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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

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**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

October 21, 2020

Date

City of Los Angeles
Department of City Planning
200 North Spring Street, Room 621
Los Angeles, CA 90012
Attn: Chi Dang, City Planning Associate
chi.dang@lacity.org
(213) 978-1307

apccentral@lacity.org

RE: **Case Nos: ZA-2000-454-ZV-YV-PA2-1A and ENV-2017-3035-CE**
Harry's Auto Collision Center Parking Building
1023 & 1027 S. Redondo Boulevard

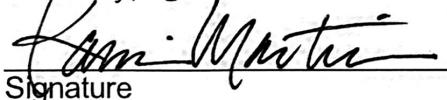
Dear Members of the Central Los Angeles Area Planning Commission,

I have been a neighbor of Harry's Auto Collision Center for 19 years. I am aware of the above-referenced pending case to review the modification of conditions for their previously approved parking building, accessory to their auto collision repair facility.

I **fully support** and urge you to approve their requests, including the ability to provide auto estimating and washing services in the parking building.

Comments:

Sincerely,


Signature

Kami Martin
Name (Please Print)

neighbor
Affiliation

1032 S. Redondo Blvd #15
Mailing Address

Los Angeles CA 90019
City, State and Zip Code

Phone

kami.broyles@gmail.com
E-mail address

Memorandum

To: Members of the Central Los Angeles Area Planning Commission

From: Craig Lawson and Shane Swerdlow, Craig Lawson & Co., LLC

Date: October 19, 2020

Re: October 27, 2020 Central APC Hearing re: Case No. ZA-2000-454-ZV-YV-PA2-1A
Applicant/Appellant: Harry's Auto Collision Center Parking Building
Street Address: 1023 & 1027 S. Redondo Boulevard, Los Angeles, CA

Thank you for this opportunity to submit the enclosed presentation slides on behalf of Harry's Auto Collision Center, Inc., the Applicant and Appellant for the above-referenced case, in advance of your October 27, 2020 hearing.

The enclosed slides provide a roadmap of the Project Site's history and the very specific focus of our appeal:

Allow the critical customer service functions of auto estimating/evaluation and car washing services within the Harry's Auto Collision Center Parking Building at 1023 & 1027 S. Redondo Boulevard.

We encourage you to review these slides alongside our previously submitted Appeal Application, which provides a more detailed discussion of our request.

Due to anticipated timing constraints, we intend to present a condensed version of the attached slides at our upcoming hearing. However, we feel that the enclosed slides provide helpful context as we approach the hearing date, and we appreciate your time in reviewing these materials.

Thank you in advance for your review of this information.

HARRY'S AUTO COLLISION CENTER

PARKING BUILDING

1023 and 1027 S. Redondo Boulevard



Case No. ZA-2000-454(ZV)(YV)(PA2)(1A)
Central Area Planning Commission

SITE OVERVIEW

Auto Collision Repair Building

Constructed 1989

C2-1-O

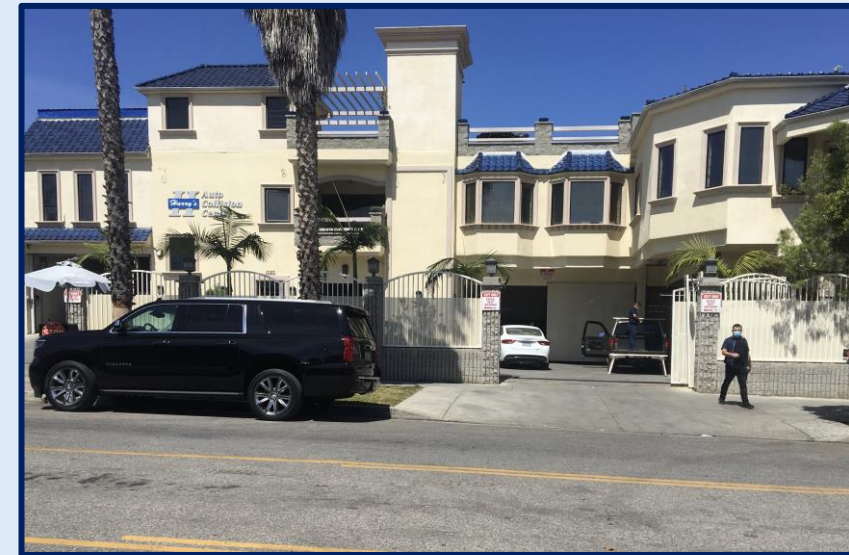
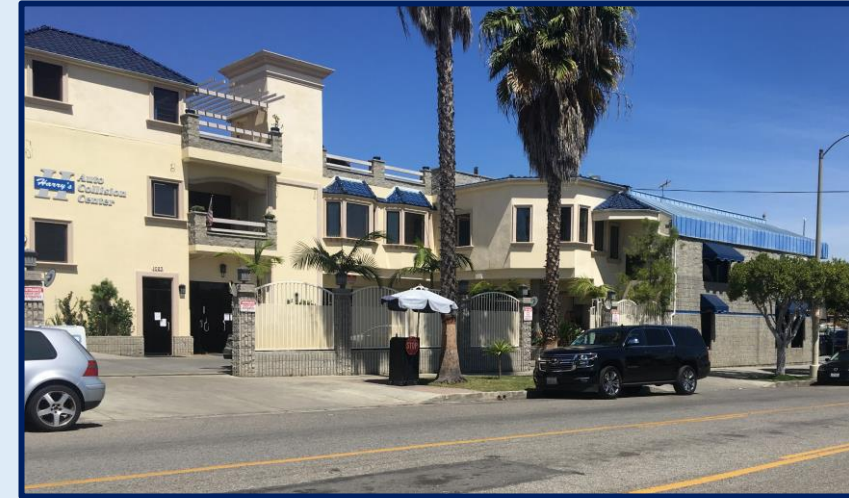
General Commercial
1013 S. La Brea Ave

Parking Building

Constructed 2008

R2-1-O

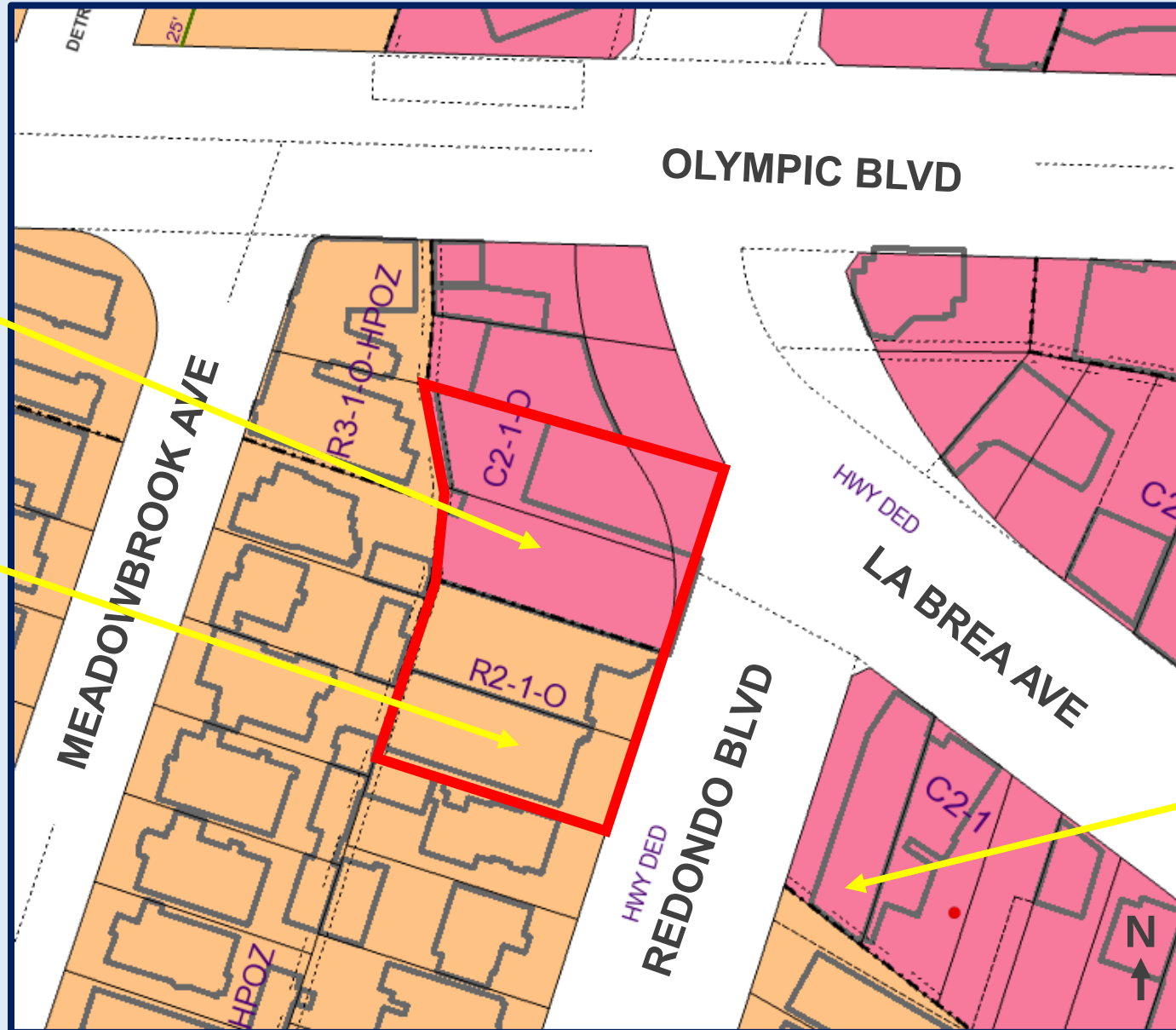
Low Medium I Residential
1023 & 1027 S. Redondo Blvd



LOCATION AND ZONING

Auto Collision
Repair Building
C2-1-O Zone

Parking
Building
R2-1-O Zone



Project Site is
across from
Commercial
Zone

HISTORY

1974: Harry's Auto Collision Center established (1015 S. La Brea Ave.)

1980: New facility built (1015 S. La Brea Ave.)

1989: Existing Auto Collision Repair Building built in C2-1-O Zone (1013 S. La Brea Ave.)

2000-2007: City issues Letters of Modification and Clarification

2008: Parking Building built in R2-1-O Zone (1023 & 1027 S. Redondo Blvd.)

1970

1980

1990

2000

2010

2020

2000: Zone Variance approved Parking Building in R2-1-O Zone (1023 & 1027 S. Redondo Blvd.) for:

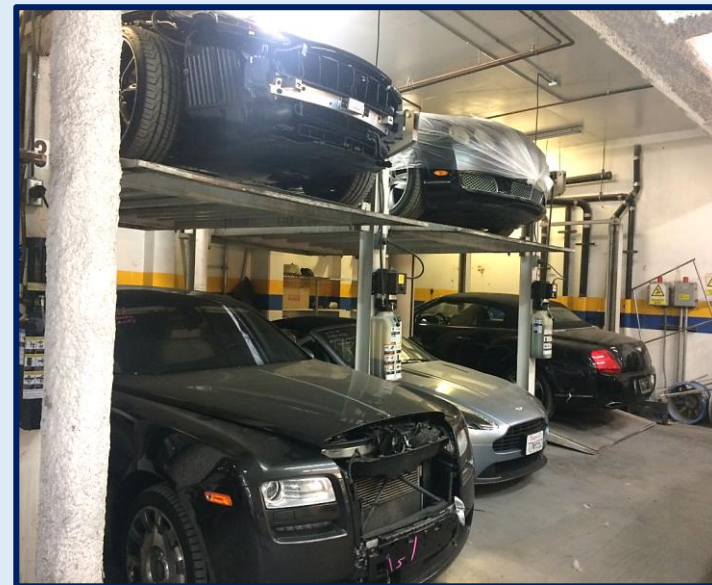
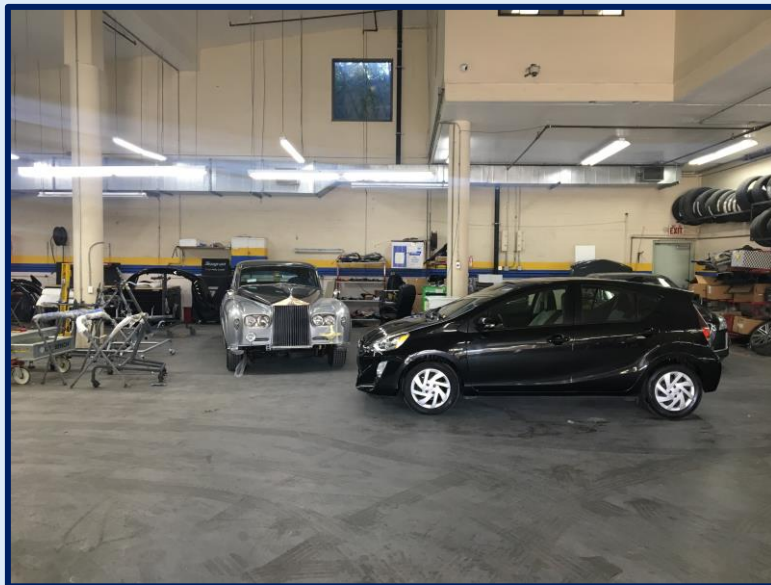
- Storage of vehicles in various stages of repair, including inoperable vehicles
- Spaces for administrative and customer service functions accessory to main auto collision repair use in the C2-1-O Zone (conference room, lobby, offices, restrooms, locker room, showers, lunchroom)

2009: First Plan Approval (PA1):

- Modified various conditions of approval
- Allowed off-site employee parking
- Found Applicant in full compliance with relevant conditions of approval

2020: Second Plan Approval (PA2)

EXISTING CONDITIONS: STORAGE OF VEHICLES IN PARKING BUILDING



EXISTING CONDITIONS: ADMINISTRATIVE AND CUSTOMER SERVICE AREAS IN PARKING BUILDING



PA2 ZA DECISION

Modifications Approved by ZA

- Increase number of parking spaces from 64 to 75
- Adjust Saturday hours of operation from 8AM-12PM to 10AM-2PM
- Allow use of conference room after business hours until 10PM
- Allow driveway gates to remain open during revised Saturday hours of operation
- Allow car rental desk/reception area inside Parking Building mezzanine

Modifications Denied by ZA

- Requests for automotive body estimates, detailing, and cleaning within Parking Building
- Requests for diagnostic analysis and automotive preparation for safety check/testing within Parking Building
- Requests for existing car washing area on the ground level and new car rinsing station on the rooftop

See new Condition No. 29

VERY SPECIFIC FOCUS OF OUR APPEAL

Allow auto estimating and washing services in the Parking Building.
(activities highlighted yellow below)

Conditions from August 10, 2020 PA2 Decision Letter

28. **ADD:** Approved herein is an associated car rental service desk to complete rental applications to be located in an existing office, staff lounge, or customers waiting area within the exiting parking building in the R2-1-O Zone portion of the facility.
29. **ADD:** Automotive repair estimate, automotive repair, body repair, mechanical and electronic diagnostic and testing, car wash and rinsing, automotive cleaning and detailing, and final body preparation work, are all prohibited use and activities within the parking building located in the R2 Zone.

Applicant does not challenge or appeal the ZA's decision prohibiting auto collision repair related activities in the Parking Building.

Applicant DOES challenge and appeals the ZA's decision to the extent it denies the Applicant the ability to perform customer service/non-repair related activities highlighted above.

ZA ERRED IN HIS DECISION

- ZA approval stops short of including auto estimating and washing services.
- These are not auto collision repair activities.
- These are administrative and customer service functions that are accessory but necessary to the main auto collision repair use in the C2-1-O Zone.

Automotive Repair Use Definition in PA2 Decision Letter

works performed to repair vehicles. The automotive repair use is distinguished by the use of tools, thus when the mechanic places a piece of tool onto the subject vehicle to perform automotive work, which qualifies as the automotive repair use as recognized by the LAMC. This is also how the Code would distinguish the

**AUTO ESTIMATING AND WASHING SERVICES ARE NOT
AUTO COLLISION REPAIR ACTIVITIES**

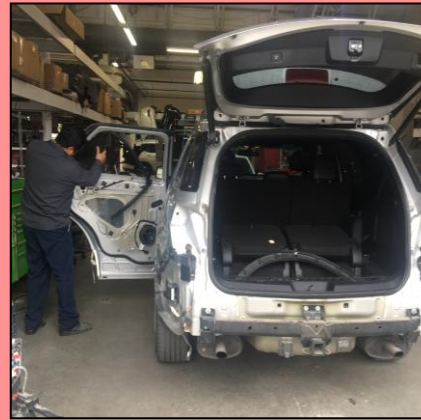
Auto Estimating

- Administrative / customer service / evaluative process involving photo documentation & paperwork
- Occurs before auto collision repair work can be initiated
- Involves no tools or diagnostic equipment

[illegible]

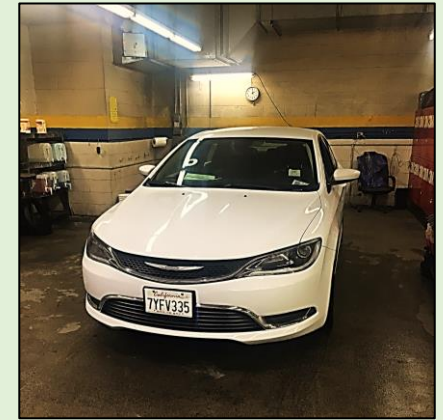
Auto Collision Repair

- Occurs entirely within C2-1-O Zone



Washing Services

- Essential customer service function
- Occurs after auto collision repair work is complete
- Common in parking buildings
- Customers expect vehicles returned in clean, sanitized condition



SCOPE OF AUTO ESTIMATING REQUESTED

Before initiation of auto collision repair work

Step 1

Estimator views and evaluates condition of vehicle in Parking Building *without* using tools



Step 2

Estimator takes photos of vehicle



Step 3

Estimator proceeds to office space to upload photos to computer and complete paperwork to issue estimate to customer



Step 4

Upon approval to proceed with work, vehicle is moved to C2-1-O Zone for diagnostic analysis and repair work

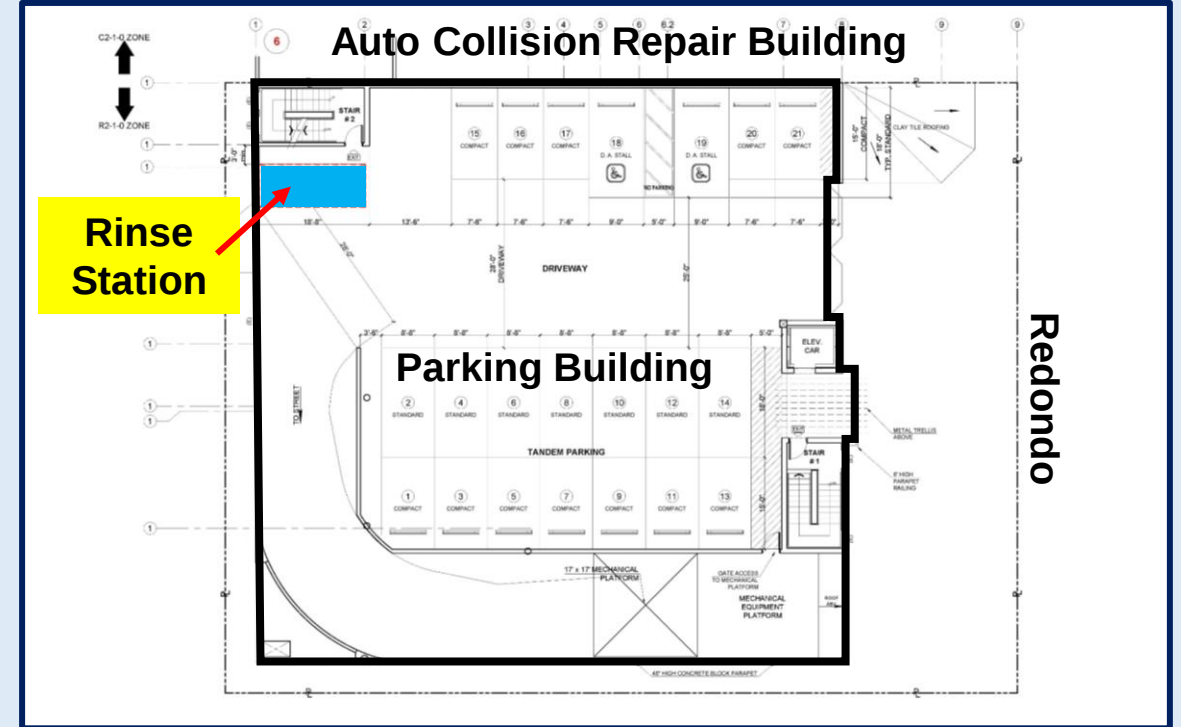
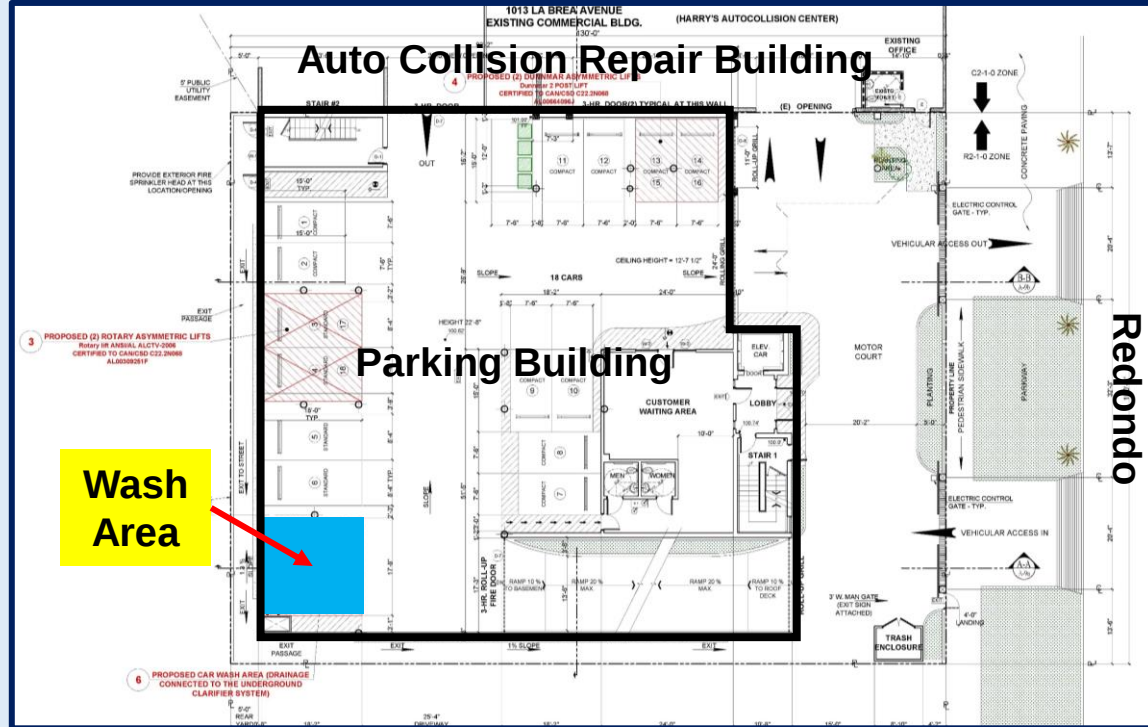


SCOPE OF WASHING SERVICES REQUESTED

After auto collision repair work is complete

Ground Floor

Roof



Specific locations designated for washing services at ground level and roof

Common activity in commercial and residential parking structures

No power washing equipment used

Critical customer service function (vehicles must be returned in clean condition)

Not open to the public

WASHING IS COMMON ANCILLARY FEATURE OF COMMERCIAL AND RESIDENTIAL PARKING BUILDINGS

Office Parking Buildings (333 South Hope Street, 355 South Grand Avenue, 444 South Flower Street, 2029 Century Park East)

Retail Parking Buildings (The Grove, 8000 West Sunset Boulevard)

Wash Stations and Mobile Detailing/Cleaning in Residential Parking Buildings

SurveyLA “[Commercial Development and the Automobile](#)” Historic Context Statement describes origins of car washes in parking buildings, and the earliest parking buildings featured washing services:

Property Type: Car Wash, 1950-1970



Car Wash, circa 1939 (Los Angeles Public Library)

Early car washes, or auto laundries as they were then called, were typically part of service stations or parking garages.

The vehicle remained stationary in a service bay and was laundered by hand. There were, however, by the late 1920s a few experiments in stand-alone facilities with a process involving movement. The best known was El Patio Auto Laundry on Vermont. Here the cars were apparently pulled by hand through a linear structure where they were washed, dried, and polished by hand at different locations along a continuous line.¹¹⁷

Built in 1925, the parking structure at 742 S. Hope in Central City is an example of a 1920s parking structure in Downtown Los Angeles, exhibiting essential characteristics of the property type and one of the earliest examples of the property type in the city.

The garage included a “finely appointed ladies’ lounge” and catered to the predominantly-female clientele of nearby department stores, who could have their cars serviced and washed while they were shopping nearby. (SurveyLA)



REASONS FOR APPEAL

1

Auto estimating and washing services are **consistent with the intent of previous City approvals**. These activities are administrative and customer service functions that are accessory to the main auto collision repair use.

2

Auto estimating and washing services are **existing uses** in the Parking Building that have clearly been acknowledged in previous approvals and **found to comply with relevant zoning actions**, which have allowed these uses in the C2-1-O and R2-1-O zones.

3

Prohibiting auto estimating and washing services would create **practical difficulties and unnecessary economic hardships** for the Applicant, as well as challenges for the Project Site vicinity.

REASONS FOR APPEAL

1

Auto estimating and washing services are consistent with the intent of previous City approvals. These activities are administrative and customer service functions that are accessory to the main auto collision repair use.

1. CONSISTENT WITH INTENT OF PREVIOUS APPROVALS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 1023-1027 S. REDONDO AVE.

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

[X] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

[] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located 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.* (Residential uses)

Permit No. and Year: 01010-10000-02046/2002LA26938

NEW 2 STORY, TYPE II-FR, 98' X 95' PARKING GARAGE WITH 1 LEVEL OF SUBTERRANEAN PARKING

S-3/B OCCUPANCY

Mix of Parking and Administrative / Customer Service Functions

S-3: Repair garages where work is limited to exchange of parts and maintenance requiring no open flame or welding, motor vehicle fuel dispensing stations, and parking garages not classified as S-4 Occupancies or Group U private garages.

B: A building or structure, or portion thereof, used for office, professional, or service-type transactions, which are not classified as Group H occupancies. Such occupancies include storage of records and accounts, and eating and drinking establishments with an occupant load of less than 50. Business occupancies, such as banks, medical offices, **carwashes**, etc.

In conformance with LADBS and various water resources protection requirements, the Parking Building has an approved water clarifier that has been in place since the Parking Building was built in 2008 and will continue to be used to remove pollutants from water associated with cleaning and washing activities.

1. CONSISTENT WITH INTENT OF PREVIOUS APPROVALS

2000 Zone Variance

1) a variance from Section 12.09-A of the Los Angeles Municipal Code to permit the construction, use and maintenance of an approximately 35,550 square-foot commercial parking structure with a maximum height of 33 feet with 69 parking spaces, plus a conference room, storage room, bathrooms and lobby area, all in conjunction with the operation of an automotive repair facility, adjoining the parking structure on the north side; 2) a variance from Section 12.09-A of the Code to permit storage of vehicles in various stages of repair, including the storage of inoperable vehicles in the R2-1 Zone; 3) variance from Section 12.09-C,2 and 3 of the Code to permit the parking structure to observe reduced side and rear yards of 0 feet and 5 feet in lieu of the required 6 and 15 feet, respectively; 4) a variance from Section 12.21-C,5a(h) of the Code to permit the construction, use and maintenance of an accessory building (the structure) to be located on property in a more restrictive zone than that required for the main use; and 5) a variance from Section 12.21-C,1(g) of the Code to permit the construction, use and maintenance of a 6-foot high wrought iron fence, with two gates in the front yard setback area in lieu of the permitted 3-1/2-foot height.

REASONS FOR APPEAL

2

Auto estimating and washing services are existing uses in the Parking Building that have clearly been acknowledged in previous approvals and found to comply with relevant zoning actions, which have allowed these uses in the C2-1-O and R2-1-O zones.

2. EXISTING USES FOUND TO COMPLY WITH APPROVALS

- **Key PA1 objective:**

Specifically, the project under review is in response to Condition No. 5, one of the conditions of approval by the Associate Zoning Administrator **to re-examine and ensure full compliance with all the imposed conditions of approval contained in the determination.**

- Included Zoning Investigator site visit and review of Applicant statements and photographs.
- PA1 Decision Letter clearly acknowledges **estimating and car washing as existing Parking Building activities**, finding Applicant to be in compliance with relevant zoning policies.
- **PA1 approval identified no zoning violations or issues based on detailed review of existing operations, and thus implicitly determined the Applicant was in “full compliance with all the imposed conditions of approval contained in the determination.”**

2. EXISTING USES FOUND TO COMPLY WITH APPROVALS

PA1 Compliance Finding

21. No auto repair activities shall be allowed in the parking structure.

Applicant Statement: All auto repair activities are conducted in the Harry's Auto Collision Center located on La Brea Avenue, and not in the parking building. Please note that the lifts located on the subterranean level and ground floor level of the parking building are used for estimates and not auto repair. Also, auto preparation work, such as detailing and car washing, is provided on the ground floor level of the parking building.

Zoning Investigator Comment: Applicant is in compliance.

PA1 determination letter clearly acknowledged estimates, detailing, and car washing as existing activities in the Parking Building.

2. EXISTING USES FOUND TO COMPLY WITH APPROVALS

Existing Conditions Acknowledging Estimating and Evaluation Activities

11. No amplified noise is allowed to be used on-site with the exception of an internal audio intercom/paging system.

- a. The sound from any audio intercom/paging system shall be audible only in the interior portions of the structure, such as the employee lunch room, second floor reception area, and the interior portion of the automobile estimating and preparation area. The sound from any audio intercom/paging system shall not be audible on the rooftop parking level or in any outdoor - uncovered - parking area on the property.

24. **MODIFIED:** Driveway gates on Redondo Boulevard shall remain open during the permitted hours of operation, as follows: 8 a.m. to 6 p.m., Monday to Friday and 10 a.m. to 2 p.m. ~~8 a.m. to 12 Noon~~ on Saturday. The driveway shall be for the purpose of providing access to customers (who are in operable cars) to access the site for evaluation of their vehicles for automotive repair service. There shall be no use of the driveway access onto Redondo Boulevard by tow trucks or flat-bed trucks. Those trucks shall have access limited to La Brea Avenue.

REASONS FOR APPEAL

3

Prohibiting auto estimating and washing services would create *practical difficulties and unnecessary economic hardships* for the Applicant, as well as challenges for the Project Site vicinity.

3. PRACTICAL DIFFICULTIES AND ECONOMIC HARDSHIP

Auto estimating and washing services *within Parking Building* have been a critical component of Applicant's business model (and competitors' business models) for many years.

Harry's Auto cannot operate without ability to do auto estimating and washing services.

To execute operations in the most efficient, least impactful manner, Auto Collision Repair Facility in C2-1-O Zone must be reserved for auto collision repair work that cannot be done in R2-1-O Zone.

Forcing Applicant to do auto estimating and washing services in C2-1-O Zone would significantly reduce on-site capacity, reduce job opportunities, and increase traffic on adjacent streets (due to increased circulation of cars and trips to/from off-site car washes).

THE APPLICANT IS AGGRIEVED

Taking of Applicant's abilities

to provide essential administrative and customer service functions that have characterized business model for many years.

Contradicts 2009 Plan Approval,

which found all operations to be in full compliance with conditions of approval, including manner in which auto estimating and washing services were performed in the R2-1-O Zone.

COMMUNITY OUTREACH

Meetings with P.I.C.O. Neighborhood Council and neighbors

Resolutions to Parking and Congestion Concerns

- Support creation of Preferential Parking District No. 280 in surrounding neighborhood (no parking 8AM-6PM)
- Conference Room available to Redondo Block group
- Continue to lease off-site parking lots for employee parking
- Enforce policy that employees shall park in assigned parking spaces
- Advise delivery trucks and tow trucks to not park on Redondo

Community Support

- Over 50 support letters (18 from Redondo neighbors)
- Greater Miracle Mile Chamber of Commerce, Wilshire Crest Elementary School, St. Vibiana Catholic Church

CONCLUSION

Requested auto estimating and washing services are similar
to other PA2 modifications approved by ZA
(additional parking spaces, adjusted hours of operation, allowing community meetings in
conference room, adding car rental desk)

Consistent with existing administrative and customer services functions
accessory to the main auto collision repair use,
approved under 2000 Zone Variance and 2009 Plan Approval

Consistent with intent of previous City approvals

Represents an enhancement of customer service functions
to better facilitate underlying business operations
and minimize impacts on surrounding neighborhood

THANK YOU



October 20, 2020

City of Los Angeles
Department of City Planning
200 North Spring Street, Room 621
Los Angeles, CA 90012
Attn: Chi Dang, City Planning Associate
chi.dang@lacity.org
(213) 978-1307

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**RE: Case Nos: ZA-2000-454-ZV-YV-PA2-1A and ENV-2017-3035-CE
Harry's Auto Collision Center Parking Building
1023 & 1027 S. Redondo Boulevard**

Dear Members of the Central Los Angeles Area Planning Commission,

I have been a customer and neighbor of Harry's Auto Collision Center for 25 years. I am aware of the above-referenced pending case to review the modification of conditions for their previously approved parking building, accessory to their auto collision repair facility.

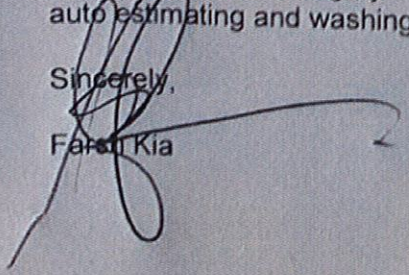
This facility is one of the most reputable and reliable body shops that exists in City of Los Angeles. This business has been operating in the community with utmost respect and responsibility to the community.

The request to allow auto body estimating, addition of a new car wash area, detailing and car rinsing station is a service that is a part of every body shop in USA, and it is a common practice that every customer expects this kind of service from a reputable body shop. I do not believe that such request will create any harm or prejudice to the members of community. Also this activity, does not create any additional noise, smell or traffic to the community, as the vehicle for service is performed at the body shop and not in the public street. This service is merely for the purpose of a "customer service and satisfaction" for the benefit of Harry's customers, which I believe many are in the same neighborhood.

Furthermore, on a weekly basis, I have seen many homeowners in the residential neighborhood that they are also washing or cleaning their car in the front yard by either themselves or a professional detailer. This is an activity that is common and acceptable to the community, and it does not cause any harm or prejudice. Therefore, the same activity by Harry's Auto Collision is compatible and be granted.

I fully support and urge you to approve their requests, including the ability to provide auto estimating and washing services in the parking building.

Sincerely,


Farah Kia

Date

10/21/20
City of Los Angeles
Department of City Planning
200 North Spring Street, Room 621
Los Angeles, CA 90012
Attn: Chi Dang, City Planning Associate
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Comments:

SEE ATTACHED

Sincerely,

Signature

Name (Please Print)

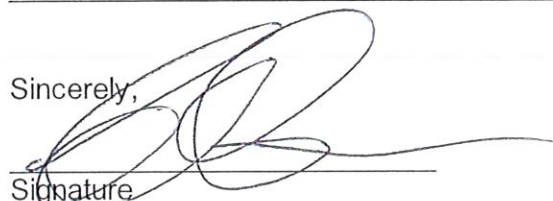
Affiliation

Mailing Address

City, State and Zip Code

Phone

E-mail address



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NEIGHBOR

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T (323) 899 0299

cscarc@gmail.com

www.cscarchitecture.com



October 20, 2020

To whom it may concern,

I currently live at 1087 S Sycamore Ave since 1965. I am around the block from Harry's Auto Collision Center . I am also a board member of the Miracle Mile HPOZ. Over the years I have witnessed how Harry's has been an asset to our neighborhood home grown within the community.

I fully support Harry's appeal to the recent 2020 decision re ZA-2000-454-ZV-YV-PA2-1A. As I survey the topography of the current situation, the recent reversal of previously approved functions circa 2009 is nonsensical, subjective and arbitrary. The functions of estimating, detailing and washing are relatively low impact on the R2-1 neighborhood and are critical to the efficient operation of the business. During this now 20 year process Harry has consistently accomodated measures requested to the benefit of the community. Indeed Harry installed at great expense an in place clarifier/intercept to mitigate the impact of the car wash function. Denial of the appeal will significantly affect the economic success of the business. I trust that these minor issues can be resolved in a collegial fashion to the benefit of all.

Furthermore, It is salient to point out that the configuration of standard reverse corner lots heading north and south on La Brea from the subject property typically have the commercial zoned lot widths facing La Brea and Lot depths facing directly across the street from each other as one turns onto collector streets off of La Brea. The current R2-1 zoning of the parking structure/ lot under consideration is an *anomaly* due to La Brea's curvature below Olympic at Redondo. Note that the reverse corner lot directly across from the existing parking structure is commercially zoned. This whole situation deserves to be treated fairly as a special case evaluated in proper context.

Respectfully,

Charles Cordero
Architect

October 21, 2020

Date

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Kami Martin
Name (Please Print)

neighbor
Affiliation

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Los Angeles CA 90019
City, State and Zip Code

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E-mail address

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Comments:

As a neighbor to Harry's, I've always voiced
my support for the business. The services requested
will take place inside the facility & will be no harm to anyone
I see mobile car washes operate in front of other people's homes/apartments
Sincerely, Again, I support Harry's

Signature

Neighbor-
Affiliation

Mailing Address

City, State and Zip Code

Phone

Name (Please Print)

E-mail address

318-517-0745

Vmexian@gmail

October 13, 2020

Date

City of Los Angeles
Department of City Planning
200 North Spring Street, Room 621
Los Angeles, CA 90012
Attn: Chi Dang, City Planning Associate
chi.dang@lacity.org
(213) 978-1307

apccentral@lacity.org

RE: **Case Nos: ZA-2000-454-ZV-YV-PA2-1A and ENV-2017-3035-CE**
Harry's Auto Collision Center Parking Building
1023 & 1027 S. Redondo Boulevard

Dear Members of the Central Los Angeles Area Planning Commission,

I have been a neighbor of Harry's Auto Collision Center for ~~45~~⁴⁵⁺ years. I am aware of the above-referenced pending case to review the modification of conditions for their previously approved parking building, accessory to their auto collision repair facility.

I **fully support** and urge you to approve their requests, including the ability to provide auto estimating and washing services in the parking building.

Comments:

I have been a client of Harry's for 45 years. He has always provided excellent service. He has been a great business man + a neighbor. I support his request to estimate, detail + wash cars inside his building. It will not disturb the neighbor hood.

Sincerely,

Ms. Marie G. Bright
Signature

Ms. MARIE A. Bright
Name (Please Print)

Affiliation

1270 S. Redondo Blvd. + 1272 So. Redondo Blvd
Mailing Address

Los Angeles, Calif 90019
City, State and Zip Code

1-213-359-3958 cell
Phone

MBBlueBright@AOL.com
E-mail address



debora m. bright-laney

(213) 361-1155

Rodeo Realty

9200 Sunset Blvd Suite 200, Los Angeles, California 90069

October 16, 2019

City of Los Angeles
Department of City Planning
200 North Spring Street, Room 621
Los Angeles CA 90012
Attn: Chi Dang, City Planning Associate
Chi.dang@lacity.org
(213) 978-1307

apcccentral@lacity.org

Re: Case Numbers: ZA-2000-454-ZV-YV-PA2-1A and ENV-2017-3035-CE
Harry's Auto Collision Center Parking Building

Dear Members of the Central Los Angeles Area Planning Commission,

I'm writing you on behalf of my Neighbor, Client, Vendor and Friend, Mr. Harry Barseghian dba Harry's Auto Collision, who I have known for over 35 years. It saddens me and is very disappointing that Members of the Central Los Angeles Area Planning Commission, are continually harassing and appears to be deliberately blocking Mr. Barseghian from expanding and improving the operation of his business with reference to the above noted cases. I have attended various hearings physically and remotely on behalf of his business unnecessarily in my opinion.

Mr. Barseghian, has made every effort beyond what is requested to be able to continue the operation of his business and be granted the

opportunity to expand and improve his building in our community. May I remind you that the type of business that Mr. Barseraghian operates, safety is a "KEY" factor when repairing automobiles. Therefore, are you willing to jeopardize the life of someone who's auto is repaired at Harry's Auto Collision, because you are declining to grant him the requests he is requesting for the safety and perfection of his business? His request will not and has not affected the property values are caused any negativity in our community.

Harry's Auto Collision is an established business in our community well known for their work, involvement within the community and generosity to underprivileged children with their education and technology equipment. The involvement of this business in our community has been GREAT, because most of the local businesses do not reinvest their profit into our community. Their profit is spent in other communities without any benefit to those in need.

In closing, please stop spending so much time on this issue and grant Mr. Barseraghian his request. Our community has too many other needs that need immediate attention for the Public Safety of ALL versus improvements at Harry's Auto Collision.

Should you wish to speak with me directly, I can be reached at (213) 361-1155 or my mailing address is 1272 So. Redondo Blvd, Los Angeles, CA 90019.

Thank you for your consideration and time.

Sincerely,



Debora M. Bright-Laney "db"

Broker Associate/REALTOR/Mediator/Ethics Advocate / CIPS / CCS / CPM
Director, California Association of REALTORS

Vice-President, Multi-Cultural Real Estate Alliance for Urban Change

2018 William May Garland Award

2018 1st Vice President/Political Involvement, LAAAWPAC

2014 President, Beverly Hills/ Greater Los Angeles Association of REALTORS

DRE #01026315

"Excellence Always! Never Negotiable"

10/15/2020
Date

City of Los Angeles
Department of City Planning
200 North Spring Street, Room 621
Los Angeles, CA 90012
Attn: Chi Dang, City Planning Associate
chi.dang@lacity.org
(213) 978-1307

apccentral@lacity.org

RE: **Case Nos: ZA-2000-454-ZV-YV-PA2-1A and ENV-2017-3035-CE**
Harry's Auto Collision Center Parking Building
1023 & 1027 S. Redondo Boulevard

Dear Members of the Central Los Angeles Area Planning Commission,

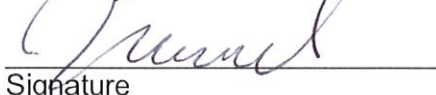
I have been a neighbor of Harry's Auto Collision Center for ___ years. I am aware of the above-referenced pending case to review the modification of conditions for their previously approved parking building, accessory to their auto collision repair facility.

I **fully support** and urge you to approve their requests, including the ability to provide auto estimating and washing services in the parking building.

Comments:

I have lived immediately next door to HARRY'S building for 7 years. I have supported HARRY before & support him now. He is not asking for much. please allow him to upgrade his business as it's necessary for any business to stay relevant. Thank you.

Sincerely,


Signature

FARID VAHABZADEH
Name (Please Print)

NEIGHBOR
Affiliation

1035 S. REDONDO BLVD APT #1
Mailing Address

LOS ANGELES, CA 90019
City, State and Zip Code

310-923-3055
Phone

FVAHABZADEH@GMAIL.COM
E-mail address

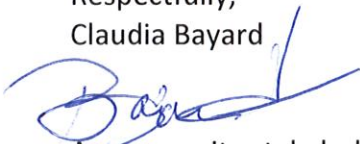
To: Department of City Planning
From: Claudia Bayard
Date: May 15, 2020
Re: Harry's Auto Collision Center
Case Number: ZA-2000-0454-ZV-YV-PA2

I am writing this letter in support of Harry's Auto Collision Center modification hearing on May 19, 2020. Harry's Auto Collision Center has been in the community since 1974.

According to the description of the modifications, if approved, would (1) provide additional internal parking spaces, (2) adjust the hours of operations, (3) increase the efficiency of his business operations and (4) improve community relationships.

I fully support the above referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, I am not a resident of the Redondo Sycamore Association but we all have vested interest in our community. I met Harry 10 years ago when we were trying to find a location to have community meetings and Harry offered his location for us to have meetings. We had several meetings at the location, and we did not have to pay any rent and Harry provided food and it was greatly appreciated.

Respectfully,
Claudia Bayard



A community stakeholder

May 14 - 2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street,
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 20 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

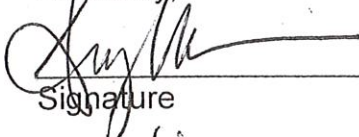
I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

I have lived in the community for 20 years.

I surmise that since this effort will not impact/but reduce lack of parking on our street, I SUPPORT construction. I have served on the neighborhood council that support community development and beautification thru the land use committee.

Sincerely,


Signature

Amy Williams
Name (Printed)

Neighbor
Affiliation

1058 S. Redondo Blvd
Mailing Address

Los Angeles
City, State and Zip Code

(323) 219-7147
Phone and Email Address

5/13/20
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE **Case Nos: ZA-2000-0454-ZV-YV-PA2**
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

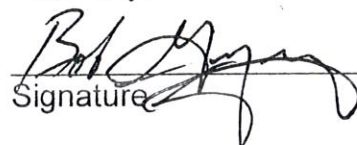
I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 36 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

PLEASE SEE ATTACHED PAGE.

Sincerely,


Signature

Bob Gregory
Name (Printed)

Affiliation

939 HAUSER Blvd
Mailing Address

Los Angeles, CA 90034
City, State and Zip Code

323/938-7121 Bob@PBCEvents.com
Phone and Email Address

To: Office of Zoning Administration.
Re: Cas Nos :ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 So. Redondo Blvd.

Comments:

I am a residence of the neighborhood where Harry's Auto Collision Center resides. My address is 939 Hauser Blvd., Los Angeles, CA 90036. I have lived here for 36 years and have brought my car to Harry's Auto Center several times for repair. I also walk my dog past the shop at least once a week. Both as a neighbor and a client, I have always found the premise to be clean, unobtrusive, and friendly. When I walk my dog, the sidewalk in front of the location is free of obstruction. There are no cars blocking my way. I have also been in their conference room on the 2nd floor. It is a clean and friendly open space perfect for holding community-based meetings. From what I have read, the revisions that are proposed would enhance their ability to keep their business internal, with more parking spaces, with lifts that allow practical use of the space, and the use of their boardroom which can only benefit our community.

I am in full support of this petition.

Bob Gregory

Date 5/12/2020

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 35 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

I LIVE AROUND THE BLOCK FROM HARRY'S & OFTEN PASS BY
EITHER WALKING MY DOG DAILY OR DRIVING TO & FROM LA BREA
& REDONDO. I'VE FOUND NO ISSUES TO PRECLUDE THE CURRENT
APPLICATION REQUEST. HARRY HAS ALWAYS RUN A PROFESSIONAL
TOP NOTCH OPERATION & HIS EMPLOYEES ARE ALWAYS RESPECTFUL
& POLITE. INDEED THE REQUEST WILL ONLY UPDATE & MAKE THEIR
OPERATION MORE EFFICIENT. HARRY'S IS AN ASSET TO OUR
COMMUNITY.

Sincerely,

Signature

Affiliation

NEIGHBOR

CHARLES CORDERO
Name (Printed)

Mailing Address

1087 S. SYCAMORE AVE.
LOS ANGELES, CA 90019
City, State and Zip Code

MM 899-0299
USCAIA@EARTHLINK.NET
Phone and Email Address

From: CURT LUKERT <clukert@aol.com>
Sent: Thursday, May 14, 2020 11:30 AM
To: Jackie Lemus <jl@harryscollision.com>
Subject: DRAFT Ltr of support for Harry

Case nos: ZA-2000-0454-ZV-YV-PA2
Site Add: 1023 & 1027 S. Redondo Blvd.

Dear Zoning Administrator:

I fully support APPROVAL of the subject case regarding Harry's Auto Collision Center.

For more than 20 years Harry has been a great neighbor and anything we can do to help him streamline his important business, will benefit the community. According to Harry's plan, there will be no increase in the square footage of his business, only a reconfiguration of its various stations which will better serve his clients.

Over the years Harry has invested in this community and is responsible for supporting approximately 80 employees and their families. I understand that every one of his employees makes ABOVE minimum wage. This a business which we should all be proud to have as part of our neighbored community. Harry looks after this neighborhood and cares about its residents. He has helped the local schools and supported local houses of worship. At the top of Redondo Boulevard, Harry keeps his business in great shape and has improved the corner appearance. He maintains surveillance cameras which aids the police in reviewing the recordings to help keep our community SAFE from criminal activity. His business is recognized as being world class by Luxury car companies. He has achieved top tier status in repair of these automotive marvels including Bentley and Mercedes Benz, among others.

Additionally, in these uncertain times, where businesses have been hit hard by the Corona Virus, and are being shuddered with so many people losing their jobs, it is of UTMOST IMPORTANCE that our community thank Harry for evolving his business and sticking with our neighborhood community. Harry deserves our support in his efforts to keep his business evolving to meet the needs of both our community and his clients.

C. Lukert
1108 Redondo Blvd.
Sent from my iPad

5/13/2020

Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for ____ years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

I have been a neighbor of Harry's for 15+ years. He has worked very hard to reduce the street parking from his business. However, this additional parking building is desperately needed, not only for his business, but to help further reduce the amount of street parking in an already congested area. Please approve this additional parking building, as it will benefit not only his business, but greatly benefit the neighborhood.

Sincerely,

Sherilyn B Rhymes
Signature

Neighbour
Affiliation

1049 S. Redondo Blvd.
Mailing Address

Los Angeles, CA 90019
City, State and Zip Code

Sherilyn Rhymes
Name (Printed)

323.806.7638
Phone and Email Address

Skincarediva915@sbcglobel.net

Roslin Wright
1051 S. Redondo Blvd.
Los Angeles Ca. 90019

May 12 2020
City of Los Angeles
Department of City Planning
Chi Dang, City Planning Associates
200 N. Spring Street, Room 621
Los Angeles Ca. 90012
Chi.dang@lacity.org
213-978-1307

Case No. ZA-2000-454-ZV-YV-PA2
CEQA No. ENV-2017-3035-CE

Dear chi

As a home owner at 1051 S. Redondo Blvd. I have grown up and raised my family in this neighborhood and especially on this street for almost 26 years. I know this street very well. Before Harry build this building located at 1023-1027 S. Redondo blvd. the parking garage, the previous building located in the same lot used to be a crack house, prostitution was happening and cars were getting stolen. Very unsafe, even our children were scared to walk to their schools.

When Harry build his parking building as an extension to his body shop business, beautiful building look like an apartment building, our street became safe and normal for our neighborhood and community.

Harry's business is an asset to this community, to neighbors and schools. He always and immediately took care of the neighbor's needs, requests and concerns by fixing the issues.

Harry employs approximately 60-70 people and brings employment and living support to their families. It is very hard to control 70 workers single handedly. Once in a while mistakes happen, cars get parked on the street by new employees, but as soon as Harry is notified by responsible neighbors he immediately takes care of the issue.

The only issue that we had with Harry's business was parking before the parking building was build. As soon as the building was completed the problem was solved immediately.

I have noticed also other neighboring business employees parking on Redondo Blvd . Automotive shops, other collision centers restaurants located on La Brea Ave. I have also noticed delivery, UPS, FEDEX, Moving trucks, City construction trucks park in the middle of Redondo Blvd, this does not necessarily mean they belong to Harry, unfortunately Harry gets blamed.

My house is on the same side of the street 4 buildings down from Harry's shop. At the same time I no complaints about any noise. Smell or pollution, and I have no problem with Harry's employees walking around our neighborhood to stretch their legs during lunch time.

There are times when Harry's guests not many who will park on Redondo, but Harry has set up parking for his guests and employees, and now he is working with the City to make parking on Redondo blvd. Permitted. The good thing is we are a tightly knit neighborhood, and have not heard any complaints in the last two years about Harry's business.

Safety is an important concerns to all the neighborhood. Unfortunately the past few years our Redondo Blvd. has become like a highway, drivers to avoid La Brea Ave. congestion they use and speed on Redondo blvd. as a short cut. Also Harry gets blamed for that as a safety issue.

Finally I approve and have no objection on Harry's modification request. I see his requests are very reasonable and upgrading his business technology. I see no business expansion, on the contrary adding lifts create more parking and will eliminate addition traffic in neighboring street, which is better for the neighbors.

I fully support Harry's requests.

Respectfully

Rosslin Wright.



05.13-2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE **Case Nos: ZA-2000-0454-ZV-YV-PA2**
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 7 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

I have been Harry's neighbor for several years. Very clean & organized business. Respectful Owner. Listens to neighbors comments & corrects them. I myself have no complaints. Please accept this statement as my unconditional support for his modifications request.

Sincerely,

Genevieve Ulloa

Signature

Genevieve Ulloa

Name (Printed)

Neighbor

Affiliation

1019 S. LA BREA AVE

Mailing Address

Los Angeles, CA 90019

City, State and Zip Code

818.517.9990 genulloa@gmail.com

Phone and Email Address

05.12.20
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

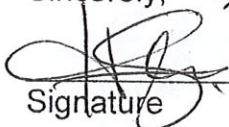
I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 37 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

I'm writing to acknowledge and support the pending Plan Approval entitlement application proposed by Harry's Automotive.

As a neighbor of Harry's Auto Collision, I am in favor for the review of modification of conditions for the previously approved parking building accessory next to their auto repair location. After conversing and understanding the situation at hand, I am stating my support for the case referenced.


Signature

Harry Mezian
Name (Printed)

Neighbor
Affiliation

1015 S. La Brea Ave.

Mailing Address

Los Angeles, CA 90019
City, State and Zip Code

818.517.5848 hmezian@gmail.com
Phone and Email Address

5/13/2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE **Case Nos: ZA-2000-0454-ZV-YV-PA2**
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 7 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

I walk or drive by Harry's on a daily basis.
I have used there service and feel that they
are an asset to our neighborhood.

Sincerely,


Signature

Tim Lane
Name (Printed)

Neighbor
Affiliation

928 S. Dunsuir Ave
Mailing Address

LA CA 90036
City, State and Zip Code

310 962-3310
tlane3@hotmail.com
Phone and Email Address

Date

05/13/2020

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 1.5-1.7 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

I have been a customer of Harry's since 2014 (lot time).
I have never experienced any problems w/ Harry's (parking or anything).
Additionally, I have been a resident off/on since 2005.

Sincerely,



Signature

MARLO LUSSIER

Name (Printed)

RESIDENT / CUSTOMER

Affiliation

1082 S. REDONDO BL.

Mailing Address

L.A. CA 90019

City, State and Zip Code

310 994 8494

Phone and Email Address

marlobuddy65@yahoo.com

May 9, 2020

Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE **Case Nos: ZA-2000-0454-ZV-YV-PA2**
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

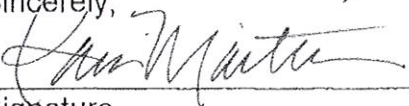
I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 19 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

I have lived directly across the street from Harry's Auto Collision Center ("HACC") for 19 years. In that time, HACC has grown competitively with the times, offering the best in innovative auto repairs, and a safe and supportive environment for the surrounding businesses and residents. The modifications presented in the Proposed Project will allow HACC to continue to provide the best service for its vehicles and the safest environment for our neighborhood. I wholeheartedly support HACC's Proposed Project and Harry Barseghian, my trusted neighbor and friend.

Sincerely,


Signature

Kami Martin

Name (Printed)

neighbor

Affiliation

1032 South Redondo Blvd., #15

Mailing Address

Los Angeles, CA 90019

City, State and Zip Code

(916) 915-2400; kamilinmartin@gmail.com

Phone and Email Address

5-12-2020

Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE **Case Nos: ZA-2000-0454-ZV-YV-PA2**
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 12 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

I have been a neighbor and customer of Harry's for over ten years. The additional parking spaces are necessary for their business and the neighborhood. Traffic and congestion along La Brea will be lessened because of the change. I strongly support this. Please allow the changes to Harry's operations. It will improve the area for all of us.

Sincerely,

Thomas P. Cahoon
Signature

neighbor and client

Affiliation

1108 S. Sycamore Avenue

Mailing Address

Los Angeles CA 90019

City, State and Zip Code

Thomas Cahoon
Name (Printed)

714-797-0403
tpcahoon@gmail.com

Phone and Email Address

05/12/2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 3 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

Harry Barseghian has been a positive business owner in this community since I moved in over 3 years ago. He frequently has communication with our neighborhood regarding how we all can Sincerely, partner to make this environment the best it can be. He's a great asset to the community.
Autumn Bedford

Signature

Name (Printed)

neighbor
Affiliation

1033 S Redondo Blvd
Mailing Address

Los Angeles, CA 90019
City, State and Zip Code

469-237-8175
Phone and Email Address

autumnbedford@gmail.com

May 2, 2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE **Case Nos: ZA-2000-0454-ZV-YV-PA2**
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 36 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

** I'm a neighbor for 36 yrs.
Harry's Auto Collision has been one of the
few long time successful business in the
neighborhood. A business of integrity. I
fully support the plans to improve and
enhance their business. Please approve!*

Sincerely,

Signature

Affiliation

Name (Printed)

Mailing Address

City, State and Zip Code

Phone and Email Address

"dbl"

DEBORA M. BRIGHT-LANEY
Broker Associate / REALTOR®
Mediator / Ethics Advocate
CIPS / CCS / CPM
2014 President, Beverly Hills /
Greater Los Angeles Association
of REALTORS

9200 Sunset Blvd, Suite 200
Los Angeles, CA 90069

213.361.1155

@debora7dbl

debora@deborabrightlaney.com



"Excellence Always! Never Negotiable"

1272 30 Redondo BL, LA 90019

LA 90019

Deborah Bright-Laney
Cell

MAY 11, 2020

Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE **Case Nos: ZA-2000-0454-ZV-YV-PA2**
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 15 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

Sincerely,

Nancy G. Sheehan

Digitally signed by Nancy G. Sheehan
DN: cn=Nancy G. Sheehan, o=Cathedral Chapel of St.
Vibiana, ou, email=nancy@cathedralchapel.org, c=US
Date: 2020.05.11 14:51:44 -07'00'

NANCY G. SHEEHAN

Signature

Name (Printed)

CATHEDRAL CHAPEL OF ST. VIBIANA, PARISH BUSINESS MANAGER

Affiliation

926 S. DETROIT ST.

Mailing Address

LOS ANGELES, CA 90036

323-930-5976 NANCY@CATHEDRALCHAPEL.ORG

City, State and Zip Code

Phone and Email Address

May 11, 2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for ____ years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

Harry and his operation are completely professional. They Reserve to use pre-existing space to upgrade they have helped the community. No objections.

Sincerely,


Signature

Andrew van den Houten
Name (Printed)

Neighbor
Affiliation

1355 meadowbrook Ave
Mailing Address

LA, CA 90019
City, State and Zip Code

3107466052, andrew@79thbroadway.com
Phone and Email Address

May 8, 2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE **Case Nos: ZA-2000-0454-ZV-YV-PA2**
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 5 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

I have been living across street from Harry over 5 years and Harry Body Shop is a great business for our community. I have no issues with body shops and I will fully support upgrade needs.

Sincerely,

[Signature]
Signature

THAO LUZINE SUN
Name (Printed)

Neighbor
Affiliation

1032 S. Redondo, L.A CA 90019
Mailing Address

L.A CA 90019
City, State and Zip Code

310-886-9282 SUNHEALS@GMAIL
Phone and Email Address

Copy

May 12, 2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for _____ years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

Harry's Auto Shop has been very supportive to our community! Throughout the years he has been a generous donor financially to Wilshire Crest Elementary School. He has provided our children with educational resources and field trips. We are THANKFUL for his kindness and financial contributions!!!

Sincerely,

April A. O'Brien
Signature

April Ann O'Brien
Name (Printed)

parent @ Wilshire Crest
Affiliation

830 South Sycamore Ave
Mailing Address

Los Angeles, CA 90036
City, State and Zip Code

323-447-4869
Phone and Email Address

southernbellapril@yahoo.com

5/12/2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE **Case Nos: ZA-2000-0454-ZV-YV-PA2**
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

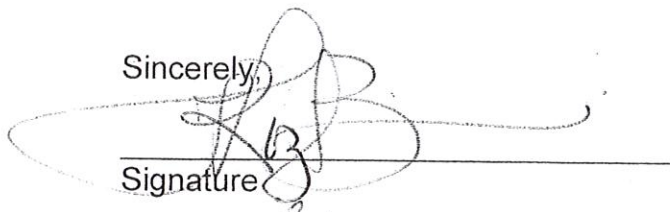
I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for ____ years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

Harry's Auto has been a part of our community fabric for more than 45 yrs. We support our community and our schools. We are thankful for service.

Sincerely,


Signature

Thelma Rozelle Burgess
Name (Printed)

neighbor
Affiliation

838 So. Sycamore Ave
Mailing Address

Los Angeles, CA 90036
City, State and Zip Code

rozellethelma@gmail.com
Phone and Email Address

Harris' Auto Shop has ^{been} apart of our
Community fabric for more than 45 yrs.
He has provided services to the community
repairing our vehicles. He has also provide
our Wilshire Crest Elementary with resource
for our students. They have been provided
interesting + educational field trips along
with books for our library.

Rozelle

May 8, 2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 15 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

It is critical for Harry's Auto to provide State-of-the-art facilities for quality service repair. His requests will fulfill this and do not adversely impact the local neighborhood.

Sincerely,

Meg McComb

Signature

MEG McComb

Name (Printed)

Greater Miracle Mile Chamber of Commerce

Affiliation

5858 Wilshire Blvd, #205, Los Angeles, CA 90036

Mailing Address

(323) 964-5454

info@miraclemilechamber.org

Phone and Email Address

City, State and Zip Code

MAY 7 2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 40 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

I am a Neighbor.

Comments:

I have received excellent care + workmanship from Harry's over the last 40 years. He has been a strong, reliable person + business^{man} in this neighborhood. I support him totally.

Sincerely,

Marie A. Bright
Signature

MARIE A. BRIGHT
Name (Printed)

Affiliation

3620 4th Ave L.A 90018
Mailing Address

L.A. 90018
City, State and Zip Code

1-213-359-3958
Phone and Email Address

MBBlueBright@AOL.com

5-12-2020

Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 20 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

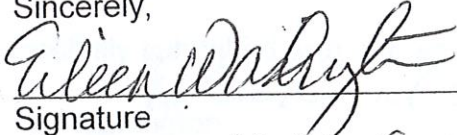
I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested. (see 2 letters attached)

Comments: Harry's Auto has been an invaluable asset to our community

I have witnessed Harry's Auto generous spirit in donations to our Wilshire Crest Community Elementary school for field trips and books & computers.

I also received excellent service from Harry's Auto Shop as a customer.

Sincerely,



Signature

Eileen Washington

Name (Printed)

Teacher - Wilshire Crest Elementary
Also Neighbor

Affiliation

818 S. Sycamore Avenue

Mailing Address

Los Angeles, Ca 90036

City, State and Zip Code

(323) 719-3963

Phone and Email Address

missywash@aol.com

May 12, 2020

To the Office of Zoning Administration,

I have been a resident of the Sycamore area for 27 years. Over these years I have witnessed Harry's Auto as an invaluable asset to our community.

For more than 20 years, Harry Barseghian has generously donated funds for field trips to our local Wilshire Crest Elementary school. As a teacher there, I have personally witnessed the important impact on the students and their families as follows:

- 1) Wilshire Crest is a Title one low income school that lacks funding and opportunities to access field trips;
- 2) Field trips allow students to see, manipulate and physically participate in hands-on learning which increases memory and helps them make connections between their classroom learning and the real world.
- 3) Exposure to more knowledge thru field trips provide the opportunity to level the playing field for our students from all socioeconomic backgrounds;
- 4) Field trips makes students more engaged and sparks passion and curiosity for learning and definitely impacts their educational motivation in and out of the classroom.

Additionally, Harry's Auto has hosted Optimal Club meetings that were attended by the Wilshire Crest principals. He provided resources to our school to fight illiteracy such as books and computers.

Lastly, I attended several meetings Harry has held with the community. His new proposals try to accommodate the expressed needs of the neighbors while trying to stay up with the demands of new technology. As a past customer of a low profile vehicle, when I had my car serviced at Harry's Auto I was very pleased with his excellent service. I appreciate his desire for the proposed upgrades to his facility to better provide quality service to his to customers.

We are fortunate to have Harry's Auto Shop in our community. Harry's generous and caring spirit has not only impacted the learning of our children, but has provided us with a high quality auto shop in our community. Harry, your commitment to our community is greatly appreciated.

Respectfully submitted with appreciation,

Eileen Washington



May 12, 2020

To whom it may concern:

My name is Marjorie Scanlan and my daughter and son have attended Ms. Washington's Pre-K/ETK Program at Wilshire Crest Elementary School. We are very thankful to Ms Washington for all that she done for our children. She is a great educator and has gone above and beyond for her students. She had organized several educational field trips to places such as the Long Beach Aquarium, The Los Angeles Zoo & The California Science Center. I am extremely grateful that my kids had the opportunity to learn about science and animals especially at age 4. I had chaperone several field trips and it was great to see all the kids' excitement of learning. All this would have not be possible, without generous donations from Harry's Auto Collision Center.

Also, I have been a satisfied customer of Harry's Auto Collision Center. They do honest work in helping their client's needs and give back to our community school by donating funds for educational learning. My children have benefited from memorable field trips with Ms. Washington and I am truly grateful for Mr. Harry Barseghian 's generosity.

Sincerely,

Marjorie Scanlan

A handwritten signature in cursive script that reads "Marjorie Scanlan".

5/08/2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 15 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments: I ~~am~~

I've been a neighbor for 15 yrs Plus - I never

had a problem w Harry's Body Shop. I even

support it by bring both of my cars to be SVC.

Then, I do have a serious problem with the casting agency on La Brea. They are a real nuisance. they block my driveway. tell me where to park

Sincerely,


Signature

Elena Lewis
Name (Printed)

Horrible
CASTING
Agency
is
the
problem

Affiliation

1073 S. Inglewood Ave
Mailing Address

LA. CA 90019
City, State and Zip Code

310-407-9307 eelewis@yahoo.com
Phone and Email Address

5/11/2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE **Case Nos: ZA-2000-0454-ZV-YV-PA2**
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 20 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

Harry's Auto Collision Center has been sensitive
to the community character of our neighborhood.
The proposed modification shows continued
commitment to our neighborhood safety.

Sincerely,

Carolyn L. Goode
Signature

CAROLYN L. Goode
Name (Printed)

Property Owner
Affiliation

1109 So Sycamore Ave
Mailing Address

Los Angeles Ca 90019
City, State and Zip Code

323-937-5052
Phone and Email Address
clwallrich@aol.com

5/11/2020

Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

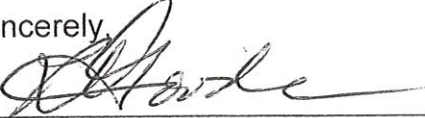
I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 5 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

I HAVE HAD MY VEHICLE REPAIRED AT HARRY'S ON 2 OCCASIONS
AND HIS STAFF IS VERY PROFESSIONAL. HE HAS BEEN A GOOD
NEIGHBOR, AND IS CIVICALLY-MINDED TOWARDS THE
NEIGHBORHOOD AND COMMUNITY.

Sincerely,


Signature

RONALD GOODE
Name (Printed)

OWNER
Affiliation

1109 SO. SYCAMORE AVE
Mailing Address

LOS ANGELES, CA 90019
City, State and Zip Code

RONALD.GOODE@ME.COM
818-216-8751
Phone and Email Address

5/11/2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE **Case Nos: ZA-2000-0454-ZV-YV-PA2**
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for ____ years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

The proposed plan for modifications of conditions approved to avoid traffic Congestion at the corner of Redondo So and La Brea Blvd is in consideration of our neighborhood Safety and public Safety.
Sincerely,

Donley R. Phillips
Signature

Donley R. Phillips
Name (Printed)

Property Owner
Affiliation

1107 So Sycamore Ave
Mailing Address

Los Angeles Ca 90019
City, State and Zip Code

323-931-0762
Phone and Email Address

Farid Vahabzadeh
1035 South Redondo Blvd.
Los Angeles Ca. 90019

mailed 5/15

May 14, 2020
City of Los Angeles
Department of City planning
Chi Dang, City Planning Associates
200 N. Spring Street, Room 621
Los Angeles Ca. 90012
Chi.dang@lacity.org
213-978-1307

Case # ZA-2000-454-ZV-YV-PA2
CEQA # ENV-2017-3035-CE

Dear Chi Dang,

I would like to have my strong support for Harry's requests be heard and read very clearly. I have been living more than 5 years in this apartment, which is located immediately adjacent to the body shop parking.

I have attended the P.I.C.O. neighborhood hearing which happened two years ago to give my support for Harry's requests. I was very surprised to hear from neighbors all kinds of complaints about Harry's business. People living 4-5 houses south of his business, living further down in other streets, complaining about traffic, sound, odor pollution and expansion. It is better to hear from the immediate next door neighbor if they have these kind of complaints or concerns. As the closest living family to the Shop, me and my wife do not have none of the above complaints.

Harry has been very diligent in fixing neighbor's concerns. I see him during the day several times checking the street, if cars are parked related to his business, he orders to his drivers to move them immediately.

Sometimes I see either mornings or afternoons when I take my dog for a walk, UPS trucks, Moving trucks, delivery trucks, or food delivery cars parked in the middle of the street all along Redondo blvd or City construction trucks and equipments parked all day long. These are normal daily activities that occur in all areas and neighborhoods. I feel it is exaggeration to blame all those activities on Harry and his business.

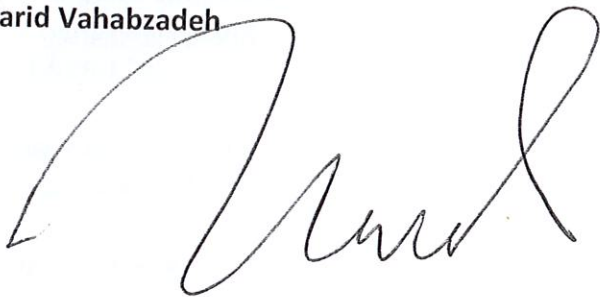
FV

I believe in the new technology. Every business needs to follow the recent technology. I understand that Harry wants to upgrade his business with recent scanning technology. I see no harm in that. As a matter of fact it is better for the public, their cars will be safer to drive after the repairs, scanned and checked per manufacturer's specifications.

I fully support his requests.

Respectfully

Farid Vahabzadeh

A handwritten signature in black ink, appearing to read 'Farid Vahabzadeh', written in a cursive style.

05/11/2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE **Case Nos: ZA-2000-0454-ZV-YV-PA2**
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

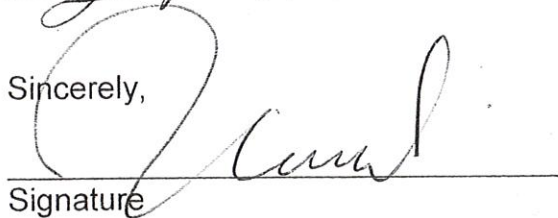
I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 5 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

I have been to previous meeting and fully support Harry. you can contact me for verification my info is below.

Sincerely,


Signature

FARIO VAHABZADEH
Name (Printed)

NEIGHBOR
Affiliation

1035 S. REDONDO BLVD #1
Mailing Address

LOS ANGELES, CA 90019
City, State and Zip Code

310-923-3055
Phone and Email Address
FVAHABZADEH@GMAIL.COM

05-08-2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I am/we are a neighbor of Harry's Auto Collision Center located at:

Jeanine TACOVS/Mitchell TACOVS We are aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I/We fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Sincerely,

Jeanine TACOVS
Signature

JEANINE TACOVS
MITCHELL TACOVS
Name (Printed)

Property Owner on Redondo Blvd
Affiliation

150 S. VISTA STREET
Mailing Address

LA CA 90036
City, State and Zip Code

MTACOVS@YAHOO.COM
213-220-4824
Phone and Email Address

You may also email City Planner Joe Luckey: joe.luckey@lacity.org

5-11-2020

Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 43 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

Harry's is an asset to the neighborhood

Sincerely,

Penny Holt
Signature

Penny Holt
Name (Printed)

Neighbor
Affiliation

1233 S. Redondo Bl
Mailing Address

L.A., Ca 90019
City, State and Zip Code

(323) 823-5563
Phone and Email Address

holt.penny@sbcglobal.net

May 10, 2020
Date

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 23 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

Sincerely,

Melinda S. Weathersby
Signature

MELINDA S. WEATHERSBY
Name (Printed)

REDONDO BLVD RESIDENT
Affiliation

1235 SOUTH REDONDO BLVD.
Mailing Address

LOS ANGELES, CA 90049
City, State and Zip Code

323-816-6583 artsmsw@pacbell.net
Phone and Email Address

Date

May 12th, 2020

Office of Zoning Administration
Room 763, City Hall
200 North Spring Street
Los Angeles, CA 90012

RE Case Nos: ZA-2000-0454-ZV-YV-PA2
Site Address: 1023 & 1027 S. REDONDO BLVD.

Dear Zoning Administrator,

I have been a neighbor of Harry's Auto Collision Center located at 1013 S. La Brea Ave, Los Angeles, CA 90019 for 4 years. I am aware of the pending Plan Approval entitlement application by Harry's Auto Collision Center, LLC for the review of modification of conditions for their previously approved parking building accessory to their automotive repair facility.

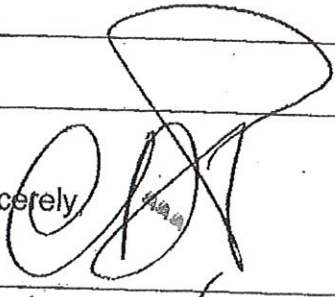
I fully support the above-referenced case and future City approval to continue the use of the parking building as proposed, and urge you to approve the Plan Approval application, as requested.

Comments:

I support the project

Sincerely,

Signature



Cecilia DiAltero
Name (Printed)

Affiliation

Mailing Address

City, State and Zip Code

Phone and Email Address

1248 S. Suzanne Ave.

LA, Ca 90019

cdi@honda-sbglobal.net

DAY OF HEARING SUBMISSIONS

Craig Lawson & Co., LLC

Land Use Consultants

November 9, 2020

Via e-mail to: apccentral@lacity.org

Central Los Angeles Area Planning Commission
City of Los Angeles
200 N. Spring Street, Room 763
Los Angeles, CA 90012

**Re: Case No. ZA-2000-0454-ZV-YV-PA2-1A
Harry's Auto Collision Center Parking Building
1023 and 1027 S. Redondo Boulevard, Los Angeles
Hearing Date: November 10, 2020 Agenda Item: 5**

Dear Members of the Central Los Angeles Area Planning Commission:

Pending before you this week is the request of Harry's Auto Collision Center, Inc. (the Applicant and Appellant for the above-referenced case) to add vehicle estimating (administrative with no tools) and car washing necessary to return customer vehicles in clean condition when body work is complete. In the Zoning Administrator's ("ZA") decision before you on November 10, 2020, these activities have been denied. The Applicant appeals only from the denial as to those activities. Harry's Auto Collision Center Parking Building, located at 1023 and 1027 S. Redondo Boulevard, where these requested services are to be conducted, is located in the R2-1-O Zone, adjacent to the Auto Collision Repair Building at 1013 S. La Brea Avenue in the C2-1-O Zone. The Parking Building contains two previously approved categories of uses:

- Parking areas for vehicles in various stages of repair (including inoperable vehicles)
- Interior areas for administrative and customer service functions (conference room, lobby, offices, restrooms, locker room, showers, and lunch room) that are accessory to the adjacent Auto Collision Repair Building

On November 10, 2020, you will be hearing the Applicant's appeal of the ZA's August 10, 2020 decision on our second Plan Approval application ("PA2") to **allow just two additional critical administrative and customer service functions in the Parking Building, neither of which is auto collision repair work**:

1. **Auto estimating / evaluation** is an administrative and customer service process that occurs **before implementation of auto collision repair work** and involves no tools or diagnostic work. This process is limited to viewing, evaluating, and photographing the condition of a vehicle parked within the Parking Building; uploading photos and entering data on a computer within an interior office space, and issuing an estimate to a customer. These actions must occur before a vehicle can be moved to the adjacent Auto Collision Repair Facility (in the C2-1 Zone) for diagnostic analysis and automotive repair work.
2. **Washing services** are an essential customer service function common within parking buildings that occur **after completion of auto collision repair work** to meet customer demands for receiving their repaired vehicles in clean, sanitized condition. The Applicant has no intention to operate a commercial car wash open to the public, and no power washing equipment would be used. Washing services would occur at designated locations at the Parking Building's ground and roof levels.

Case No. ZA-2000-0454-ZV-YV-PA2-1A
Harry's Auto Collision Center Parking Building

The Applicant cannot operate their auto collision repair business without the ability to do auto estimating and washing services, which are hallmarks of good customer service. When customers arrive, their vehicles must be evaluated to prepare an accurate estimate of the cost for repair, and once the work is completed, cars must be returned to customers in clean, sanitized condition.

The Parking Building is the optimal location for auto estimating and washing services. To execute operations in the most efficient and least impactful manner, the Applicant must reserve the C2 portion for auto collision repair activities, which cannot be performed in the R2 portion. Forcing the Applicant to perform auto estimating and washing services in the C2 portion would significantly reduce on-site repair capacity. This reduction would create an economic hardship and reduce on-site job opportunities. Restricting auto estimating and washing services to the C2 portion would also place a burden on the Applicant and surrounding neighborhood by requiring vehicles to circulate between the R2 and C2 portions more frequently. This would increase use of adjacent streets and driveways (increasing traffic and carbon emissions, as well as pedestrian safety concerns). Allowing auto estimating and washing services in the Parking Building would cause no prejudice or harm to the surrounding neighborhood.

In conclusion, we respectfully request that you grant this appeal by deleting auto estimating and washing services from Condition No. 29 of the ZA's August 10, 2020 decision (which lists prohibited Parking Building uses) and adding these activities to Condition No. 28 (which clarifies permitted Parking Building activities). Auto estimating and washing services are similar to the other non-automotive repair activities in the PA2 modifications approved by the ZA because they are consistent with existing approved administrative and customer service functions that are accessory to the main auto collision repair use. These minor requests are consistent with the intent of previous City approvals and simply represent an enhancement of customer services to better facilitate the underlying business operation and minimize impacts on the surrounding neighborhood.

On behalf of Harry's Auto Collision Center, Inc., we wish to thank the Commission for its review and thoughtful consideration of our appeal.

Sincerely,

Craig Lawson

Craig Lawson, President



Planning APC Central <apccentral@lacity.org>

Notice of Public Hearing ZA-2017-1169-CUB-CUX-1A2 messages

spenser theberge <spenser.theberge@gmail.com>
To: apccentral@lacity.org

Wed, Mar 7, 2018 at 6:22 PM

To Whom It May Concern:

This email is in response to a letter I received regarding a Notice of Public Hearing for case Number: ZA-2017-1169-CUB-CUX-1A

I'm a resident living nearby where this proposed project is to happen. I understand that this proposal is an expansion on a restaurant already in operation, but nevertheless I wanted to contribute my voice in opposition to this project. This establishment is a hazard to the neighborhood and makes it more dangerous. I've witnessed violent encounters on two separate occasions. The first involved the security guards using excessive force on a patron they were removing from the building, and the second, much more upsetting, involved a group of men chasing another man across the street into an empty parking lot and brutally beating him. In this instance the security guards just watched. I hear aggressive shouting and pulsing music from this establishment constantly, and I'm confident that these two fights I witnessed aren't the only violent encounters to have taken place on these premises. I can't imagine that allowing full service of alcohol and expansion onto an exterior patio will make this a safer addition to the neighborhood. I have serious concerns about what this establishment is contributing to my neighborhood.

I appreciate that my words won't make a difference in the outcome of this project proposal, but I felt compelled to inform the Department of City Planning and the City of Los Angeles how an establishment they've permitted effects a community full of students and families.

Thanks for your time and the opportunity to contribute.
Sincerely,
Spenser Theberge

Planning APCCentral <apccentral@lacity.org>
To: spenser theberge <spenser.theberge@gmail.com>

Thu, Mar 8, 2018 at 6:46 AM

Good morning,

Your email was received and will be forwarded to the Commissioners.

Regards,
[Quoted text hidden]



Planning APC Central <apccentral@lacity.org>

CaseNo. ZA-2017-1169-CUB-CUX-1A-HEARING SCHEDULED FOR TUESDAY, MARCH 27th

2 messages

Suzanne England <darlapup@sbcglobal.net>
Reply-To: Suzanne England <darlapup@sbcglobal.net>
To: "apccentral@lacity.org" <apccentral@lacity.org>

Mon, Mar 26, 2018 at 8:42 PM

To: Jason Wong, Commission Executive Assistant

Dear Jason,

I'm attaching a letter regarding the above listed case number pertaining to project site at 1775 N. Ivar Avenue, Hollywood, CA.

This letter is in response to the Notice of Public Hearing concerning changes to the existing zoning laws pertaining to this property/establishment.

As a neighboring resident, I'm offering my opinion on this matter, in the attached letter, that I hope will be considered before any changes to the current zoning laws are made.

We all would like to enjoy a certain amount of quality of living in our residences. Hollywood has become much noisier than it has been in the past, with all of the added entertainment venues nearby. This property is very nearby, and the noise from it carries to this neighborhood. I'd like to keep that noise to a minimum if possible.

Please add my letter to your file of record.

I would appreciate it if you could let me know of the outcome of this proposed project.

Sincerely,
Suzanne England



CaseNoZA-2017-1169-CUB-CUX-1A.docx
14K

Planning APCCentral <apccentral@lacity.org>
To: Suzanne England <darlapup@sbcglobal.net>

Tue, Mar 27, 2018 at 7:02 AM

Good morning and thank you for your email,

Please be advised that pursuant to Rule No. 4.3b, your correspondence does not meet the submittal guidelines as it was submitted after 3pm the Thursday prior to the scheduled Commission meeting. Your non-complying submission will still be available in the official case file.

If you would like the Commissioners to consider your statement, you may bring your communication to the meeting tonight provided it complies with rule 4.3c which states;

"Submissions may not be more than two (2) written pages, including exhibits and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation. Twelve (12) copies of the submission must be given to the Commission Executive Assistant prior to the start of the hearing who will distribute them to the Commission."

However, if the case is continued to another date we will make sure it is sent to the Commissioners for their consideration.

Regards,

Central Area Planning Commission staff

[Quoted text hidden]

LOS ANGELES POLICE DEPARTMENT

MICHEL R. MOORE
Chief of Police



ERIC GARCETTI
Mayor

P. O. Box 30158
Los Angeles, CA 90030
Telephone: (213) 484-3010
TDD: (877) 275-5273
Ref #: 4.5

November 8, 2020

Office of Zoning Administration
200 N. Spring Street, 7th Floor
Los Angeles, CA 90012

To Whom It May Concern,

The Los Angeles Police Department, Rampart Area Vice, has reviewed the approved application from the City of Los Angeles Zoning Department dated August 25, 2020. In addition, our office has also reviewed the appeal application for the Conditional Use Permit for 2500 W. 8th Street (2506-2512 W. 8th Street), the basement unit (ZA-2019-6350-CUB-CUX) to amend and remove the following conditions:

1. Condition No. 7(a) Amend the hours of operation from 10:00 a.m. to 11:00 p.m. to 10:00 a.m. to 2:00 a.m. Sale and consumption of food and alcohol beyond 11:00 p.m.
2. Condition No. 7(b) to amend the indoor seating to a maximum of 110 occupants with the removal of the dance and entertainment area.
3. Condition No. 7(d) to amend the removal of patron dancing, dance floor, live entertainment and DJ booth.
4. Condition No. 33, Dancing and live entertainment will be eliminated.

The Los Angeles Police Department does not believe that there is a "public convenience or necessity" and opposes the approval to amend and remove the previously mentioned conditions for 2500 W. 8th Street, the basement unit for the following reasons:

2500 W. 8th Street is located within the Los Angeles Police Department's Reporting District (RD) 261 and is an approximately three block by ten block area near the City of Los Angeles' MacArthur Park District consisting of churches, parks, businesses and apartment buildings. 2500 W. 8th Street is located within 100 feet of residences, and it is the Department's position that approving and amending the conditions to the use permit of 2500 W. 8th Street would result in increased vehicle and pedestrian traffic and crime, which would interfere with the quiet enjoyment of the property by nearby residents. Additionally, it would create a hardship for the many residents whom reside in the area by creating insufficient parking spaces.

Currently there are several establishments within the strip mall with pending or approved ABC licenses. The below listed karaoke is one of those businesses.

- 2500 W. 8th Street #104-105 (CUB ZA-2019-2148-CUB-CUX), a karoake establishment recently received approval from the Zoning Administrator to sell a full line of alcohol and operating hours until 2:00 a.m. This establishment has not opened for business since receiving the approval.

By allowing the business to operate beyond the time requested would create an increase of stress on the property due to the number of patrons exiting at closing times mirrored with the karaoke establishment on the same property. With both the “basement” restaurant and karaoke in full operation, the number of patrons would create an increase of gatherings in the parking lot designed for ingress and egress of vehicles. The increase of patrons would also create parking shortages with already limited parking spaces. Patrons would resort to using the surrounding streets for parking in a residential area already impacted by limited parking.

Further, by having the basement remain open until 2:00 a.m. in conjunction with the “karaoke” the number of intoxicated patrons creates a law enforcement and community concern for violence due to alcohol related fights and assaults. In addition, an increase of intoxicated patrons and vehicular traffic creates an increase concern for alcohol related vehicle and pedestrian accidents.

By allowing the basement restaurant to increase the capacity of occupants to the maximum of 110 will not only create stress on the parking related issue, but also the increase in noise related issues during normal operations and beyond closing time until all patrons have completely left the area. The immediate residents living adjacent to the establishment and surrounding community will be highly affected by the increase noise created by patrons and vehicles affecting the quality of life and enjoyment of the community.

If the conditions are amended and approved for 2500 W. 8th Street (2506-2512 W. 8th Street) basement restaurant (ZA-2019-6350), the Los Angeles Police Department respectfully request the following conditions:

1. All the indoor hours of alcoholic beverage sales shall be at a maximum from 11 a.m. to 12:00 a.m. Monday through Sunday. Alcohol sales shall stop at 11:00 p.m. and alcohol consumption shall stop at 11:30 p.m.
2. Any music, sound or noise emitted under the control of the applicant shall not constitute a violation of Section 116.01 of the Los Angeles Municipal Code (LAMC). Amplified music shall not be audible beyond that part of the structure which is under the control of the applicant.

3. The applicant, owner and on-site manager(s) shall comply with all applicable laws and conditions and shall properly manage the facility to discourage illegal and criminal activity on the subject premises and any accessory parking areas over which they exercise control.
4. Should there be a change in the ownership of the property or a change in the business operator, the property owner and the business owner/operator shall provide the prospective new property owner and the business owner/operator with a copy of the conditions of this action prior to the legal acquisition of the property and/or the business.
5. The premise shall maintain an area accessible for the allowed parking spots available for patrons to use and or contract out to nearby lots not previously designed for residents for overflow parking. In addition, the premise shall maintain a safe pick up and drop off area for those patrons using ride share type transportation.

For additional information, please contact Sergeant Min, Officer in Charge, Rampart Area Vice, at (213) 484-3687.

Very truly yours,

MICHEL R. MOORE
Chief of Police



ALFONSO LOPEZ, Captain
Commanding Officer
Rampart Area