

OFFICE OF THE GENERAL COUNSEL  
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT  
Nicholas P. Dwyer (299144)  
Senior Deputy District Counsel  
Email: [ndwyer@aqmd.gov](mailto:ndwyer@aqmd.gov)  
21865 Copley Drive  
Diamond Bar, California 91765-0940  
TEL: 909.396.3400 • FAX: 909.396.2961

Attorneys for Petitioner  
South Coast Air Quality Management District

**BEFORE THE HEARING BOARD OF THE  
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT**

**In the Matter of**

SOUTH COAST AIR QUALITY  
MANAGEMENT DISTRICT,

Petitioner,

vs.

6753 HOLLYWOOD ASSOCIATES, LLC; and  
AND ASSET MANAGEMENT, INC.

[Facility ID# 145994]

Respondents.

Case No. 6278-1

**PETITION FOR AN ORDER FOR  
ABATEMENT**

District Rule 203(a)

Hearing Date: October 28, 2025

Time: 9:30 a.m.

Place: Hearing Board  
South Coast Air Quality  
Management District  
21865 Copley Drive  
Diamond Bar, CA 91765

South Coast Air Quality Management District, (hereinafter referred to as “South Coast AQMD”, “District”, or “Petitioner”) petitions the South Coast Air Quality Management District Hearing Board (“Hearing Board”) for an Order for Abatement directed to 6753 Hollywood Associates, LLC, and AND Asset Management, Inc. (hereinafter referred to collectively as “Respondents”), with regard to the operation of a diesel-fueled engine located at 6753 Hollywood Boulevard, Los Angeles, CA 90028. The District alleges as follows:

1. Petitioner is a body corporate and politic established and existing pursuant to Health and Safety Code section 40000, et seq. and section 40400, et seq., and is the sole and exclusive local

1 agency with the responsibility for comprehensive air pollution control in the South Coast Air Basin.

2         2.         Respondent, 6753 Hollywood Associates, LLC, was and is a California limited  
3 liability corporation qualified to do business in the State of California with its headquarters at 2720  
4 S. La Cienega Blvd, Suite A, Los Angeles, CA 90034.

5         3.         Respondent, AND Asset Management, Inc., was and is a California corporation  
6 qualified to do business in the State of California with its headquarters at 2720 S. La Cienega Blvd,  
7 Suite A, Los Angeles, CA 90034.

8         4.         6753 Hollywood Associates, LLC owns the property at 6753 Hollywood  
9 Boulevard, Los Angeles, CA 90028 and AND Asset Management, Inc. manages the property.

10         5.         Respondents operate and manage a diesel-fueled engine (hereinafter “Equipment”)  
11 driving an emergency fire pump without a valid District Permit to Operate within the District’s  
12 jurisdiction and subject to the District’s regulations. The South Coast AQMD ID Number for the  
13 Facility is 145994.

14         6.         The Equipment is a diesel-fueled internal combustion engine driving an emergency  
15 fire pump made by Clarke, model No. VMFP-06HT, serial No. 27B-03739, turbocharged, 6  
16 cylinders, 4 cycles, 120 BHP. Based on specifications on record for other facilities, the engine  
17 complies with EPA Tier 1 standards.

18         7.         Based on a report from the Equipment servicer Glen Richmond of G.M. Richmond  
19 & Associates in 2023, it was determined that the Equipment was likely installed in 2004. Equipment  
20 of this sort is subject to Best Available Control Technology (“BACT”) requirements if it emits  
21 greater than one (1) pound per day of NOx. Since this Equipment did produce greater than one (1)  
22 pound per day, it must meet BACT requirements. This Equipment is rated  $100 \leq \text{HP} < 175$  and the  
23 application was complete after June 30, 2003, which makes it subject to Tier 2 standards in order to  
24 satisfy BACT. The Equipment did not meet Tier 2 standards, but did meet Tier 1 standards.

25         8.         After receiving Notice of Violation (“NOV”) P76533 for operating the Equipment  
26 without a valid permit, Respondent submitted an Application for Permit to Operate, Application  
27 Number (“A/N”) 644374, for the Equipment (model VMFP-06HT, manufactured by Clarke).

28         9.         After careful consideration and further investigation by a South Coast AQMD

1 engineer, the Permit to Operate Application was denied for non-compliance with the applicable  
2 BACT. Further, the Equipment likely cannot be modified to meet BACT standards and will need to  
3 be replaced with one that can meet BACT. This Equipment is subject to District Rule 203.

4 10. District Rule 203(a), in relevant part, prohibits the operation of any equipment the  
5 use of which may cause or control the issuance of air contaminants into the atmosphere without first  
6 obtaining a written permit to operate from the District's Executive Officer.

7 11. The District, by this petition, seeks an Order for Abatement to require Respondents  
8 to comply with District Rule 203(a) pursuant to a compliance schedule to be presented to the Hearing  
9 Board prior to the hearing on this petition. The District is attempting to work with Respondents on  
10 proposed conditions for the Order for Abatement.

11 12. The actions that will be set forth in that schedule will ensure that Respondents will  
12 achieve compliance with the referenced rule expeditiously and conditions regarding monitoring and  
13 reporting will be included in the proposed order or Respondents will be required to cease operation  
14 of the Equipment in noncompliance with District Rule 203(a).

15 13. It is not unreasonable to require Respondents to comply with District Rule 203(a).

16 14. The issuance of an Order for Abatement is not intended to be nor does it act as a  
17 variance.

18 15. The issuance of the prayed for Order for Abatement is not expected to result in the  
19 closing or elimination of an otherwise lawful business, but if it does result in such closure or  
20 elimination, it would not be without a corresponding benefit in reducing air contaminants.

21 16. It is the District's intention to file a proposed Findings and Decision on Stipulated  
22 Order for Abatement, approved by both parties, a few days in advance of the hearing. If stipulated  
23 conditions cannot be agreed upon, then the District will file its own proposed Findings and Decision  
24 for an Order for Abatement.

25 WHEREFORE, the District prays for an Order for Abatement as follows:

26 1. That this Hearing Board issue an Order for Abatement requiring Respondents to cease  
27 and desist from operating its Equipment in a manner which violates District Rule 203(a), or in the  
28 alternative, to comply with increments of progress and conditions as the Board deems appropriate.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

2. For such other and further relief that this Board deems just and proper.

Dated: September 3, 2025,

SOUTH COAST AIR QUALITY  
MANAGEMENT DISTRICT



---

NICHOLAS P. DWYER  
Senior Deputy District Counsel  
Attorney for Petitioner