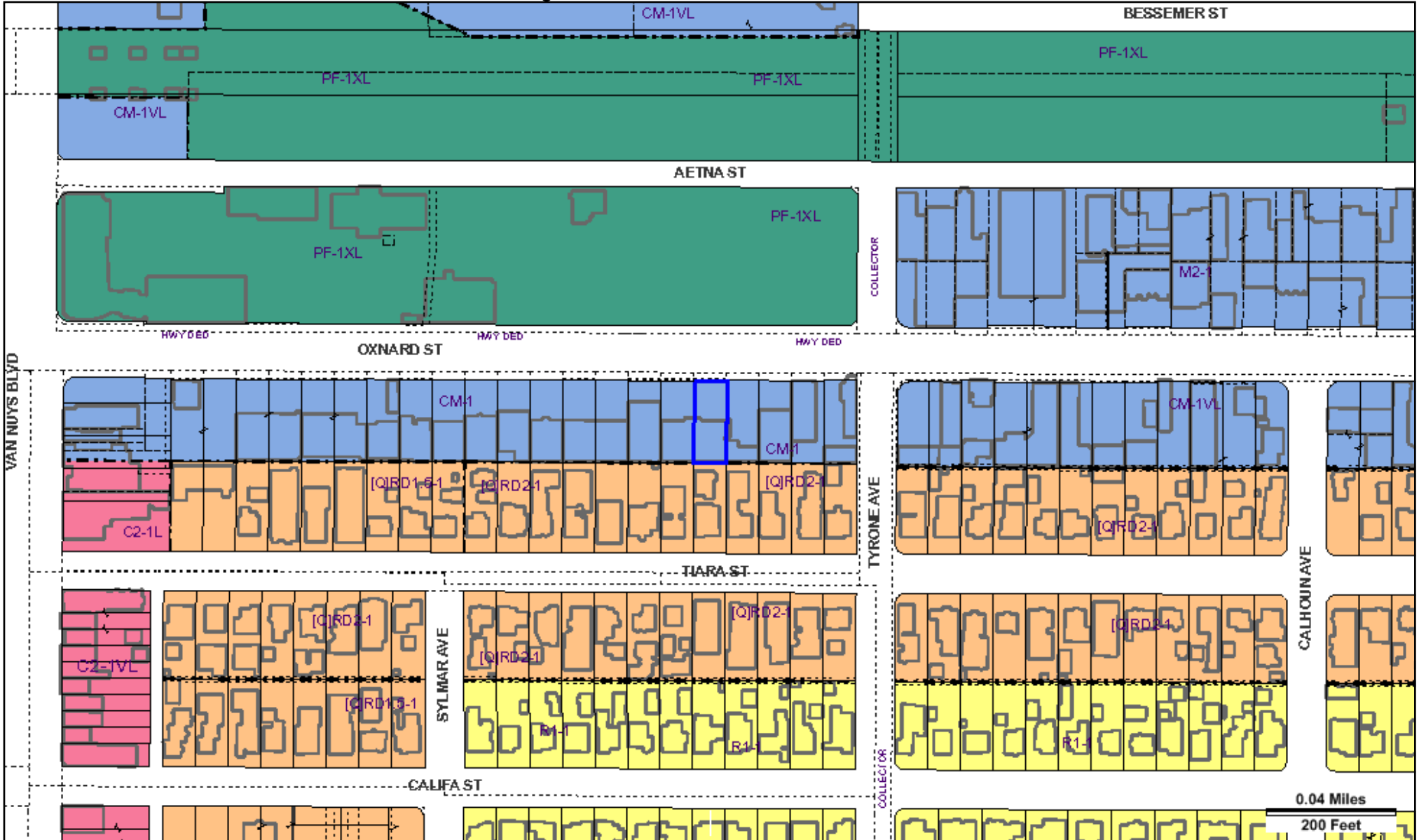
EXECUTIVE OFFICER

A handwritten signature in cursive script that reads "Dorris M. Bailey".

By Dorris M. Bailey/EQ01

12/13/2012

FILE COPY



Address: 14326 W OXNARD ST

APN: 2245017028

PIN #: 177B153 910

Tract: TR 6142

Block: None

Lot: FR 23

Arb: None

Zoning: CM-1

General Plan: Commercial Manufacturing





PERMIT TO OPERATE

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

Legal Owner
or Operator:

CALIFORNIA EXPERT AUTO BODY CORP.
14326 OXNARD ST
VAN NUYS, CA 91401-3311

ID 155885

Equipment Location: 14326 OXNARD ST, VAN NUYS, CA 91401-3311

Equipment Description :

SPRAY BOOTH, GARMAT, AUTOMOTIVE TYPE, MODEL NO. 99770, 13'-6" W. X 27'-0" L. X 10'-0" H.,
WITH ONE 5'-10" W. X 19'-0" L. EXHAUST FILTER, ONE 10 H.P. EXHAUST FAN, AND NATURAL GAS
FIRED HEATER WITH ONE 1,000,000 BTU PER HOUR BURNER.

Conditions :

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.
2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.
3. THIS SPRAY BOOTH SHALL NOT BE OPERATED UNLESS ALL EXHAUST AIR PASSES THROUGH A FILTER MEDIA OF AT LEAST 2 INCHES THICK.
4. A GAUGE SHALL BE INSTALLED AND MAINTAINED TO INDICATE, IN INCHES OF WATER, THE STATIC PRESSURE DIFFERENTIAL ACROSS THE EXHAUST FILTERS. IN OPERATION, THE PRESSURE DIFFERENTIAL SHALL NOT EXCEED 0.25 INCH OF WATER.
5. THE TOTAL QUANTITY OF VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS FROM ALL PERMITTED EQUIPMENT AND ASSOCIATED OPERATIONS SHALL BE LESS THAN 667 POUNDS IN ANY CALENDAR MONTH. ASSOCIATED OPERATIONS INCLUDE, BUT NOT BE LIMITED TO, SURFACE PREPARATION, EQUIPMENT CLEAN-UP, AND THE APPLICATION OF ANY OTHER MATERIALS TO PARTS THAT ARE SUBSEQUENTLY PROCESSED IN THE PERMITTED EQUIPMENT.
6. THIS FACILITY SHALL NOT USE MORE THAN 10,000 CUBIC FEET OF NATURAL GAS IN ANY ONE DAY.
7. A NON-RESETTABLE TOTALIZING FUEL METER SHALL BE INSTALLED AND MAINTAINED TO VERIFY COMPLIANCE WITH CONDITION NO. 6. IN CASE THE FACILITY MAIN GAS METER IS USED TO VERIFY COMPLIANCE WITH CONDITION NO. 6, THEN THE TOTAL NATURAL GAS USAGE AT THE ENTIRE FACILITY SHALL NOT EXCEED 10,000 CUBIC FEET IN ANY ONE DAY.

FILE COPY



PERMIT TO OPERATE

8. THE OPERATOR SHALL MAINTAIN A FUEL USAGE LOG TO DEMONSTRATE COMPLIANCE WITH CONDITION NO. 6. THE LOG SHALL INCLUDE, AT A MINIMUM, THE METER READING AND THE DAILY FUEL USAGE.
9. THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH DISTRICT RULES 1151 AND 1171.
10. THE OPERATOR SHALL COMPLY WITH RULE 109 (RECORDKEEPING FOR VOLATILE ORGANIC COMPOUND EMISSIONS).
11. IN ADDITION TO THE RECORDKEEPING REQUIREMENTS OF RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS EQUIPMENT TO VERIFY CALENDAR MONTHLY VOC EMISSIONS IN POUNDS, AND THE VOC CONTENT OF EACH MATERIAL, AS APPLIED (INCLUDING WATER AND EXEMPT COMPOUNDS). RECORDS SHALL ALSO BE MAINTAINED TO VERIFY COMPLIANCE WITH CONDITION NO.6. ALL RECORDS SHALL BE PREPARED IN A FORMAT THAT IS ACCEPTABLE TO THE DISTRICT.
12. MATERIAL SAFETY DATA SHEETS FOR ALL COATINGS AND SOLVENTS USED AT THIS FACILITY SHALL BE KEPT CURRENT, AND SHALL BE MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.
13. THE OPERATOR SHALL MAINTAIN A SINGLE LIST WHICH INCLUDES ONLY THE NAME AND ADDRESS OF EACH PERSON FROM WHOM THE FACILITY ACQUIRED VOC-CONTAINING MATERIAL REGULATED BY THE DISTRICT THAT WAS USED OR STORED AT THE FACILITY DURING THE PRECEDING 12 MONTHS.
14. THE OPERATOR SHALL RETAIN ALL PURCHASE INVOICES FOR ALL VOC-CONTAINING MATERIAL USED OR STORED AT THE FACILITY, AND ALL WASTE MANIFESTS FOR ALL WASTE VOC-CONTAINING MATERIAL REMOVED FROM THE FACILITY FOR 36 MONTHS.
15. MATERIALS USED IN THIS EQUIPMENT SHALL NOT CONTAIN ANY CARCINOGENIC AIR CONTAMINANTS IDENTIFIED IN RULE 1401, TABLE I, WITH AN EFFECTIVE DATE OF AUGUST 18, 2000 OR EARLIER.
16. WITHIN 14 CALENDAR DAYS AFTER THE END OF EACH MONTH, THE OPERATOR SHALL TOTAL AND RECORD VOC EMISSIONS FOR THE MONTH FROM ALL EQUIPMENT COVERED BY THE MONTHLY LIMIT. THE RECORD SHALL INCLUDE ANY PROCEDURES USED TO ACCOUNT FOR CONTROL DEVICE EFFICIENCIES AND/OR WASTE DISPOSAL. IT SHALL BE SIGNED AND CERTIFIED FOR ACCURACY BY THE HIGHEST RANKING INDIVIDUAL RESPONSIBLE FOR COMPLIANCE WITH DISTRICT RULES.
17. ALL RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED AT THE FACILITY FOR 36 MONTHS, AND SHALL BE MADE AVAILABLE TO ANY DISTRICT REPRESENTATIVE UPON REQUEST.
18. THIS PERMIT SHALL EXPIRE IF CONSTRUCTION OF THIS EQUIPMENT IS NOT COMPLETE WITHIN ONE YEAR FROM THE DATE OF ISSUANCE OF THIS PERMIT UNLESS AN EXTENSION IS GRANTED BY THE EXECUTIVE OFFICER.

FILE COPY



Address: 14932 W OXNARD ST

APN: 2243022002

PIN #: 177A149 115

Tract: TR 13504

Block: None

Lot: FR 9

Arb: None

Zoning: M2-1

General Plan: Light Manufacturing





PERMIT TO OPERATE

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

Legal Owner
or Operator:

BOOST COLLISION, AKOP MKHSIAN
14932 OXNARD ST
VAN NUYS, CA 91411

ID 171525

Equipment Location: 14932 OXNARD ST, VAN NUYS, CA 91411

Equipment Description :

SPRAY BOOTH, ZHONGDA, AUTOMOTIVE DOWNDRAFT-TYPE, 13'-0" W. X 27'-0" L. X 11'-0" H.,
WITH FIVE 2'-6" X 27'-0" EXHAUST FILTERS, ONE 1,000,000 BTU PER HOUR, NATURAL GAS DIRECT
FIRED HEATER, AND ONE 10-H.P. EXHAUST FAN.

Conditions :

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.
2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.
3. THIS SPRAY BOOTH SHALL NOT BE OPERATED UNLESS ALL EXHAUST AIR PASSES THROUGH FILTER MEDIA AT LEAST 2 INCHES THICK.
4. A GAUGE SHALL BE INSTALLED AND MAINTAINED TO INDICATE , IN INCHES OF WATER, THE STATIC PRESSURE DIFFERENTIAL ACROSS THE EXHAUST FILTERS. IN OPERATION, THE PRESSURE DIFFERENTIAL SHALL NOT EXCEED 0.25 INCH OF WATER.
5. THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH RULES 1151 AND 1171.
6. THE TOTAL QUANTITY OF VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS FROM PERMITTED EQUIPMENT AND ASSOCIATED OPERATIONS AT THIS FACILITY SHALL NOT EXCEED 330 POUNDS IN ANY CALENDAR MONTH. ASSOCIATED OPERATIONS INCLUDE, BUT ARE NOT LIMITED TO, SURFACE PREPARATION, EQUIPMENT CLEAN-UP, AND THE APPLICATION OF ANY OTHER MATERIALS TO PARTS THAT ARE PREVIOUSLY OR SUBSEQUENTLY PROCESSED IN THIS EQUIPMENT.
7. THE OPERATOR SHALL COMPLY WITH RULE 109 (RECORDKEEPING FOR VOLATILE ORGANIC COMPOUND EMISSIONS).

FILE COPY



PERMIT TO OPERATE

8. IN ADDITION TO THE RECORDKEEPING REQUIREMENTS OF RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS EQUIPMENT AND FACILITY TO VERIFY THE CALENDAR MONTHLY VOC EMISSIONS IN POUNDS AND THE VOC CONTENT OF EACH MATERIAL AS APPLIED (INCLUDING WATER AND EXEMPT COMPOUNDS). THESE RECORDS SHALL BE PREPARED IN A FORMAT WHICH IS ACCEPTABLE TO THE DISTRICT.
9. WITHIN 14 CALENDAR DAYS AFTER THE END OF EACH MONTH, THE OPERATOR SHALL TOTAL AND RECORD VOC EMISSIONS FOR THE MONTH FOR ALL EQUIPMENT COVERED BY THE MONTHLY LIMIT. THE RECORDS SHALL INCLUDE ANY PROCEDURES USED TO ACCOUNT FOR CONTROL DEVICE EFFICIENCIES AND/OR WASTE DISPOSAL. IT SHALL BE SIGNED AND CERTIFIED FOR ACCURACY BY THE HIGHEST RANKING INDIVIDUAL RESPONSIBLE FOR COMPLIANCE WITH DISTRICT RULES.
10. THE OPERATOR SHALL MAINTAIN A SINGLE LIST WHICH INCLUDES ONLY THE NAME AND ADDRESS OF EACH PERSON FROM WHOM THE FACILITY ACQUIRED VOC-CONTAINING MATERIAL REGULATED BY THE DISTRICT THAT WAS USED OR STORED AT THE FACILITY DURING THE PRECEDING 12 MONTHS.
11. THE OPERATOR SHALL RETAIN ALL PURCHASE INVOICES FOR ALL VOC-CONTAINING MATERIAL USED OR STORED AT THE FACILITY, AND ALL WASTE MANIFESTS FOR ALL WASTE VOC-CONTAINING MATERIAL REMOVED FROM THE FACILITY FOR 24 MONTHS.
12. ALL RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED AT THE FACILITY FOR 24 MONTHS, AND SHALL BE MADE AVAILABLE TO ANY DISTRICT REPRESENTATIVE UPON REQUEST.
13. MATERIALS USED IN THIS EQUIPMENT SHALL NOT CONTAIN ANY CARCINOGENIC AIR CONTAMINANTS IDENTIFIED IN RULE 1401, TABLE I, WITH AN EFFECTIVE DATE OF JUNE 15, 2001 OR EARLIER.
14. MATERIAL SAFETY DATA SHEETS FOR ALL MATERIALS USED AT THIS FACILITY AND SUBJECT TO DISTRICT RULES SHALL BE KEPT CURRENT AND MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.

FILE COPY



PERMIT TO OPERATE

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

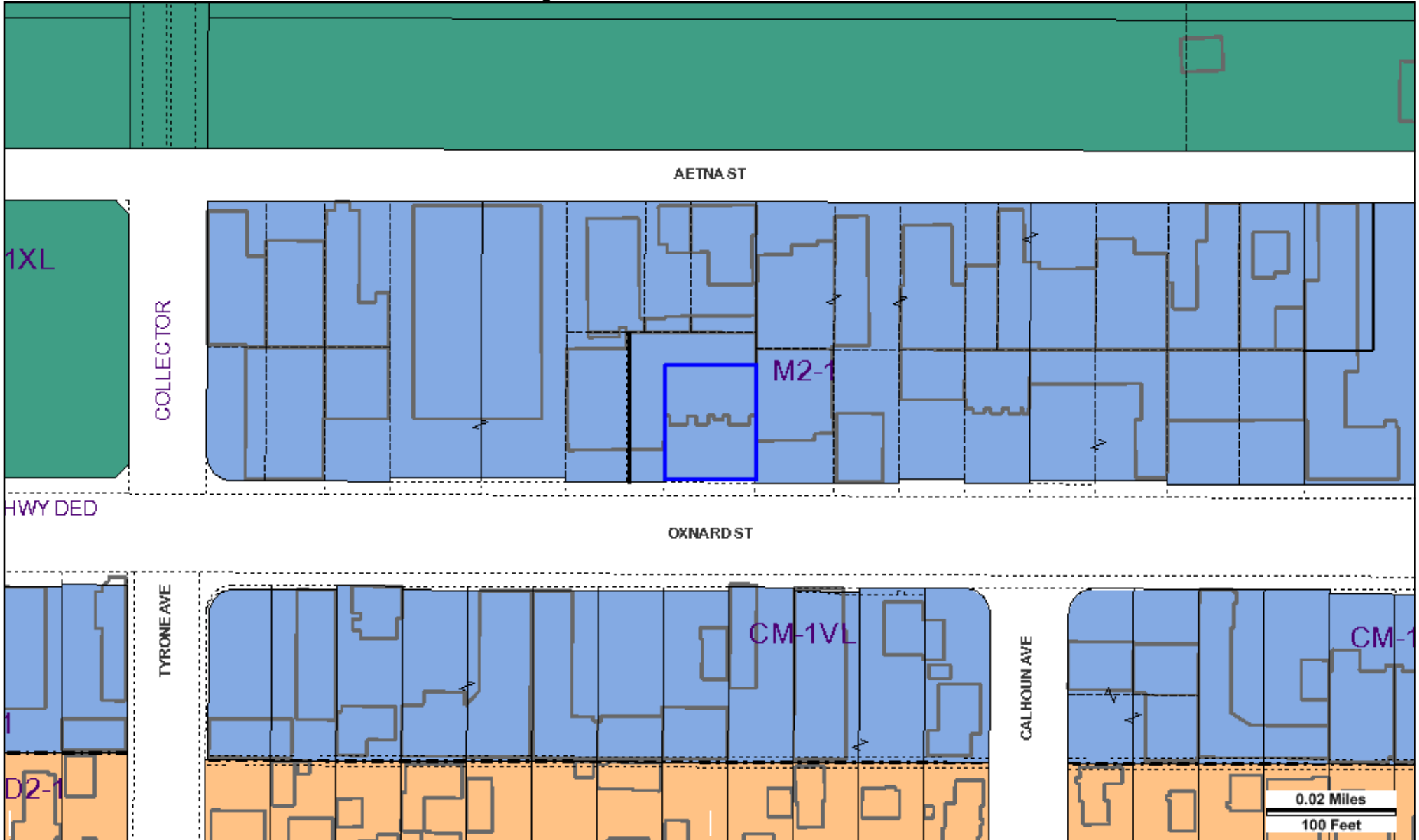
THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUTES OF OTHER GOVERNMENT AGENCIES.

EXECUTIVE OFFICER

A handwritten signature in cursive script that reads "Dorris M. Bailey".

By Dorris M. Bailey/FM03
8/30/2012

FILE COPY



Address: 14223 W OXNARD ST

APN: 2240025029

PIN #: 177B153 854

Tract: TR 1200

Block: 10

Lot: FR 2

Arb: 6

Zoning: M2-1

General Plan: Light Manufacturing





PERMIT TO OPERATE

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

Legal Owner
or Operator:

AA DELANO AUTO BODY SHOP, INC.
14223 OXNARD BLVD
VAN NUYS, CA 91401

ID 159459

Equipment Location: 14223 OXNARD BLVD, VAN NUYS, CA 91401

Equipment Description :

SPRAY BOOTH, CERTIFIED SPRAY BOOTH, AUTOMOTIVE TYPE, 14'-0" W X 24'-0" L X 9'-0" H, WITH TWENTY 20" X 20" EXHAUST FILTERS, AND ONE 3 HP EXHAUST FAN.

Conditions :

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.
2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.
3. A GAUGE SHALL BE INSTALLED AND MAINTAINED TO INDICATE, IN INCHES OF WATER, THE STATIC PRESSURE DIFFERENTIAL ACROSS THE EXHAUST FILTERS IN OPERATION, THE PRESSURE DIFFERENTIAL SHALL NOT EXCEED 0.25 INCHES OF WATER.
4. THIS SPRAY BOOTH SHALL NOT BE OPERATED UNLESS ALL EXHAUST AIR PASSES THROUGH FILTER MEDIA AT LEAST 2 INCHES THICK.
5. THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH RULES 1151 AND 1171.
6. COATINGS, ADHESIVES, INKS, REDUCERS, THINNERS, AND CLEAN-UP SOLVENTS USED IN THIS EQUIPMENT SHALL NOT CONTAIN ANY COMPOUNDS IDENTIFIED AS TOXIC AIR CONTAMINANTS IN RULE 1401 AS AMENDED JUNE 15, 2001, EXCEPT TOLUENE, XYLENE, ETHYLENE GLYCOL MONOBUTYL ETHER, METHYL ETHYL AND METHANOL.
7. MATERIAL SAFETY DATA SHEETS FOR ALL COATINGS AND SOLVENTS USED AT THIS FACILITY SHALL BE KEPT CURRENT AND MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.
8. THE TOTAL QUANTITY OF VOC EMISSIONS FROM THIS FACILITY SHALL BE LESS THAN 667 POUNDS IN ANY CALENDAR MONTH.
9. THE OPERATOR SHALL COMPLY WITH RULE 109 (RECORDKEEPING FOR VOLATILE ORGANIC COMPOUND EMISSIONS).

FILE COPY



PERMIT TO OPERATE

10. IN ADDITION TO THE REQUIREMENTS OF RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS FACILITY TO VERIFY CALENDAR MONTHLY VOLATILE ORGANIC COMPOUNDS (VOC) EMISSIONS IN POUNDS AND THE VOC CONTENT OF EACH MATERIAL AS APPLIED (INCLUDING WATER AND EXEMPT COMPOUNDS) ALL RECORDS SHALL BE PREPARED IN A FORMAT WHICH IS ACCEPTABLE TO THE DISTRICT.
11. WITHIN 14 CALENDAR DAYS AFTER THE END OF EACH MONTH, THE OPERATOR SHALL TOTAL AND RECORD VOC EMISSIONS FOR THE MONTH FROM ALL EQUIPMENT COVERED BY THE MONTHLY LIMIT. THE RECORD SHALL INCLUDE ANY PROCEDURES USED TO ACCOUNT FOR CONTROL DEVICE EFFICIENCIES AND/OR WASTE DISPOSAL. IT SHALL BE SIGNED AND CERTIFIED FOR ACCURACY BY THE HIGHEST RANKING INDIVIDUAL RESPONSIBLE FOR COMPLIANCE WITH DISTRICT RULES.
12. THE OPERATOR SHALL MAINTAIN A SINGLE LIST THAT INCLUDES ONLY THE NAME AND ADDRESS OF EACH PERSON FROM WHOM THE FACILITY ACQUIRED VOC-CONTAINING MATERIAL REGULATED BY THE DISTRICT THAT WAS USED OR STORED AT THE FACILITY DURING THE PRECEDING 12 MONTHS.
13. THE OPERATOR SHALL RETAIN FOR 36 MONTHS ALL PURCHASE INVOICES FOR ALL VOC-CONTAINING MATERIAL USED OR STORED AT THE FACILITY, AND WASTE MANIFESTS FOR ALL WASTE VOC-CONTAINING MATERIAL REMOVED FROM THE FACILITY.
14. ALL RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED AT THE FACILITY FOR 36 MONTHS, AND SHALL BE MADE AVAILABLE TO ANY DISTRICT REPRESENTATIVE UPON REQUEST.

FILE COPY



SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 Copley Drive, Diamond Bar, CA 91765

Page 3
Permit No.
G3177
A/N 497937

PERMIT TO OPERATE

NOTICE

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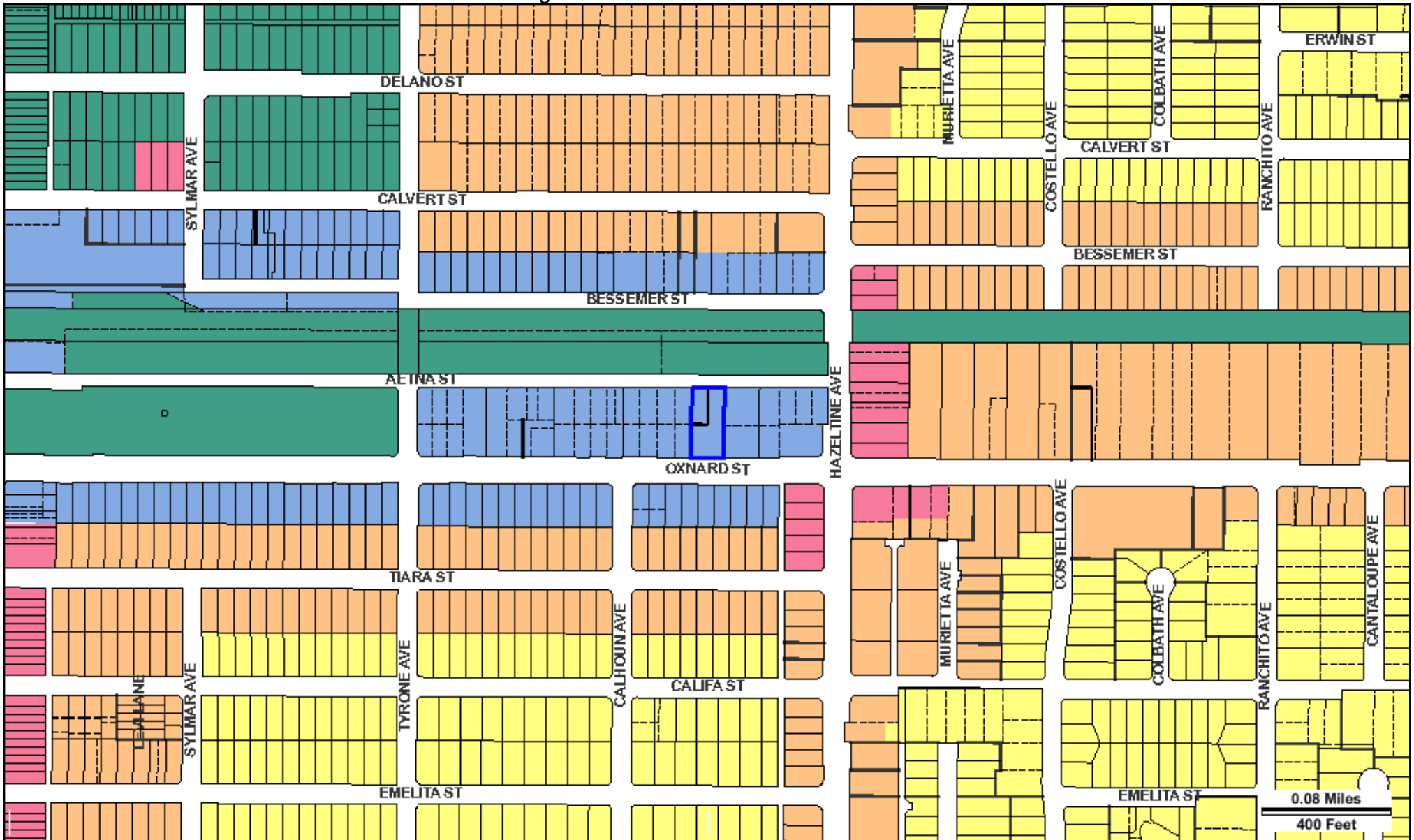
THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUTES OF OTHER GOVERNMENT AGENCIES.

EXECUTIVE OFFICER

A handwritten signature in black ink that reads "Dorris M. Bailey".

By Dorris M. Bailey/JT03
5/29/2009

FILE COPY



Address: 14137 W OXNARD ST

APN: 2240026008

PIN #: 177B153 814

Tract: TR 1200

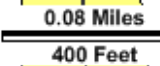
Block: 10

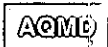
Lot: FR 5

Arb: 1

Zoning: M2-1

General Plan: Light Manufacturing





PERMIT TO CONSTRUCT/OPERATE

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

Legal Owner
or Operator:

CIVIC AUTO BODY INC
14137 OXNARD ST
VAN NUYS, CA 91401-3607

ID 50985

Equipment Location: 14137 OXNARD ST, VAN NUYS, CA 91401-3607

Equipment Description :

SPRAY BOOTH, GLOBAL FINISHING SOLUTIONS, AUTOMOTIVE-DOWNDRAFT TYPE, MODEL NUMBER EXPERT 2, 14'-5" W. X 27'-5" L. X 11'-0" H., WITH ONE 980,000 BTU PER HOUR DIRECT NATURAL GAS FIRED BURNER, ONE 30" X 252" EXHAUST FILTER AND ONE 7½ HP EXHAUST FAN.

Conditions :

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.
2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.
3. THIS SPRAY BOOTH SHALL NOT BE OPERATED UNLESS ALL EXHAUST AIR PASSES THROUGH FILTER MEDIA AT LEAST 2 INCHES THICK.
4. A GAUGE SHALL BE INSTALLED AND MAINTAINED TO INDICATE, IN INCHES OF WATER COLUMN, THE STATIC PRESSURE DIFFERENTIAL ACROSS THE EXHAUST FILTERS. IN OPERATION, THE PRESSURE DIFFERENTIAL SHALL NOT EXCEED 0.25 INCH OF WATER.
5. NATURAL GAS CONSUMPTION IN THIS EQUIPMENT SHALL NOT EXCEED 10,000 CUBIC FEET (105 THERMS) IN ANY ONE DAY.
6. A NON-RESETTABLE TOTALIZING METER SHALL BE INSTALLED AND MAINTAINED TO VERIFY COMPLIANCE WITH CONDITION NUMBER 5. IN CASE THE FACILITY MAIN GAS METER IS USED TO VERIFY COMPLIANCE WITH CONDITION NUMBER 5 THEN THE TOTAL NATURAL GAS CONSUMPTION AT THE FACILITY SHALL NOT EXCEED 10,000 CUBIC FEET (105 THERMS) IN ANY ONE DAY.
7. THE OPERATOR SHALL MAINTAIN A NATURAL GAS CONSUMPTION LOG TO VERIFY COMPLIANCE WITH CONDITION NUMBER 5. THE LOG SHALL INCLUDE, AT A MINIMUM, THE DATE OF OPERATION, THE METER READINGS AND THE DAILY NATURAL GAS CONSUMPTION.
8. THIS EQUIPMENT SHALL BE OPERATED IN COMPLIANCE WITH RULES 1151 AND 1171.

FILE COPY



AQMD

PERMIT TO CONSTRUCT/OPERATE

9. THE TOTAL QUANTITY OF VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS FROM THIS EQUIPMENT SHALL NOT EXCEED 22 POUNDS IN ANY ONE DAY.
10. THE TOTAL QUANTITY OF VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS FROM ALL PERMITTED EQUIPMENT AND ASSOCIATED OPERATIONS AT THIS FACILITY SHALL BE LESS THAN 667 POUNDS IN ANY CALENDAR MONTH. ASSOCIATED OPERATIONS INCLUDE, BUT ARE NOT LIMITED TO, SURFACE PREPARATION, EQUIPMENT CLEAN-UP, AND THE APPLICATION OF ANY OTHER MATERIALS TO PARTS THAT ARE PREVIOUSLY OR SUBSEQUENTLY PROCESSED IN THE PERMITTED EQUIPMENT.
11. MATERIALS USED IN THIS EQUIPMENT SHALL NOT CONTAIN ANY CARCINOGENIC AIR CONTAMINANTS IDENTIFIED IN RULE 1401, TABLE I WITH AN EFFECTIVE DATE OF MARCH 4, 2005 OR EARLIER.
12. MATERIAL SAFETY DATA SHEETS FOR ALL MATERIALS USED AT THIS FACILITY SHALL BE KEPT CURRENT AND MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.
13. THE OPERATOR SHALL COMPLY WITH RULE 109 (RECORDKEEPING FOR VOLATILE ORGANIC COMPOUND EMISSIONS).
14. IN ADDITION TO THE RECORDKEEPING REQUIREMENTS IN RULE 109, THE OPERATOR SHALL KEEP ADEQUATE RECORDS FOR THIS EQUIPMENT AND FACILITY TO VERIFY CALENDAR MONTHLY VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS IN POUNDS AND THE VOC CONTENT OF EACH MATERIAL AS APPLIED (INCLUDING WATER AND EXEMPT COMPOUNDS). ALL RECORDS SHALL BE PREPARED IN A FORMAT WHICH IS ACCEPTABLE TO THE DISTRICT.
15. WITHIN 14 CALENDAR DAYS AFTER THE END OF EACH MONTH, THE OPERATOR SHALL TOTAL AND RECORD VOC EMISSIONS FOR THE MONTH FROM ALL EQUIPMENT COVERED BY THE MONTHLY LIMIT. THE RECORD SHALL INCLUDE ANY PROCEDURES USED TO ACCOUNT FOR CONTROL DEVICE EFFICIENCIES AND/OR WASTE DISPOSAL. IT SHALL BE SIGNED AND CERTIFIED FOR ACCURACY BY THE HIGHEST RANKING INDIVIDUAL RESPONSIBLE FOR COMPLIANCE WITH DISTRICT RULES.
16. THE OPERATOR SHALL MAINTAIN A SINGLE LIST THAT INCLUDES ONLY THE NAME AND ADDRESS OF EACH PERSON FROM WHOM THE FACILITY ACQUIRED VOC-CONTAINING MATERIAL REGULATED BY THE DISTRICT THAT WAS USED OR STORED AT THE FACILITY, DURING THE PRECEDING 12 MONTHS.
17. THE OPERATOR SHALL RETAIN FOR 24 MONTHS ALL PURCHASE INVOICES FOR ALL VOC-CONTAINING MATERIALS USED OR STORED AT THE FACILITY, AND ALL WASTE MANIFESTS FOR ALL WASTE VOC-CONTAINING MATERIAL REMOVED FROM THE FACILITY.
18. ALL RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED AT THE FACILITY FOR 24 MONTHS, AND SHALL BE MADE AVAILABLE TO ANY DISTRICT REPRESENTATIVE UPON REQUEST.

FILE COPY



PERMIT TO CONSTRUCT/OPERATE

19. THIS PERMIT SHALL EXPIRE IF CONSTRUCTION OF THIS EQUIPMENT IS NOT COMPLETE WITHIN ONE YEAR FROM THE DATE OF ISSUANCE OF THIS PERMIT UNLESS AN EXTENSION IS GRANTED BY THE EXECUTIVE OFFICER.

NOTICE

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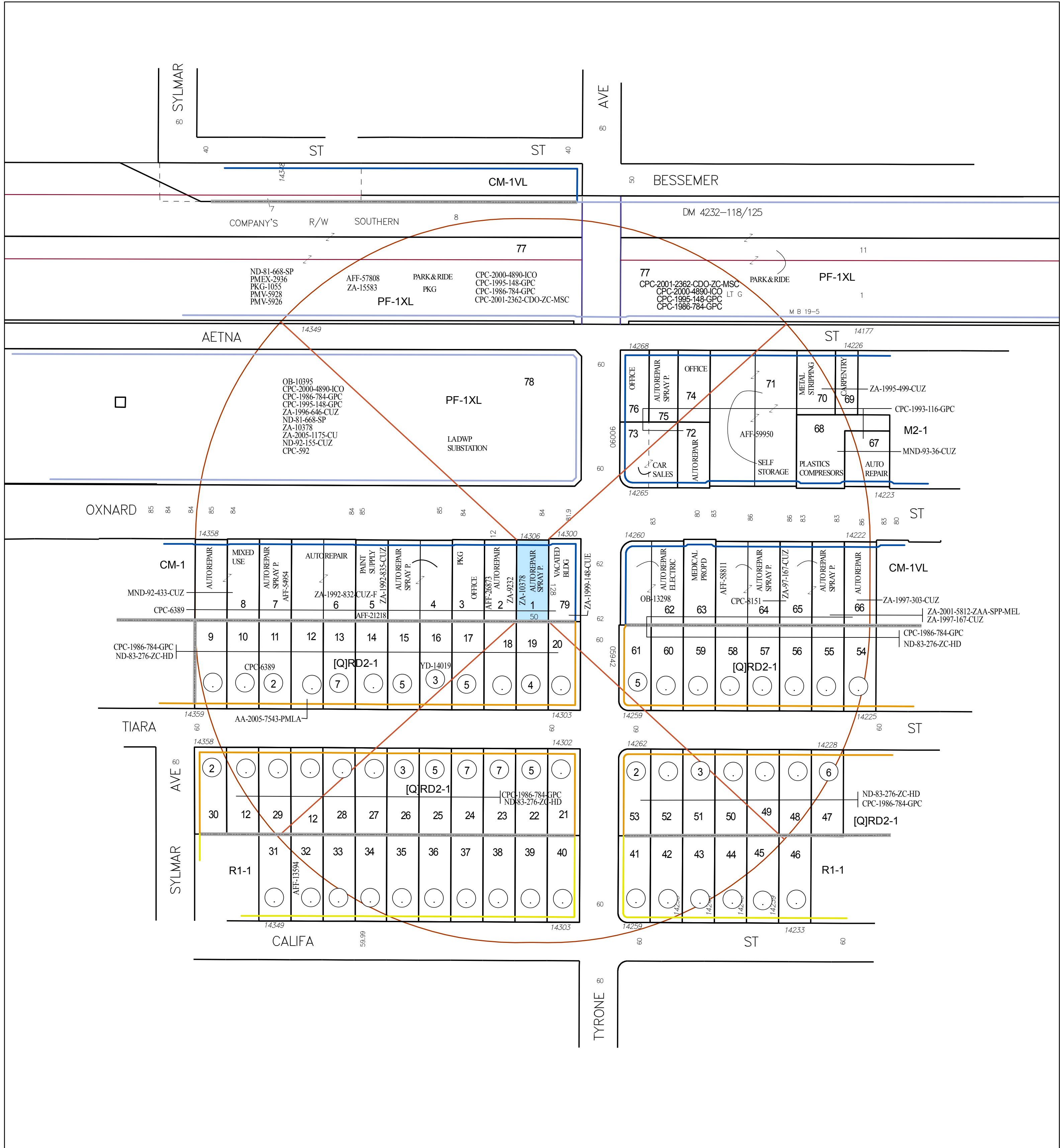
EXECUTIVE OFFICER

Dorris M. Bailey

By Dorris M. Bailey/SB04

5/2/2006

FILE COPY




 Map Prepared by:
 Leon Mapping & GIS Services
 15031 Chatsworth St, Ste 17
 Mission Hills, CA 91345
 818-235-7649
 leonmapping@hotmail.com
 www.laradiusmaps.com

LEGAL DESC; Lot FR 26, TR 6142, M B 67-80
 (APN) 2245017012

 Thomas Brothers Grid
 □ PAGE 562 - GRID A1


 Community Plan Area Van Nuys - North Sherman Oaks
 Area Planning Commission South Valley
 Neighborhood Council Van Nuys
 Council District CD 4 - David Ryu
 Census Tract # 1286.01

ZONE VARIANCE
 ACREAGE: 0.145
 DATE: 07/10/2016
 UPDATE: _____

 CONTACT: ANTONIO PUERTAS
 LEON MAPPING GIS SERVICES
 PHONE : 818-235-7649

Map Sheet □ 177B153
 177A151

 CASE #
 USES: FIELD
 SCALE: 1"=100'



OXNARD ST

84'

CL

81.9'

30.00

12.00

38.00

12.00

SIDEWALK

DRIVEWAY

EXISTING BUILDING
3,610 SQ.FT.

FENCE 7' HIGH WROUGHT IRON FENCE

ADJACENT PROPERTY
NOT A PART

20.00

TYRONNE AVE

95.00

126.10

38.00

LOT SIZE
6,337 SQ.FT.

APN 2245017013

NOTES

1. Representative:
Antonio Puertas
LA Radius, Inc.
15031 Chatsworth St # 17
Mission Hills, CA 91345
Ph (818) 235-7649
E-mail: leonmapping@hotmail.com
2. Applicant:
SoCal Collision Center
Vardanyan Tygran
14306 Oxnard St. Van Nuys CA 91401
3. Legal Description:
Lot FR 26, Tract 6142, M B 67-80
Assessor Parcel No. 2245-017-012
4. Situs Address:
14306 Oxnard St.
Van Nuys CA 91401
5. Zone: CM-1
6. Total Site Area = 6,337 Sq.Ft.
7. Total Floor Area = ± 3,610 Sq.Ft.
8. Lot Coverage:
Building = ± 56%
Hardscape = ± 44%
9. Request: Zone Variance ;
Continued use and maintenance of an
existing auto body shop with spray
paint booth located within 500 Ft of
a residential zone.

EXISTING PLOT PLAN

APN 2245017011

APN 2245017011

ADJACENT PROPERTY
NOT A PART

FENCE 8' HIGH WROUGHT IRON FENCE

ADJACENT PROPERTY
NOT A PART

APN 2245017011

ADJACENT PROPERTY
NOT A PART

APN 2245017011

50.00

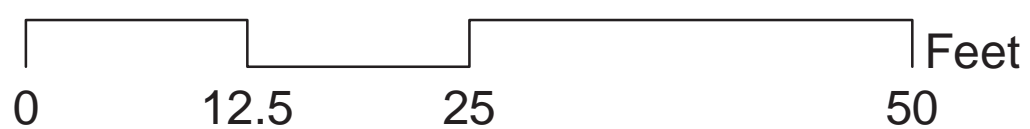


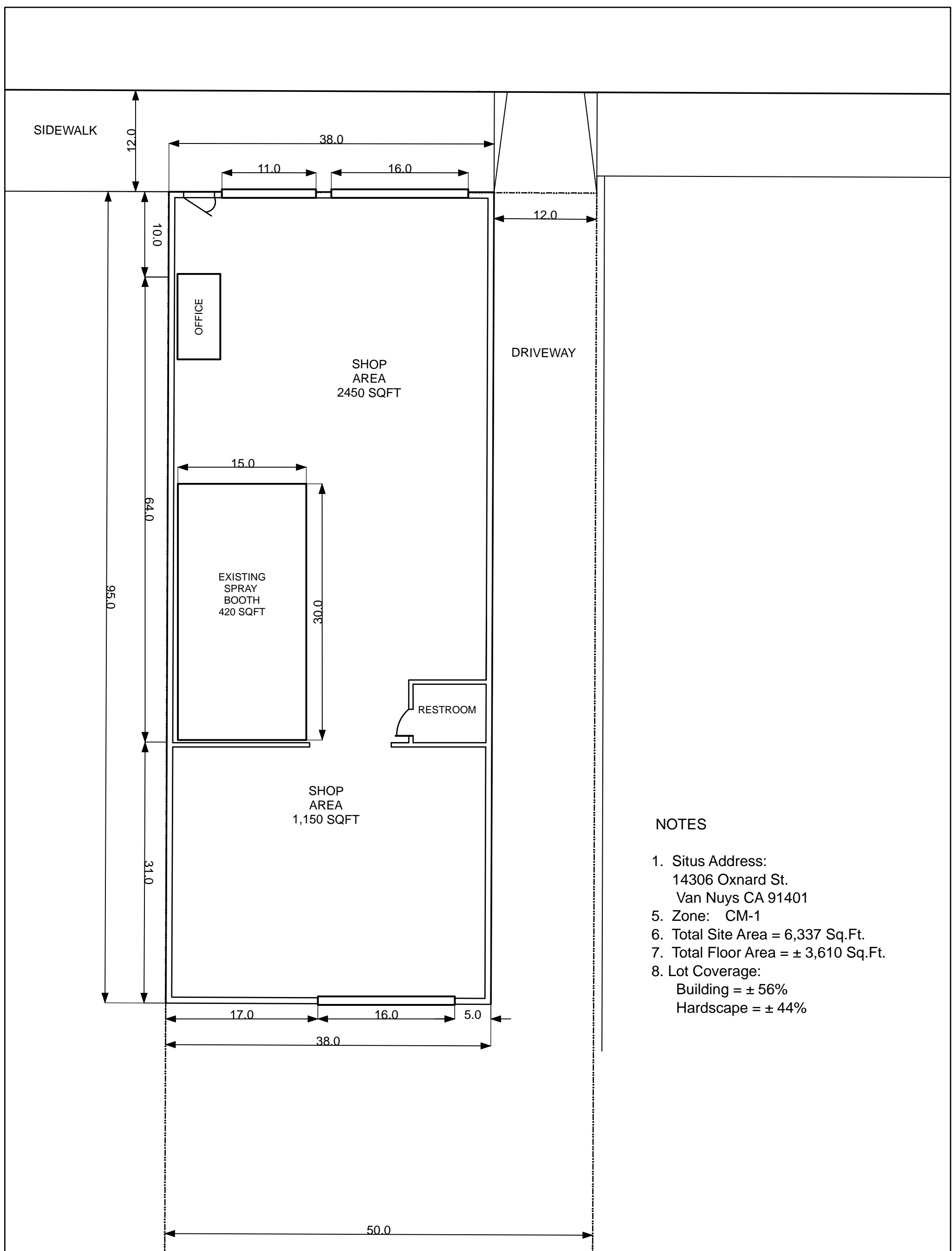
Map Prepared by:

Leon Mapping & GIS Services
15031 Chatsworth St, Ste 17
Mission Hills, CA 91345
818-235-7649
leonmapping@hotmail.com
www.laradiusmaps.com

DATE: 07/10/2016

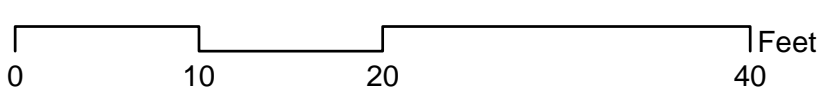
CONTACT: ANTONIO PUERTAS
PHONE : 818-235-7649





NOTES

1. Situs Address:
14306 Oxnard St.
Van Nuys CA 91401
5. Zone: CM-1
6. Total Site Area = 6,337 Sq.Ft.
7. Total Floor Area = ± 3,610 Sq.Ft.
8. Lot Coverage:
Building = ± 56%
Hardscape = ± 44%



EXISTING FLOOR PLAN



 <p>Map Prepared by:</p> <p>Leon Mapping & GIS Services 15031 Chatsworth St, Ste 17 Mission Hills, CA 91345 818-235-7649 leonmapping@hotmail.com www.laradiusmaps.com</p>	
	<p>DATE: 06/22/2016</p> <p>CONTACT: ANTONIO PUERTAS PHONE : 818-235-7649</p>

PHOTO EXHIBIT: 14306 OXNARD

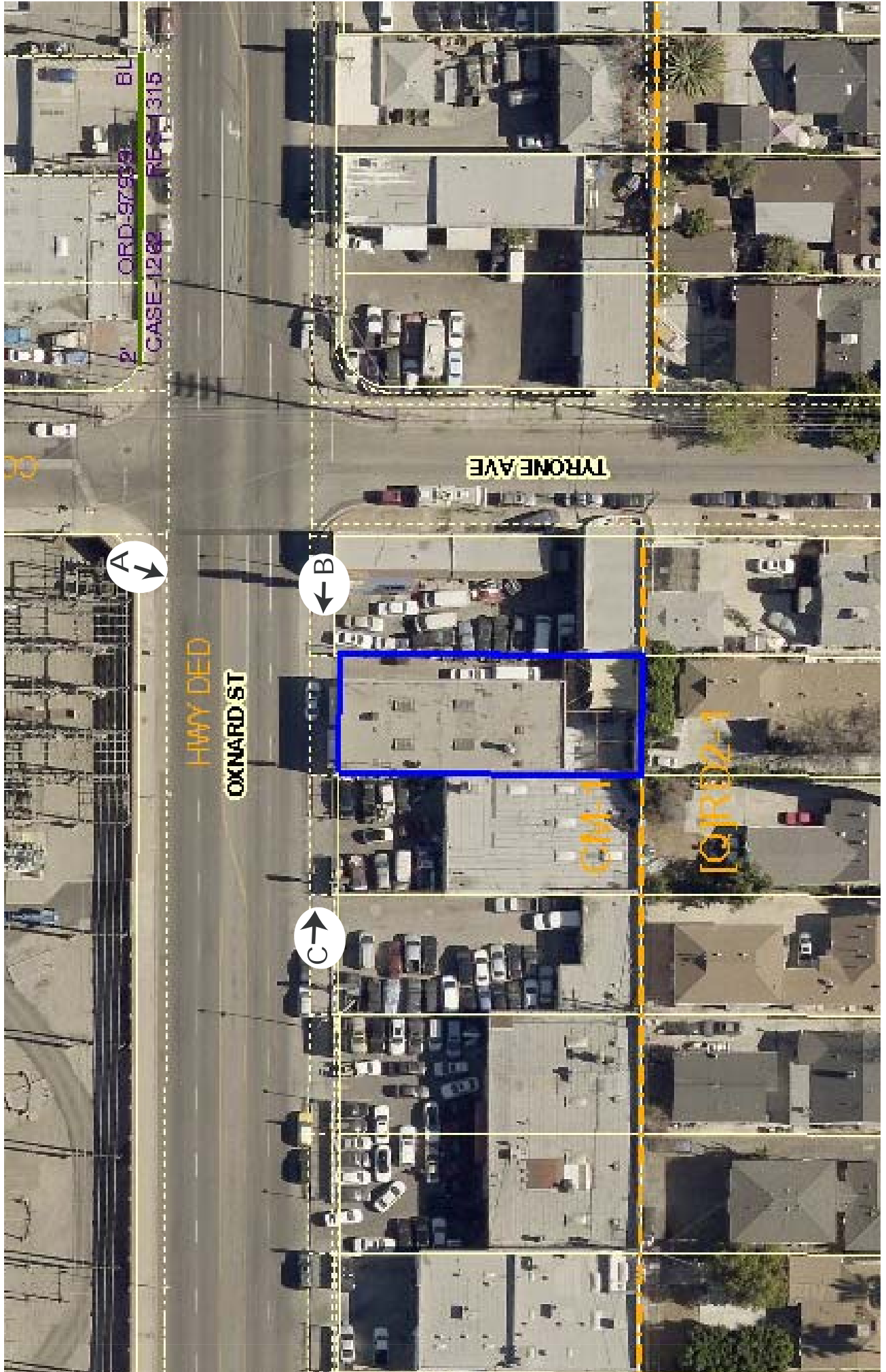


PHOTO EXHIBIT: 14306 OXNARD

A



B



C



PHOTO EXHIBIT: 14306 OXNARD

