

## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED: September 19, 2024

HEARING DATE: October 2, 2024                      AGENDA ITEM: 8

PROJECT NUMBER: R2006-01160-(2)

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) 200600261

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 9401 S. Alameda Street, Florence-Firestone

OWNER: Paul H. Madick, Eddie and Ida Madick LLC Trust

APPLICANT: Paul H. Madick, Eddie and Ida Madick LLC Trust

CASE PLANNER: Elsa M. Rodriguez, Principal Planner  
erodriguez@planning.lacounty.gov

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### RECOMMENDATION

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number R2006-01160-(2), CUP Number 200600261, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

### CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 200600261 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- A CUP to establish two pallet yards and a recycling collection business in the in the M-2 (Heavy Manufacturing) Zone at 9401 S. Alameda Street in Florence-Firestone (“Project Site”). Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on October 26, 2006. A CUP was required at that time pursuant to former County Code Section 22.32.160 (Permitted Uses for Heavy Manufacturing Zones). A CUP was also required at that time for outdoor businesses located within 250 feet of a Residential Zone or a sensitive use pursuant to former County Code Section 22.44.138.D.7.b (Florence-Firestone Community Standards District Zone Specific Development Standards). The Florence-Firestone Community Standards District was repealed in conjunction with the adoption of the Florence-Firestone Transit-Oriented District Specific Plan on February 7, 2023. Please see the Zoning Code Comparison Chart at the end of this report for more information.

### **B. Project**

The Project Site includes an outside storage yard with two pallet yard businesses (A and I Pallets LLC and Mathew’s Pallets) and a recycling collection business (R and C Recycling Center). Although these are long-term tenants that have operated onsite for many years, the proposed CUP will legally establish these businesses for the first time. The northern half of the Project Site is occupied by A and I Pallets, which has operated onsite for 20 years, the southwestern portion of the Project Site is occupied by Matthews Pallets, which has operated onsite for 15 years, and the southeastern portion of the Project Site is occupied by the R and C Recycling Center, which has operated onsite for 28 years. The recycling collection business accepts various household recyclable materials, such as aluminum cans, plastic bottles, and glass, and does not accept appliances or any electronic waste. Recycling activities are limited to the preparation of such materials via sorting for bailing, storage, and shipment. Both pallet yards assemble wood pallets using hand tools and store pallets outdoors in the open yard area.

The Project Site is located on the Alameda Corridor, which is designated for industrial uses. However, the Project Site is located within 250 feet of a Residential Zone and a CUP is required for these three businesses because both pallet yards and the recycling collection business have outdoor operations. The three businesses employ a total of 16 people full-time. The hours of operation of all three businesses are 8:00 a.m. to 4:30 p.m. Monday through Friday and the recycling collection business also operates from 8:00 a.m. to 1:00 p.m. on Saturdays and Sundays.

The Project Site is 1.49 acres in size. The primary access is from Alameda Street via a 26-foot-wide driveway and a 30-foot-wide driveway, and the secondary access is from 95<sup>th</sup> Street via a 26-foot-wide driveway and a 27-foot-wide driveway. The Project Site is paved and includes one office, one warehouse, and one canopy for work performed outdoors. The remainder of the Project Site is an open yard for the outdoor storage of pallets, loading

areas, 13 parking spaces, and a recycling collection business with an office trailer, a canopy, and bins for sorting. The Project Site is secured by a 14-foot-tall metal panel perimeter fence that will be replaced with a new 15-foot-tall solid metal panel perimeter fence that will be set back three feet from the property lines to allow for 2,237 square feet of new perimeter landscaping with a permanent irrigation system.

Special Permit No. 1087 approved a junk yard on the northeastern portion of the Project Site in 1955 and Special Permit No. 1433 approved scrap metal sales on the southern portion of the Project Site in 1960. Special Permit No. 1618 approved a scrap metal yard, a salvage yard, and a paper, cardboard, and cloth rag bailing business in 1965.

### **C. Project Background**

The CUP application was submitted on October 26, 2006, for a pallet yard, an automobile glass repair business, retail sales of used automobile parts, and a recycling collection business. From 2006 to 2017, the CUP application remained pending because several unpermitted uses were operating on the Project Site that could not comply with the required development standards and the applicant did not provide updated application materials and additional application materials when Staff requested them.

On January 19, 2017, the CUP was assigned to the newly formed Industrial Use Task Force (“IUTF”), which is a cooperative effort between LA County Planning’s Current Planning Division and Land Use Regulation Division to bring industrial land uses along the Alameda Corridor into compliance. The applicant was contacted and informed of the new process in place, which included regular site inspections, with the expectation that zoning violations would be abated and that additional application materials would be submitted in a timely manner, and that failure to comply with these expectations could result in Staff recommending denial of the CUP to the Regional Planning Commission (“RPC”). On April 18, 2017, Staff conducted the initial IUTF site inspection and subsequently issued a Notice of Violation (“NOV”) and a letter requiring corrections and additional application materials. Both the NOV and the correction letter noted that the following was observed at the Project Site:

- Unpermitted land uses were operating, including an automobile dismantling yard, pallet yards, a scrap metal processing yard, and a recycling collection business. In addition, the Project Site was not in compliance with Title 22 development standards for these land uses related to parking, signage, landscaping, and fence/wall requirements.
- At the site inspection, there was evidence that people were residing in an unpermitted structure within one of the pallet yards.
- There were at least five unlicensed automobile dismantling operators in a sub-leased area for one of the pallet yards.
- There was evidence that the recycling collection business was accepting scrap metals and other hazardous materials.
- Several business activities related to the Project Site were occurring in the public right-of-way, including the unloading and loading of inoperable vehicles and pallets.

- There was unpermitted outside storage of inoperable vehicles in required parking areas, including semi-trailer trucks.
- The Project Site and the areas directly adjacent to the Project Site within the public right-of-way (sidewalk) were littered with trash, junk, and other materials.

The applicant was given 30 days from the date of the NOV (from May 4, 2017, to June 4, 2017) to abate the existing violations and to provide a revised site plan. The IUTF worked with the applicant from May 2017 to August 2017 and noted initial improvement in June, but also noted that corrections were no longer being made in July and August. The IUTF then scheduled the CUP application for a public hearing before the RPC on October 4, 2017, with a recommendation of denial.

After the public hearing was noticed, the applicant made efforts to address some of Staff's requests to abate the existing violations and to provide an acceptable site plan for review. Therefore, on October 4, 2017, the RPC continued the public hearing for two months, to December 13, 2017, to provide the applicant with additional time to abate the existing violations and submit an acceptable site plan.

Between October 3, 2017, and December 13, 2017, Staff observed that the applicant made a concerted effort to abate the existing zoning violations on the Project Site. The IUTF conducted site visits during that time and found that the Project Site and its surrounding environment had been well-maintained and free of trash and graffiti. The access points to each business were cleared and Staff did not observe any business activities being conducted in the public right-of-way. Pallet storage was lowered to the fence height and the applicant hired a professional painter to paint the fences. Finally, the temporary trailer was being demolished and showed no signs of habitation. The applicant also provided an acceptable site plan that could be circulated for consultation with other County departments. On December 13, 2017, Staff recommended that the public hearing be continued again to March 14, 2018, to provide the applicant with three additional months to demonstrate further progress.

Between December 13, 2017, and March 14, 2018, Staff observed that the immediate zoning violations were abated. The site plan was circulated and received clearance from the Fire Department. The applicant was also actively working with the Department of Public Health and the Department of Public Works to obtain their clearances. Due to the progress made by the applicant, the RPC took this item off calendar at the March 14, 2018, continued public hearing, as recommended by Staff.

Between March 14, 2018, and October 30, 2019, Staff continued to work with the applicant to limit the number of businesses operating on the Project Site to three (the two pallet yards and the recycling collection business), which helped the applicant to demonstrate that they could comply with all relevant development standards and helped the applicant obtain the remaining clearance letters from the other County departments.

On October 30, 2019, a fire occurred on the Project Site. The Fire Department successfully extinguished the fire, with damage limited to the center of the Project Site. A



building in the area occupied by Matthews Pallets was destroyed along with the interior fence separating Matthews Pallets and A and I Pallets. Several pallets were also destroyed. All other structures were undamaged. The Fire Department issued a report on January 2, 2020, stating that the fire originated in the Matthews Pallets area, but the cause of the fire was undetermined.

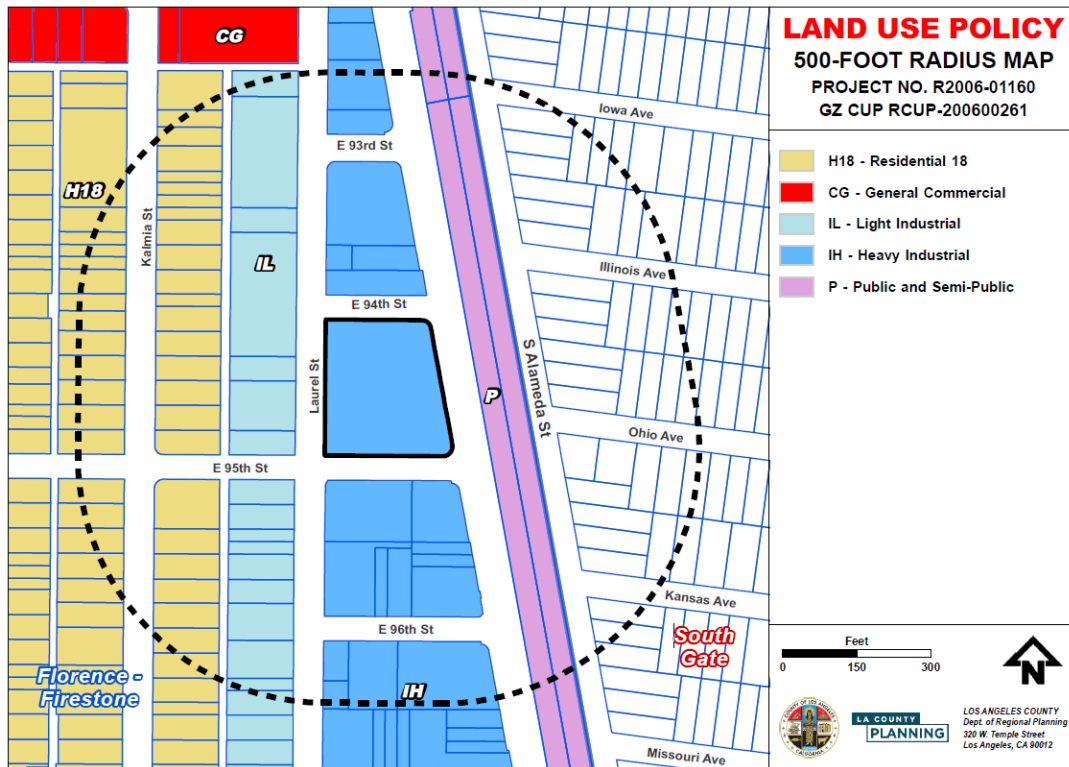
Between October 30, 2019, and now, the Project Site was cleaned up following the fire and business operations have continued. The applicant has not requested changes to the proposed site plan (Exhibit “A”) since the fire occurred and decided to have the businesses continue operating as originally planned before the fire. The applicant is not proposing new buildings and on-site development will be limited to the movement of interior fence/wall lines, a new 15-foot-tall solid metal panel perimeter fence that will replace the existing 14-foot-tall solid metal panel perimeter fence, a new three-foot-deep landscaping buffer with a permanent irrigation system, and 13 new parking spaces of which one vehicle parking space that is dedicated for use by people with disabilities in accordance with the Americans with Disabilities Act (“ADA”).

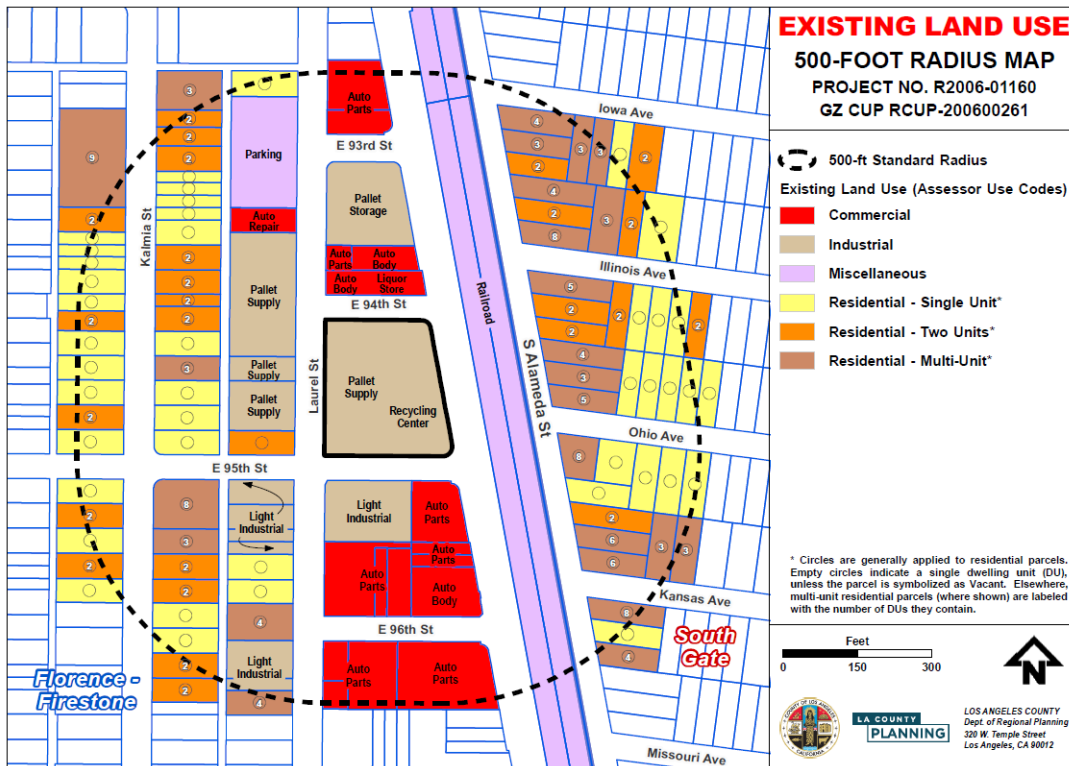
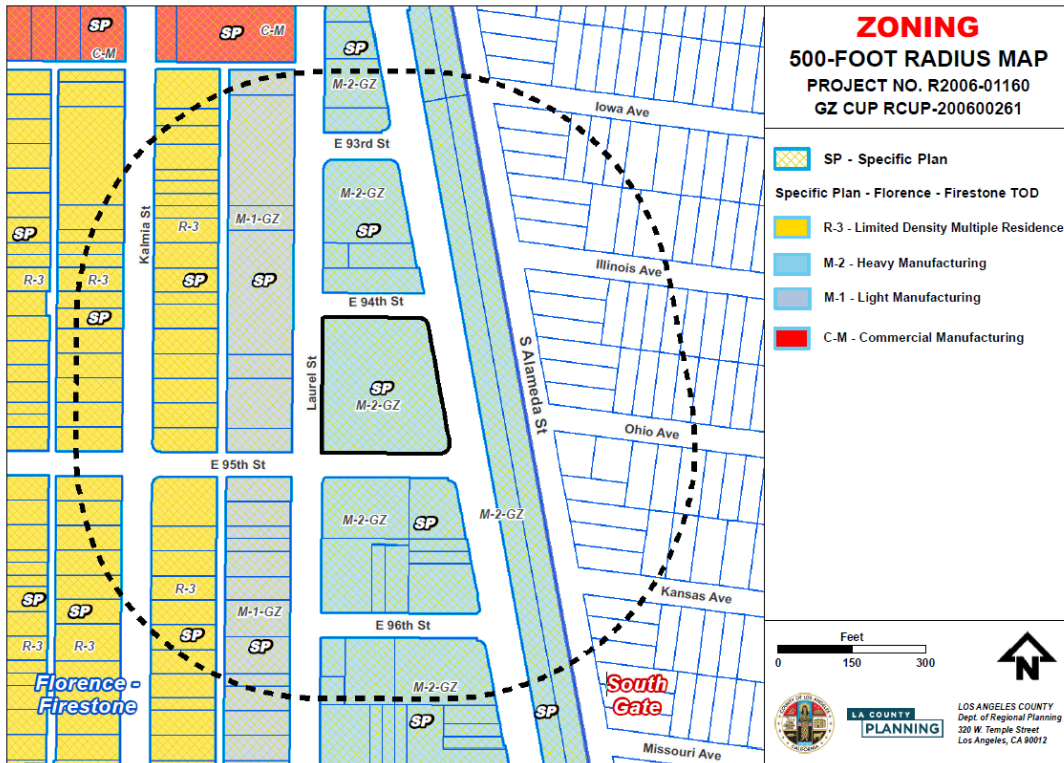
**SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

| LOCATION         | 1980 GENERAL PLAN LAND USE POLICY *              | 2006 ZONING *  | EXISTING USES   |
|------------------|--|--|---|
| SUBJECT PROPERTY | I (Major Industrial)                             | M-2  | Two pallet yards and one recycling collection business                                      |
| NORTH            | I  | M-2  | Outside storage, automobile dismantling   |
| EAST             | P (Public and Semi-Public), City of South Gate   | M-2, and residential zoning in the City of South Gate.         | Alameda Railroad Corridor, and single and multi-family residences in the City of South Gate |
| SOUTH            | I  | M-2  | Outside storage, automobile dismantling   |
| WEST             | I (Industrial), MDR (Medium Density Residential) | M-1 (Light Manufacturing) and R-3 (Limited Multiple Residence) | Outside storage, automobile dismantling, pallet yards, single and multi-family residences   |

\* Note: Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on October 26, 2006, which included the 1980 General Plan. The current General Plan land use designations are shown on the Land Use Policy Map below. The zoning was changed to SP (Specific Plan) on February 7, 2023, in conjunction with the adoption of the Florence-Firestone Transit-Oriented District Specific Plan on February 7, 2023, which is shown on the Zoning Map below. Please see the Zoning Code Comparison Chart at the end of this report for more information.





**PROPERTY HISTORY**

**A. Zoning History**

| ORDINANCE NO. | ZONING | DATE OF ADOPTION |
|---------------|--------|------------------|
| 2111          | M-2    | June 1, 1932     |

**B. Previous Cases**

| CASE NO.                | REQUEST   | DATE OF ACTION     |
|-------------------------|---|--------------------|
| Special Permit No. 1087 | Junk yard on the northeast portion of the Project Site.               | November 8, 1955   |
| Special Permit No. 1433 | Scrap metal sales on the southern portion of the Project Site.        | July 19, 1960      |
| Special Permit No. 1618 | Scrap metal sales and salvage, including paper, cardboard, and cloth. | September 13, 1965 |

**C. Violations**

| CASE NO.       | VIOLATION                          | CLOSED/OPEN                         |
|----------------|------------------------------------|-------------------------------------|
| 05-0014834     | Unpermitted land use without a CUP | Closed                              |
| 11-0030431     | Unpermitted land use without a CUP | Closed                              |
| 14-0002388     | Unpermitted land use without a CUP | Closed                              |
| RPCE2017004785 | Unpermitted land use without a CUP | Open (Pending approval of this CUP) |

**ANALYSIS**

**A. Land Use Compatibility**

The Project Site is located on the Alameda Corridor, which is an area predominately zoned for heavy and light industrial uses along Alameda Street. There are residential properties located within 250 feet of the Project Site both to the west and east. However, the Project Site does not adjoin these residential uses and is buffered to the west by other industrial uses and Laurel Street and is buffered to the east by the Alameda Rail Corridor.

**B. Neighborhood Impact (Need/Convenience Assessment)**

Unpermitted uses on the Project Site that were unable to comply with required development standards, including automobile dismantling and scrap metal businesses, have been removed. The remaining two pallet yards and one recycling collection business can meet all



required development standards, as depicted on the proposed plans (Exhibit “A”). The Project Site is located on the Alameda Corridor, which is intended for industrial uses, and the operations of these businesses are in character with the other industrial uses in the neighborhood.

### **C. Design Compatibility**

The Project complies with development standards for screening because a new 15-foot-tall solid metal panel perimeter fence will replace the existing 14-foot-tall solid metal panel perimeter fence. A new three-foot deep landscaping buffer with a permanent irrigation system is also proposed on the perimeter of the Project Site. All signs comply with Title 22 standards. The Project fits into the character of its industrial surroundings because it complies with development standards related to screening, landscaping, and signage.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the 1980 General Plan, which was in effect at the time that the complete CUP application was submitted. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements that were in effect at the time that the complete application was submitted. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by former County Code Section 22.56.040 (Application Burden of Proof) with applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities and a Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The Project is the continuation of three existing businesses and new development is limited to replacing dilapidated fencing with new solid metal fencing, revising the parking layout, and installing new perimeter landscaping with a permanent irrigation system. The Project does not qualify for an exception to the CEQA exemption because it is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, Staff recommends that the RPC determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

**COMMENTS RECEIVED**

**A. County Department Comments and Recommendations**

1. The Department of Public Works, in a letter dated December 23, 2019, recommended that the Project proceed to a public hearing with required conditions of approval.
2. The Fire Department, in a letter dated January 9, 2020, recommended that the Project proceed to a public hearing.
3. The Department of Public Health, in a letter dated April 21, 2020, recommended that the Project proceed to a public hearing.

**B. Other Agency Comments and Recommendations**

Staff has not received any comments at the time of report preparation.

**C. Public Comments**

Staff has not received any comments at the time of report preparation.

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Report  
Reviewed By: *Carmen Sainz*  
Carmen Sainz, Supervising Planner

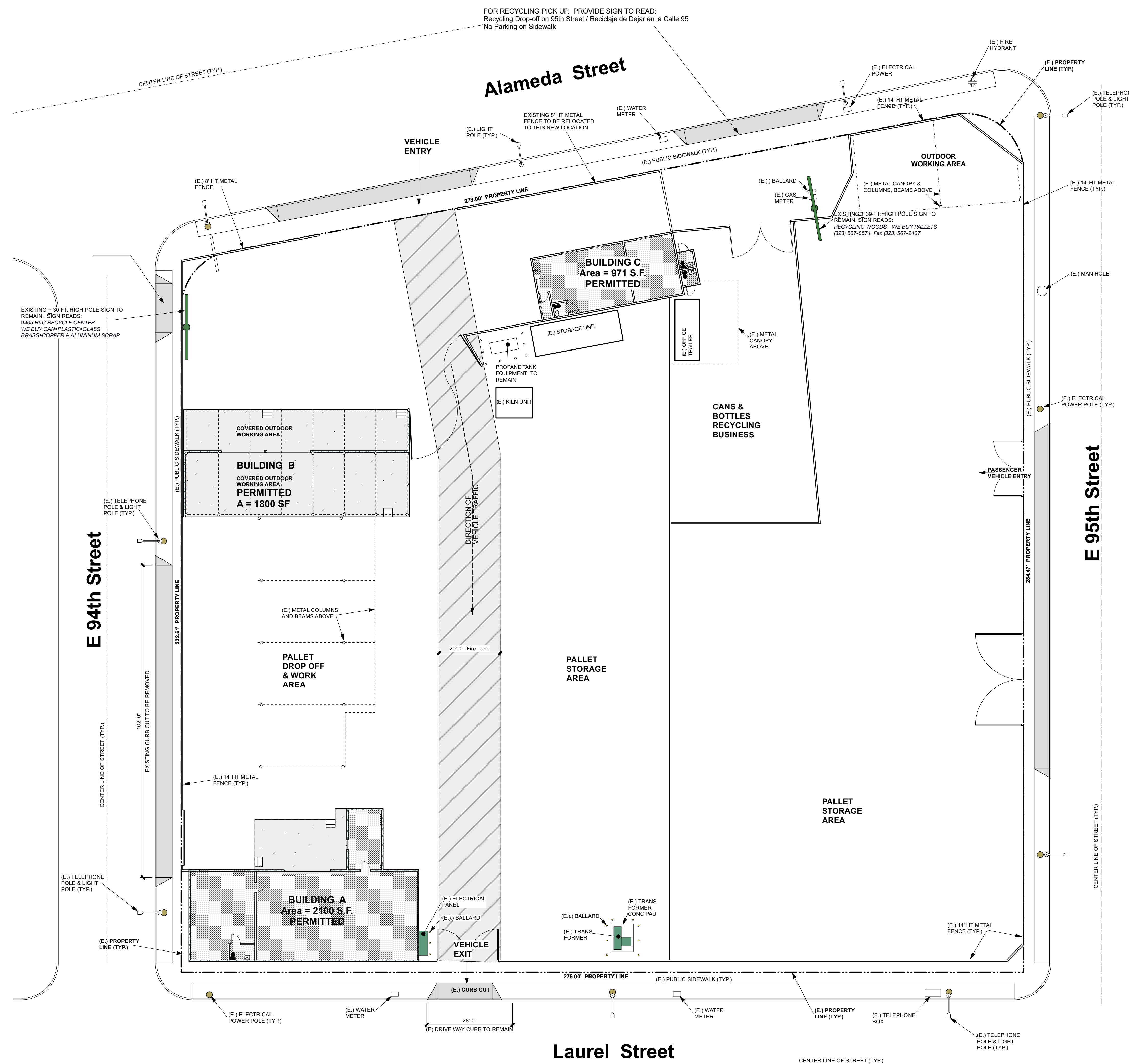
Report  
Approved By: *M. Glaser*  
Mitch Glaser, Assistant Deputy Director

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| LIST OF ATTACHED EXHIBITS |                             |
|---------------------------|-----------------------------|
| EXHIBIT A                 | Plans                       |
| EXHIBIT B                 | Project Summary Sheet       |
| EXHIBIT C                 | Findings                    |
| EXHIBIT D                 | Conditions of Approval      |
| EXHIBIT E                 | Applicant's Burden of Proof |
| EXHIBIT F                 | Environmental Determination |
| EXHIBIT G                 | Informational Maps          |
| EXHIBIT H                 | Photos                      |
| EXHIBIT I                 | Agency Correspondence       |
| EXHIBIT J                 | Public Correspondence       |

**Zoning Code Comparison Chart**

| <p><b>2006 Zoning Code</b></p>   | <p><b>Current Zoning Code, before repeal of the Florence-Firestone Community Standards District in 2023 (Comprehensive Technical Update was adopted in 2019)</b></p>  |
|--|---|
| <p>Section 22.32.160 (Permitted Uses for M-2 (Heavy Manufacturing Zone) and M-3 (Unlimited Manufacturing) Zone)</p> <p>Section 22.32.190 required a CUP for the land uses on the Project Site</p>  | <p>Section 22.22.030 (Principal Use Regulations for Industrial Zones)</p>   |
| <p>Section 22.44.138.D.7.b (Florence-Firestone Community Standards District Zone Specific Development Standards): Outdoor Businesses. All principal business uses, except parking, conducted outside an enclosed structure within 250 feet of a residential zone or sensitive use as described in subsection D.6.a of this section shall require a CUP</p> | <p>Section 22.324.070.C.4 (Florence-Firestone Community Standards District Zone Specific Development Standards) required a CUP for outdoor businesses within 250 feet from residential zone or sensitive uses</p> |
| <p>Section 22.52.610 (Outside Storage: Fences and Walls)</p>   | <p>Section 22.140.430 (Outside Storage)</p>   |
| <p>Section 22.52.870 (Signs)</p>   | <p>Section 22.114.110 (Signs)</p>   |
| <p>Section 22.52.1140, Part 11 (Industrial Vehicle Parking Spaces)</p>   | <p>Section 22.112.070 (Parking)</p>   |
| <p>Section 22.56.040 (CUP Application – Burden of Proof)</p>   | <p>Section 22.158.050 (Burden of Proof)</p>   |



**PROJECT SUMMARY:**

**Address:** 9401 S ALAMEDA ST LOS ANGELES CA 90002

**Assessor's ID No:** 6046-008-010

**Property Type:** Commercial / Industrial

**Region / Cluster:** 26 / 26833

**Tax Rate Area (TRA):** 01198

**Legal Description:** STARKS PALM TRACT EX OF STS LOTS 6 AND 16 EX OF ST LC 7,8,9,10,11,12,13,14 AND 15 AND ALL OF LOTS 1,2,3,4,5,17,18, 19,20 AND 1 21 BLK I

**Applicant:** OKI, LLC, c/o Paul Madick  
34512 Calle Naranja  
Capo Beach, CA 92624  
(714) 728-5881

**Architect:** Ramer Architecture  
3231 Ocean Park Blvd., Suite 222  
Santa Monica, CA 90405  
(310) 452-2994

**Project Description:** The property is currently being used for can and bottle recycling collection, sale miscellaneous auto parts, auto body work and wood pallet storage. The auto p and bodywork businesses are to be removed with recycling and pallet storage remain. There are 4 existing buildings with permits from 1965 to remain. A r landscape and parking area is to be constructed along the side of the prop adjacent to Alameda Street.

**Lot Area:** 69,920 sq. ft.

**Landscaping Area:** Lot area = 69,920 s.f.  
Required = 1 square foot for every linear foot of property line = 1,129 s.f.  
Provided = 5198 s.f. +/- = 7.43% of lot area (drought tolerant plants to be provide)

**Existing Buildings (As identified on bldg permits):**  
Building A - 2,100 s.f.  
Building B - 1,800 s.f.  
Building C - 971 s.f.

**Parking Calculation:**  
Building C (Office) = 971 s.f. / 400 = 2.42 stalls  
Buildings A & B (warehouse interior areas) = 2100 s.f. / 400 = 5.25 stalls  
Yard area = 64,400 s.f. First 42,000 sf / 7,000 = 6 stalls.  
Remaining 24,400 / 20,000 = 1 stall.

Total required stalls = 15  
Provided stalls = 16  
12 Standard  
3 Compact  
1 Disabled  
All stalls are 9' x 18'

**Property Line Fences:** Maximum allowable equals 15 feet including all protective security elements. Existing fences in disrepair to be repaired or replaced as necessary to satisfy requirements of County and Regional Planning.

**ramer architecture**

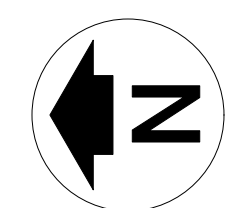
3 2 3 1 ocean park blvd · suite 222  
santa monica · california 9 0 4 0 5  
tel: 310 . 452.2994 fax: 310 . 452.1954  
email : architecture@ramer.com

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**(E.) Storage Yard / Recycling / Industrial Sales**

9401, 9405, 9415, 9431, 2300  
S. Alameda St. LA. CA. 90002

|                           |                    |
|---------------------------|--------------------|
| 6/10/24                   | PLANNING SUBMITTAL |
| DATE                      | ISSUE / REVISION   |
| SHEET TITLE:              | plot date          |
| <b>EXISTING SITE PLAN</b> |                    |
| As Noted                  | 1612               |
| CAD FILE:                 | SHEET NO:          |
| ALAMEDA PLAN 10 v2023.vwx | D 1.00             |
| DRAWN BY:                 | JCH                |

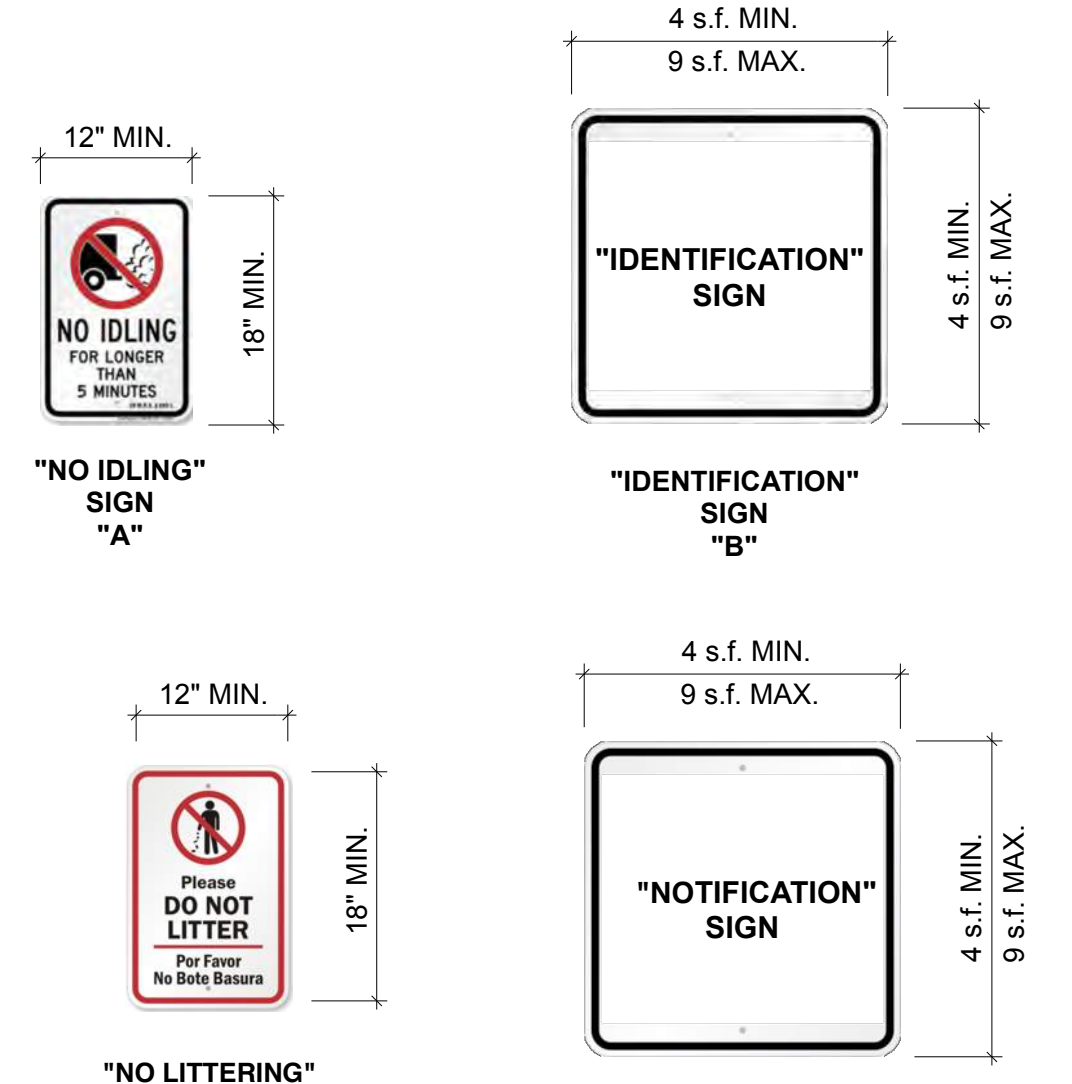
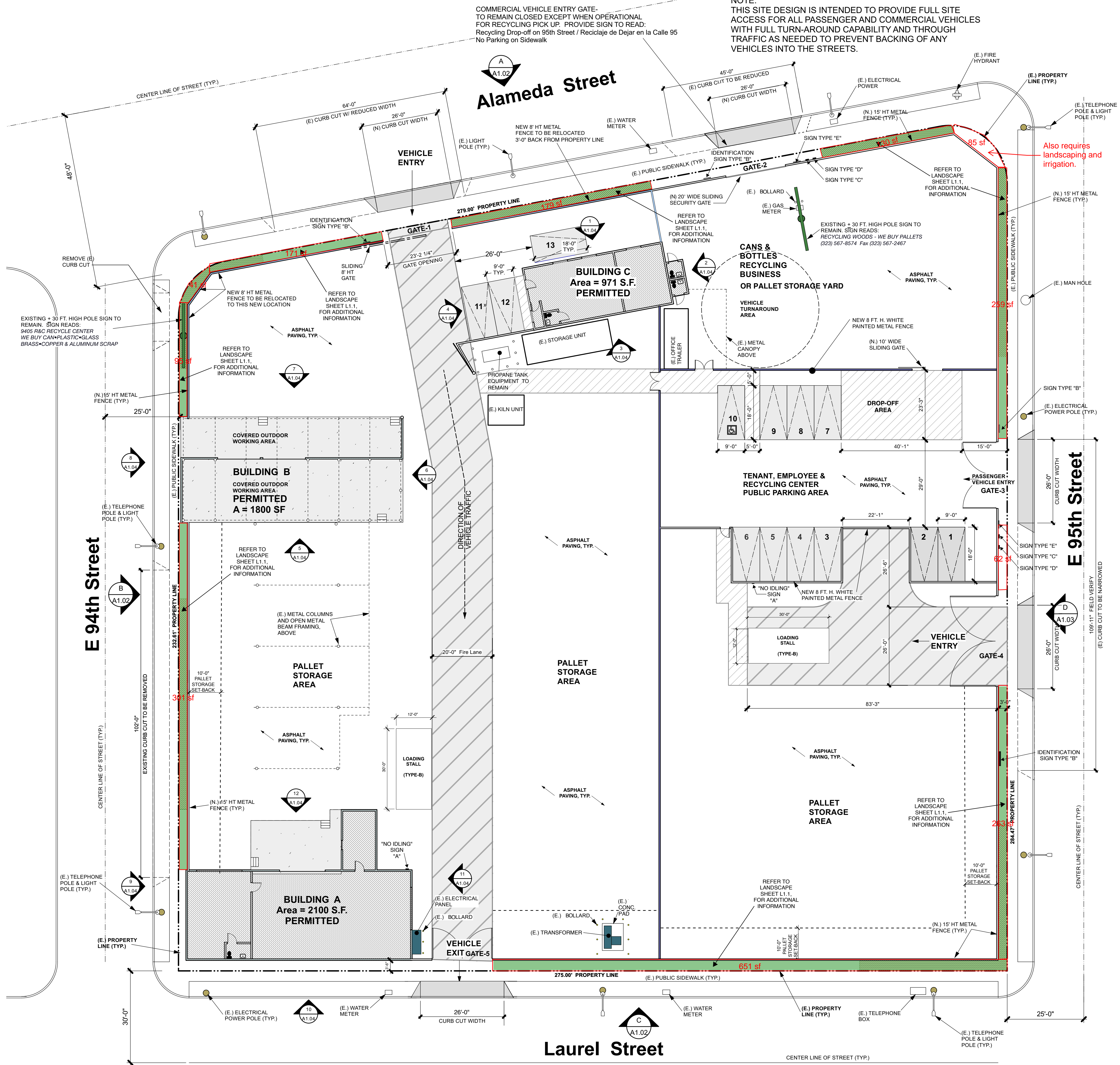


**(E.) SITE PLAN** Scale: 1/16" = 1'-0"



COMMERCIAL VEHICLE ENTRY GATE- TO REMAIN CLOSED EXCEPT WHEN OPERATIONAL FOR RECYCLING PICK UP. PROVIDE SIGN TO READ: Recycling Drop-off on 95th Street / Reciclaje de Dejar en la Calle 95 No Parking on Sidewalk

NOTE: THIS SITE DESIGN IS INTENDED TO PROVIDE FULL SITE ACCESS FOR ALL PASSENGER AND COMMERCIAL VEHICLES WITH FULL TURN-AROUND CAPABILITY AND THROUGH TRAFFIC AS NEEDED TO PREVENT BACKING OF ANY VEHICLES INTO THE STREETS.



**PROJECT SUMMARY:**

Address: 9401 S ALAMEDA ST LOS ANGELES CA 90002  
 Assessor's ID No: 6046-008-010  
 Property Type: Commercial / Industrial  
 Region / Cluster: 26 / 26833  
 Tax Rate Area (TRA): 01198  
 Legal Description: STARKS PALM TRACT EX OF STS LOTS 6 AND 16 EX OF ST LOTS 7,8,9,10,11,12,13,14 AND 15 AND ALL OF LOTS 1,2,3,4,5,17,18, 19,20 AND LOT 21 BLK I  
 Applicant: EDDIE and IDA LEE MADICK LLC TRUST, PAUL MADICK TRUSTEE  
 34512 Calle Naranja, Capobeach, CA 90405 (714) 728-5881  
 Architect: Ramer Architecture  
 3231 Ocean Park Blvd., Suite 222 Santa Monica, CA 90405 (310) 452-2994  
 Project Description: The property is currently being used for can and bottle recycling collection, and wood pallet storage. There are 3 existing buildings with permits from 1965 to remain. A new landscape and parking area is to be constructed along the side of the property adjacent to Alameda Street. New 15-foot tall solid metal walls are proposed and 3-foot landscaping buffer with permanent irrigation.

Lot Area: 69,920 sq. ft.  
 Landscape Area: Lot area = 69,920 s.f. Required = 2,237 s.f.  
 Landscaping: 95th = 263 sf + 259 sf + 62 sf  
 Alameda = 130 sf + 179 sf + 171 sf + 41 sf + 85 sf  
 94th = 301 sf + 95 sf  
 Laurel = 651 sf  
 TOTAL: 2,237 sf  
 (to occur on every frontage where no legal buildings exist or curb cut)

Existing Buildings (As identified on bldg permits):  
 Building A - 2,100 s.f.  
 Building B - 1,800 s.f.  
 Building C - 971 s.f.  
 FAR (floor area ratio) = 0.07

Parking Calculation:  
 Building C (Office) = 971 s.f. / 400 = 2 stalls  
 Buildings A & B (warehouse interior areas) = 2100 s.f. / 500 = 4 stalls  
 Yard area = 59,529 s.f. First 42,000 s.f. / 7,000 = 6 stalls  
 Remaining 24,400 / 20,000 = 1 stall

Total required stalls = 13  
 Provided stalls = 13  
 12 Standard  
 1 Disabled  
 All stalls are 9' x 18'

Property Line Fences: Maximum allowable equals 15 feet including all protective security elements. Existing fences in disrepair to be repaired or replaced as necessary to satisfy the requirements of County and Regional Planning.

"E" SIGN SHALL READ IN ENGLISH AND SPANISH THE FOLLOWING:

"NO MATERIALS LEFT OUTSIDE OF THE RECYCLING COLLECTION ENCLOSURE OR CONTAINERS"  
 "NO SE PERMITE DEJAR NINGUN MATERIAL FUERA DE LOS CONTENEDORES DE RECICLAJE"



3231 ocean park blvd · suite 222  
 santa monica · california 90405  
 tel: 310.452.2994 fax: 310.452.1954  
 email: architecture@ramer.com

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(E.) Storage Yard / Recycling / Industrial Sales  
 9401, 9405, 9415, 9431, 2300  
 S. Alameda St. LA. CA. 90002

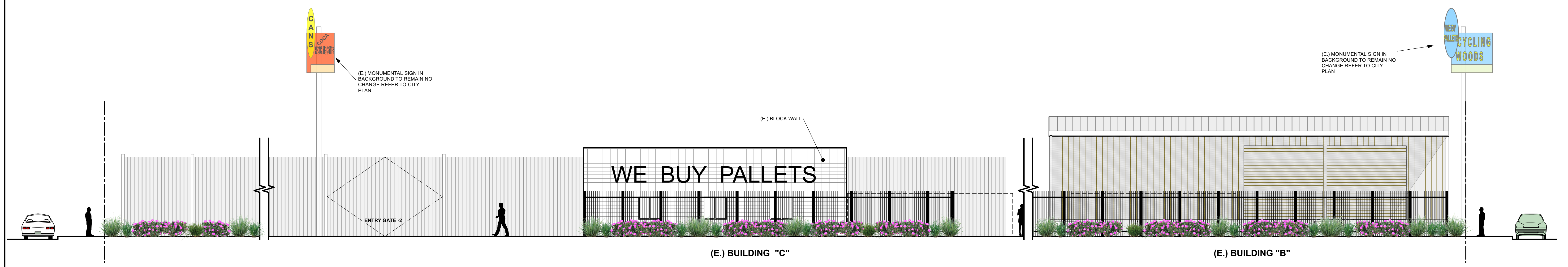
8/05/24 PLANNING SUBMITTAL REVISIONS  
 6/10/24 PLANNING SUBMITTAL

DATE ISSUE / REVISION  
 SHEET TITLE: plot date  
**NEW SITE PLAN**

As Noted 1612  
 CAD FILE: ALAMEDA PLAN 10 v2023.vwk SHEET NO:  
 DRAWN BY: JCH **D 1.01**

(N.) SITE PLAN Scale: 1/16" = 1'-0"





**A** (E.) ELEVATION VIEW FROM (ALAMEDA STREET)  
Scale: 1/8" = 1'-0"



**B** (E.) ELEVATION VIEW FROM (94TH STREET)  
Scale: 1/8" = 1'-0"

**ramer**  
architecture

3 2 3 1 ocean park blvd · suite 222  
santa monica · california 9 0 4 0 5  
tel: 310 . 452. 2994 fax: 310 . 452. 1954  
email : architecture@ramer.com

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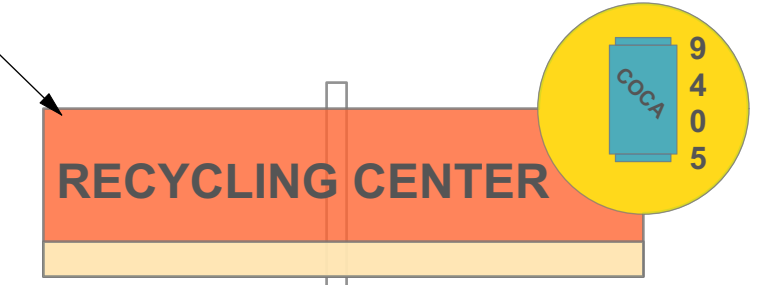
(E.) Storage Yard / Recycling / Industrial Sales  
9401, 9405, 9415, 9431, 2300  
S. Alameda St. LA. CA. 90002

|         |                              |
|---------|------------------------------|
| 8/05/24 | PLANNING SUBMITTAL REVISIONS |
| 6/10/24 | PLANNING SUBMITTAL           |
| DATE    | ISSUE / REVISION             |

SHEET TITLE: ELEVATIONS  
plot date

As Noted 1612  
CAD FILE: ALAMEDA PLAN 10 v2023.vwx SHEET NO:  
DRAWN BY: JCH D 1.02

(E.) MONUMENTAL SIGN IN BACKGROUND TO REMAIN NO CHANGE REFER TO CITY PLAN



**10 (E.) ELEVATION VIEW FROM (95TH STREET)**  
Scale: 1/8" = 1'-0"



**11 (E.) ELEVATION VIEW FROM (LAUREL STREET)**  
Scale: 1/8" = 1'-0"

**ramer**  
architecture

3 2 3 1 ocean park blvd · suite 222  
santa monica · california 9 0 4 0 5  
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email : architecture@ramer.com

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**(E.) Storage Yard / Recycling / Industrial Sales**  
9401, 9405, 9415, 9431, 2300  
S. Alameda St. LA. CA. 90002

|         |                              |
|---------|------------------------------|
| 8/05/24 | PLANNING SUBMITTAL REVISIONS |
| 6/10/24 | PLANNING SUBMITTAL           |

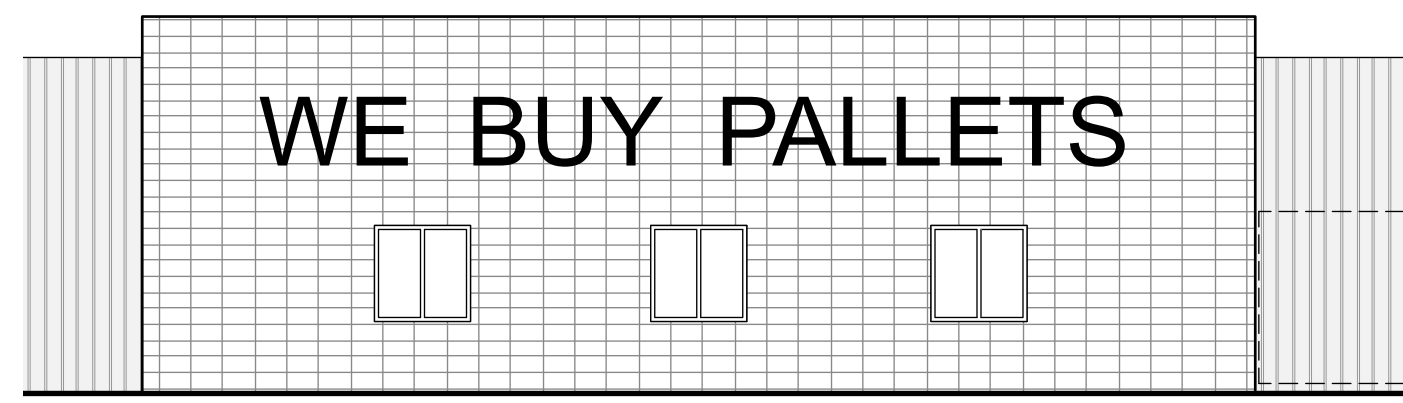
DATE ISSUE / REVISION

SHEET TITLE: plot date  
**ELEVATIONS**

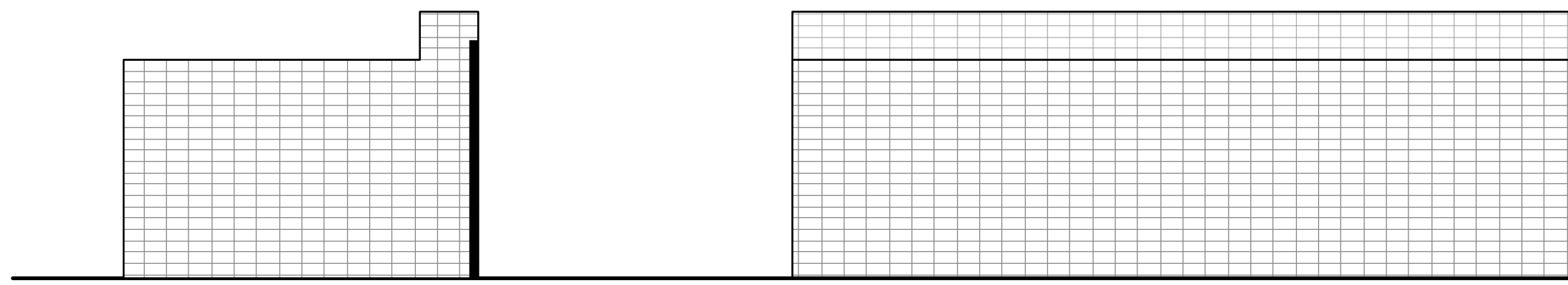
**As Noted** **1612**

CAD FILE: **ALAMEDA PLAN 10 v2023.vwx** SHEET NO:  
DRAWN BY: **JCH** **D 1.03**

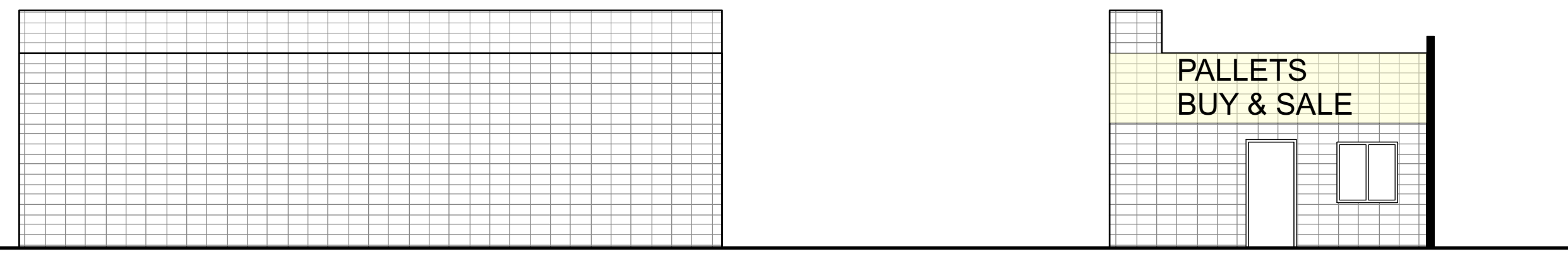




1 (E.) ELEV. (BUILDING 'C')  
Scale: 1/8" = 1'-0"



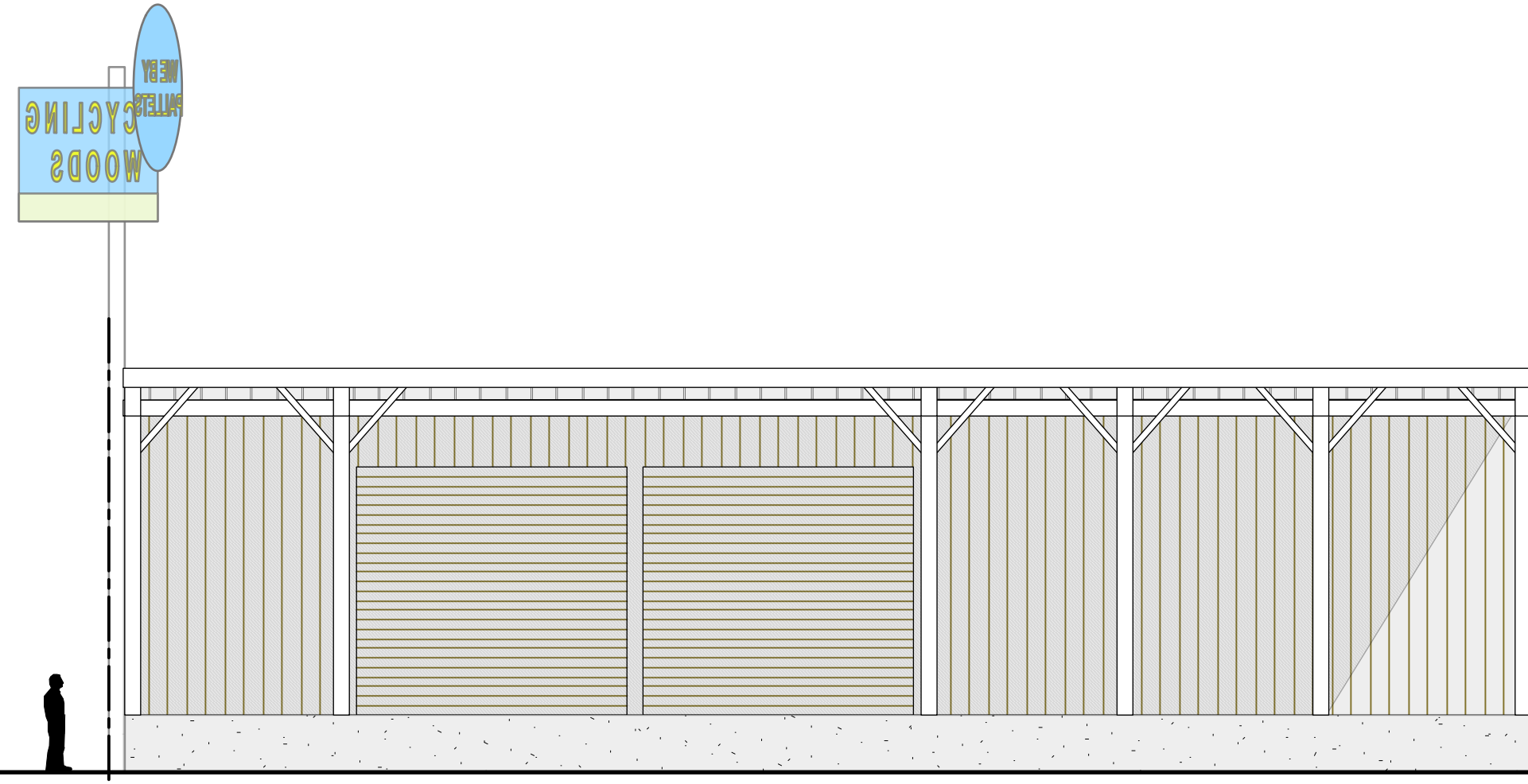
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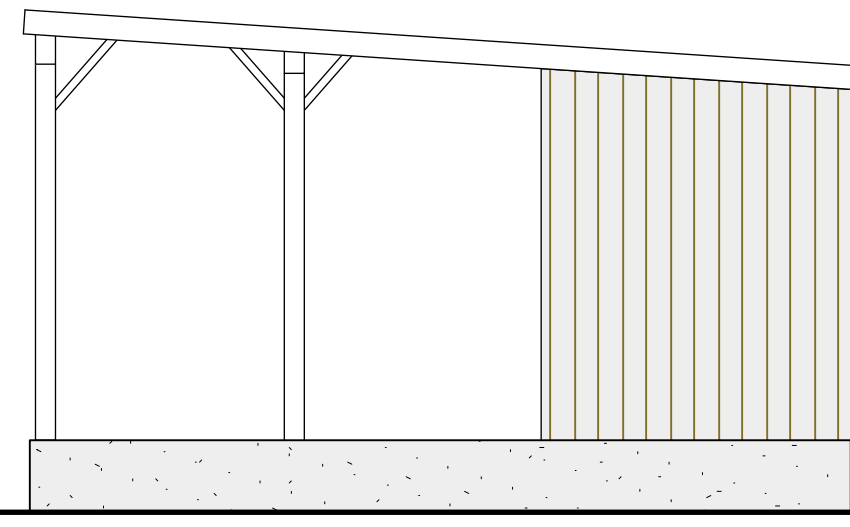
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Scale: 1/8" = 1'-0"



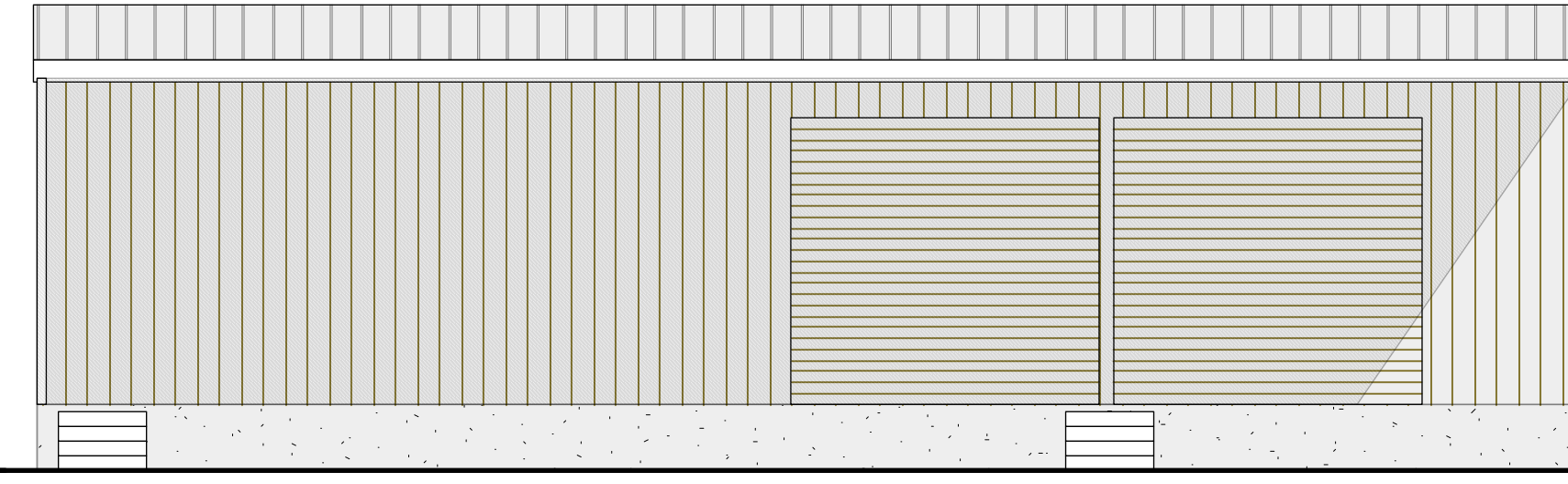
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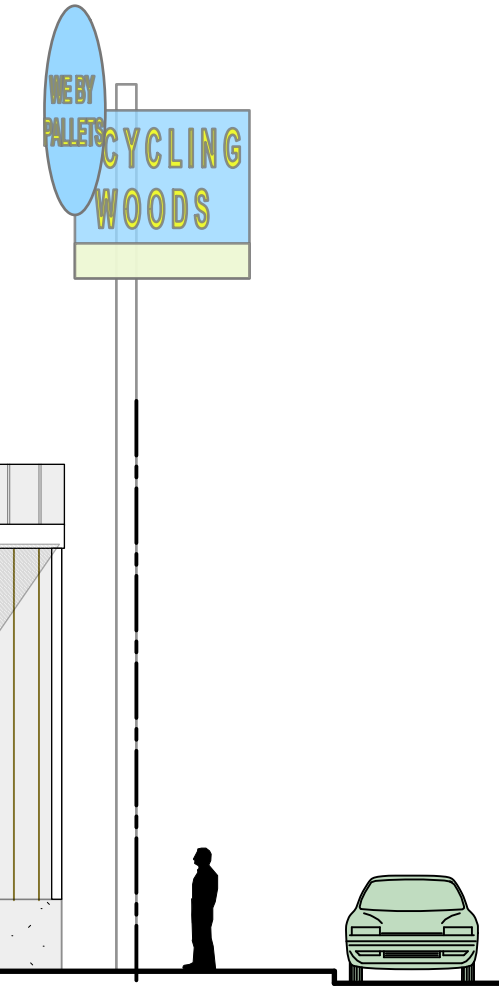
5 (E.) ELEV. (BUILDING 'B')  
Scale: 1/8" = 1'-0"



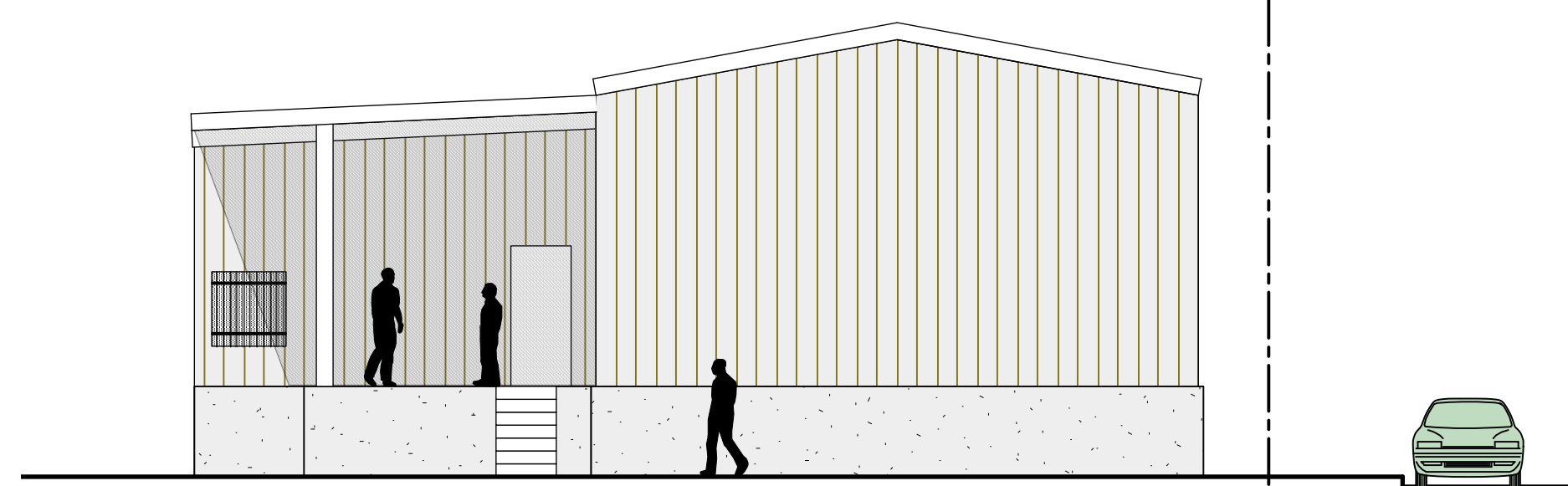
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Scale: 1/8" = 1'-0"



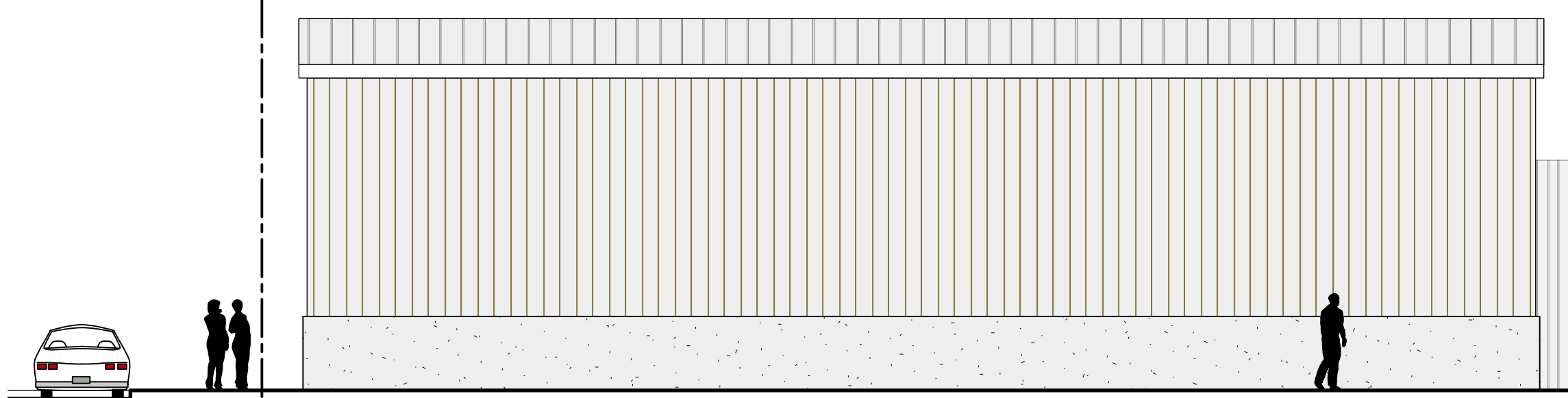
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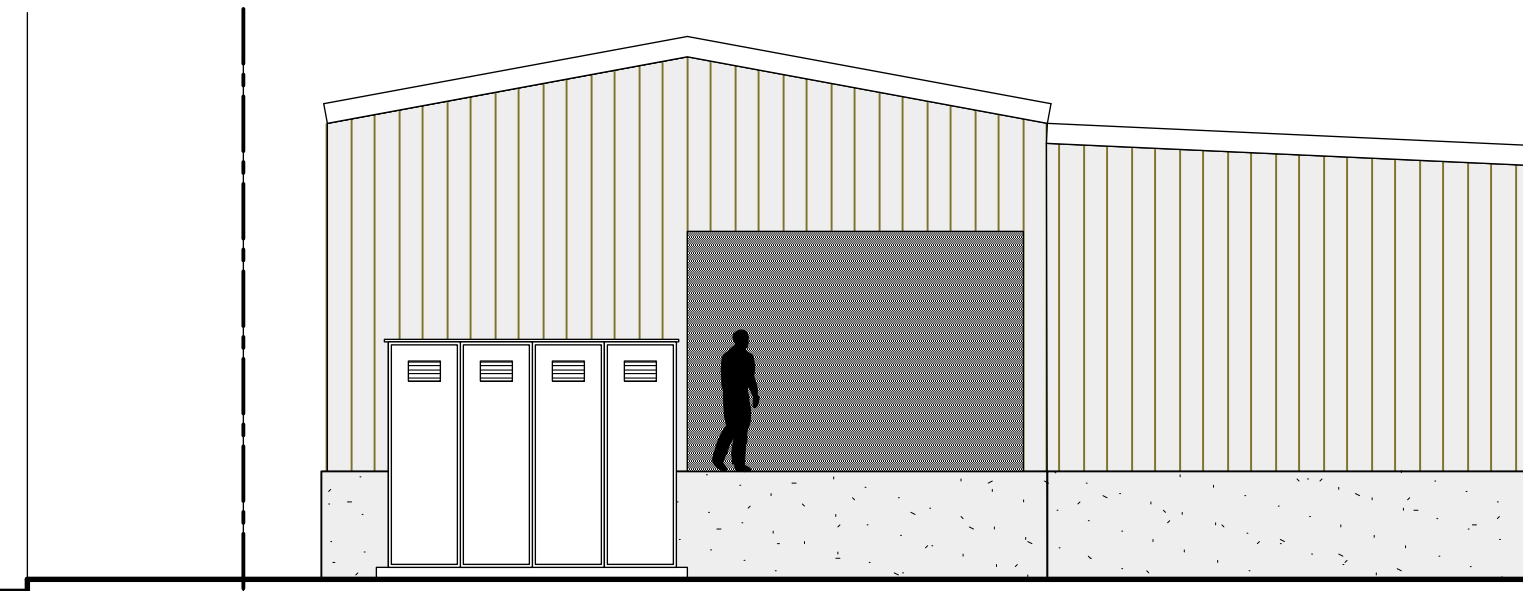
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Scale: 1/8" = 1'-0"



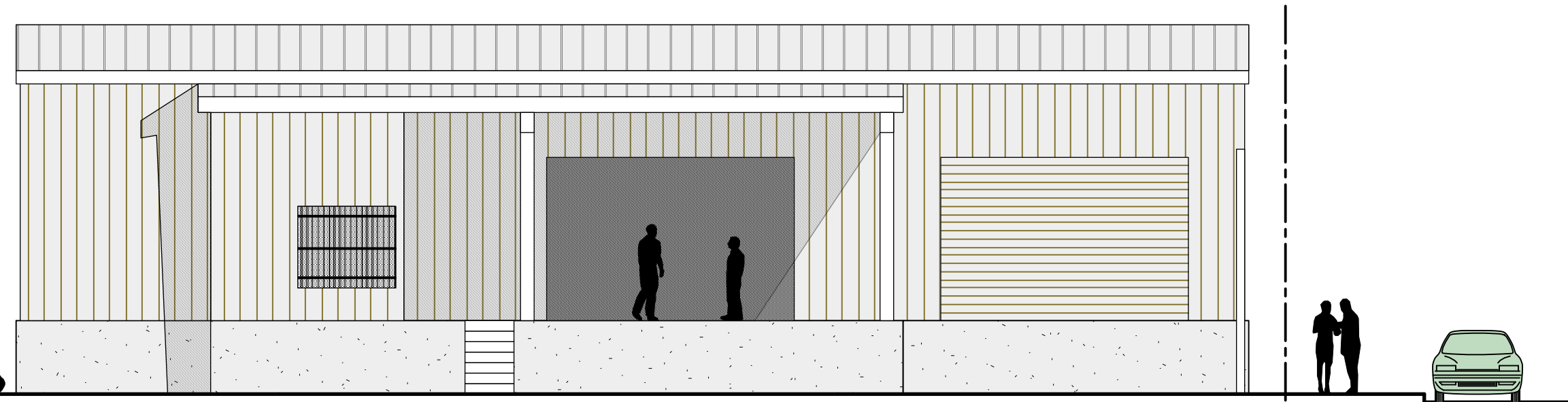
9 (E.) ELEV. (BUILDING 'A')  
Scale: 1/8" = 1'-0"



10 (E.) ELEV. (BUILDING 'A')  
Scale: 1/8" = 1'-0"



11 (E.) ELEV. (BUILDING 'A')  
Scale: 1/8" = 1'-0"



12 (E.) ELEV. (BUILDING 'A')  
Scale: 1/8" = 1'-0"

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(E.) Storage Yard / Recycling /  
Industrial Sales  
9401, 9405, 9415, 9431, 2300  
S. Alameda St. LA. CA. 90002

6/10/24 PLANNING SUBMITTAL

DATE ISSUE / REVISION

SHEET TITLE: plot date

ELEVATIONS

As Noted

1612

CAD FILE:  
ALAMEDA PLAN 10 v2023.vwx

SHEET NO.:

DRAWN BY:  
JCH

D 1.04

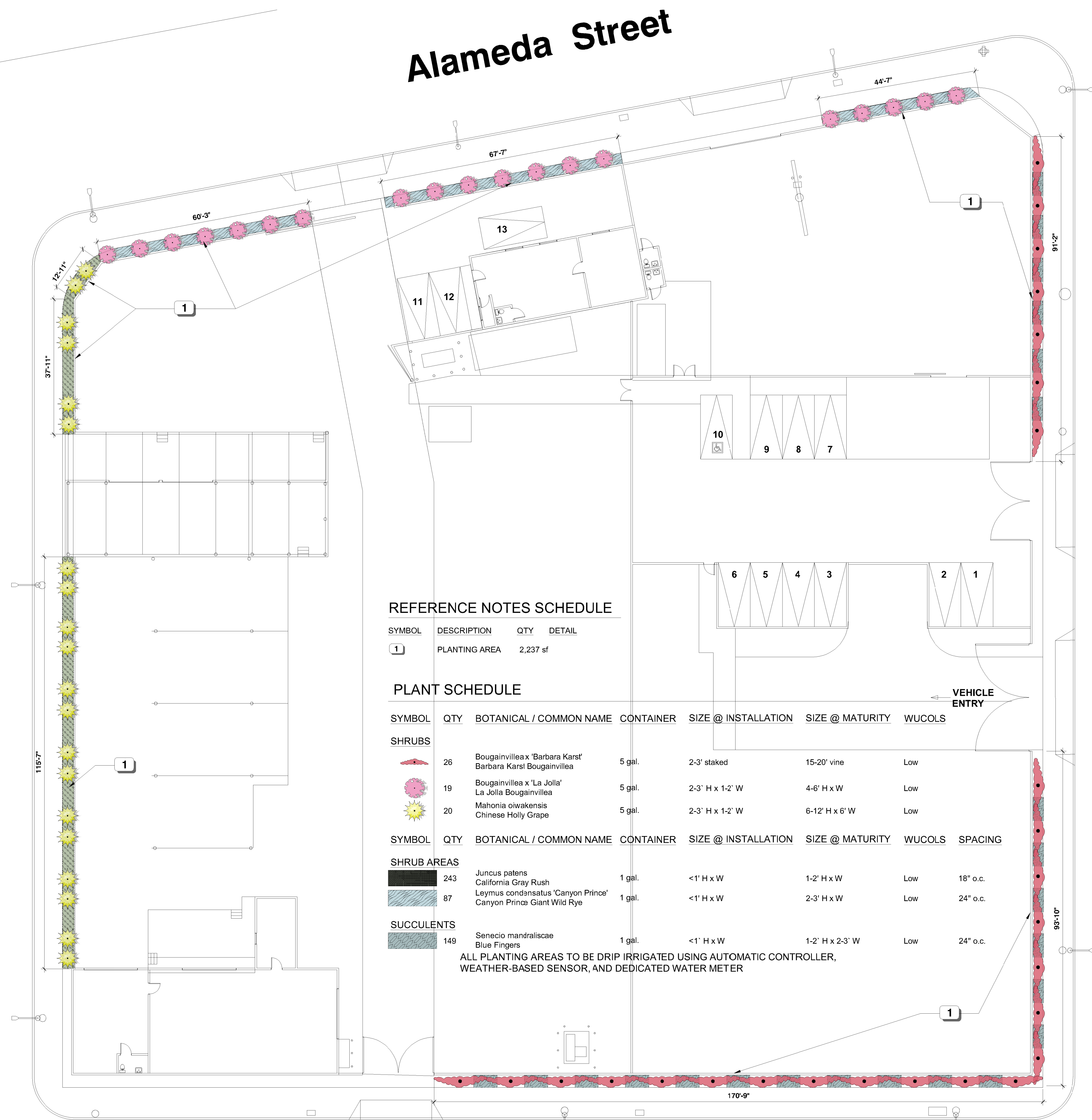


E 94th Street

Alameda Street

E 95th Street

Laurel Street



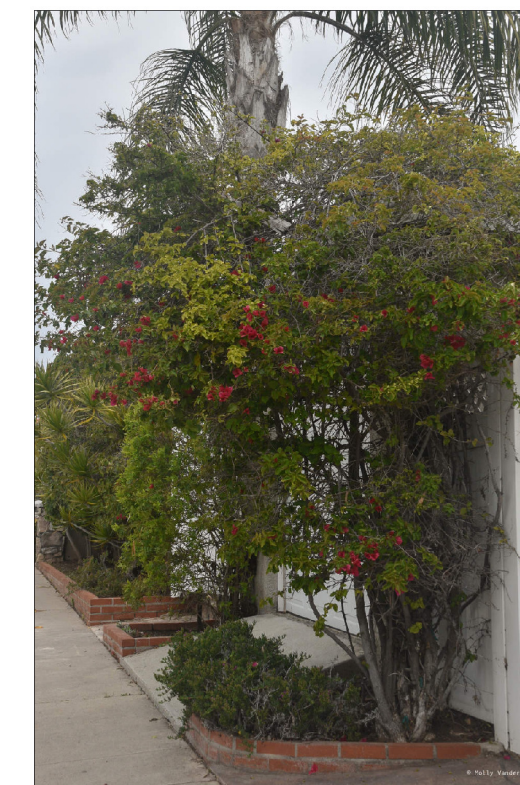
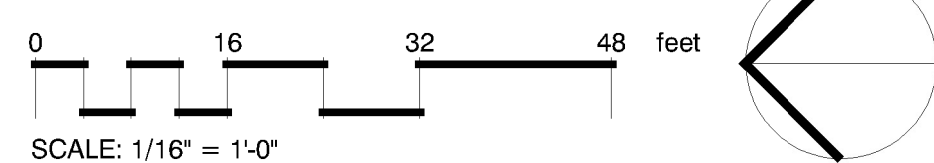
REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION   | QTY      | DETAIL |
|--------|---------------|----------|--------|
| 1      | PLANTING AREA | 2,237 sf |        |

PLANT SCHEDULE

| SYMBOL             | QTY | BOTANICAL / COMMON NAME  | CONTAINER | SIZE @ INSTALLATION | SIZE @ MATURITY | WUCOLS |          |
|--------------------|-----|--|-----------|---------------------|-----------------|--------|----------|
| <b>SHRUBS</b>      |     |  |           |                     |                 |        |          |
|                    | 26  | Bougainvillea x 'Barbara Karst'<br>Barbara Karst Bougainvillea     | 5 gal.    | 2-3' staked         | 15-20' vine     | Low    |          |
|                    | 19  | Bougainvillea x 'La Jolla'<br>La Jolla Bougainvillea               | 5 gal.    | 2-3' H x 1-2' W     | 4-6' H x W      | Low    |          |
|                    | 20  | Mahonia oiwakensis<br>Chinese Holly Grape                          | 5 gal.    | 2-3' H x 1-2' W     | 6-12' H x 6' W  | Low    |          |
| SYMBOL             | QTY | BOTANICAL / COMMON NAME  | CONTAINER | SIZE @ INSTALLATION | SIZE @ MATURITY | WUCOLS | SPACING  |
| <b>SHRUB AREAS</b> |     |  |           |                     |                 |        |          |
|                    | 243 | Juncus patens<br>California Gray Rush                              | 1 gal.    | <1' H x W           | 1-2' H x W      | Low    | 18" o.c. |
|                    | 87  | Leymus condensatus 'Canyon Prince'<br>Canyon Prince Giant Wild Rye | 1 gal.    | <1' H x W           | 2-3' H x W      | Low    | 24" o.c. |
| <b>SUCCULENTS</b>  |     |  |           |                     |                 |        |          |
|                    | 149 | Senecio mandraliscae<br>Blue Fingers                               | 1 gal.    | <1' H x W           | 1-2' H x 2-3' W | Low    | 24" o.c. |

ALL PLANTING AREAS TO BE DRIP IRRIGATED USING AUTOMATIC CONTROLLER, WEATHER-BASED SENSOR, AND DEDICATED WATER METER



Bougainvillea x 'Barbara Karst'  
Barbara Karst Bougainvillea



Mahonia oiwakensis  
Chinese Holly Grape



Bougainvillea x 'La Jolla'  
La Jolla Bougainvillea



Juncus patens  
California Gray Rush



Senecio mandraliscae  
Blue Fingers



Leymus condensatus 'Canyon Prince'  
Canyon Prince Giant Wild Rye

General Notes

Designed By:  
**HARMONY GARDENS**  
6620 Murietta Ave.  
Van Nuys, CA 91406  
818-505-9783  
harmonygardens.net

Client/Project:  
Eddie and Ida Lee Madick LLC Trust  
Paul Madick Trustee

9401 S. ALAMEDA ST.  
LOS ANGELES, CA 90002

Project  
9401 S. ALAMEDA ST.  
Date  
2024/06/07  
Scale  
1/16" = 1'-0"

Sheet  
PRELIMINARY  
PLANTING PLAN  
**L1.1**

| No. | Revision/Issue    | Date       |
|-----|-------------------|------------|
| 1   | PLAN CHECK REVISE | 2024/07/23 |





**PROJECT NUMBER** R2006-01160-(2)  
**HEARING DATE** October 2, 2024  
**REQUESTED ENTITLEMENT(S)**  
 Conditional Use Permit (“CUP”)  
 No. 200600261

## PROJECT SUMMARY

**OWNER / APPLICANT**

Paul H. Madick, Eddie and Ida Madick LLC Trust

**MAP/EXHIBIT DATE**

June 10, 2024

**PROJECT OVERVIEW**

A CUP to establish two pallet yard businesses (A and I Pallets LLC and Mathew’s Pallets) and a recycling collection business (R and C Recycling Center) in the M-2 (Heavy Manufacturing) Zone<sup>1</sup>. A CUP is required in the Florence-Firestone Community Standards District because these businesses have outdoor operations that are located within 250 feet of residential zones. The Project Site is paved and includes one office, one warehouse, and one canopy for work performed outdoors. The remainder of the Project Site is an open yard for the outdoor storage of pallets, loading areas, 13 parking spaces, and a recycling collection business with an office trailer, a canopy, and bins for sorting. The Project Site is secured by a 14-foot-tall solid metal panel perimeter fence that will be replaced with a new 15-foot-tall solid metal panel perimeter fence that will be set back three feet from the property lines to allow for 2,237 square feet of new landscaping with a permanent irrigation system.

**LOCATION**

9401 S. Alameda Street, Florence-Firestone

**ACCESS**

Alameda Street, and East 95<sup>th</sup> Street

**ASSESSORS PARCEL NUMBER**

6046-008-010

**SITE AREA**

1.49 Acres

**GENERAL PLAN / LOCAL PLAN**

1980 General Plan (see footnote below)

**ZONED DISTRICT**

Stark Palms

**PLANNING AREA**

Metro

**1980 GENERAL PLAN LAND USE DESIGNATION**

I (Major Industrial) (see footnote below)

**2006 ZONING**

M-2 (Heavy Manufacturing) (see footnote below)

**PROPOSED UNITS**

None

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

Florence-Firestone (see footnote below)

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities  
 Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

**KEY ISSUES**

- Consistency with the 1980 General Plan
- Satisfaction of the following portions of Title 22 of the 2006 Los Angeles County Code:
  - Section 22.56.040 (Conditional Use Permit Application Burden of Proof)
  - Chapter 22.44.138 (Florence-Firestone CSD requirements)
  - Section 22.32.160 (Permitted Uses Industrial Zone)
  - Section 22.52.610 (Outside Storage)

**CASE PLANNER:**

Elsa M. Rodriguez

**PHONE NUMBER:**

(213) 262-1407

**E-MAIL ADDRESS:**

erodriguez@planning.lacounty.gov

<sup>1</sup> Pursuant to current County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on October 26, 2006, which included the 1980 General Plan. The zoning was changed to SP (Specific Plan) and the Florence-Firestone Community Standards District was repealed in conjunction with the adoption of the Florence-Firestone Transit-Oriented District Specific Plan on February 7, 2023.

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
PROJECT NO. R2006-01160-(2)  
CONDITIONAL USE PERMIT NO. 200600261

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **200600261** (“CUP”) on October 2, 2024.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **APPLICABLE REGULATIONS.** Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on October 26, 2006. Therefore, all subsequent County Code Section references in these findings relate to the County Code Sections in effect on October 26, 2006, except where otherwise noted. A CUP was required at that time pursuant to County Code Section 22.32.160 (Permitted Uses for Heavy Manufacturing Zones). A CUP was also required at that time for outdoor businesses located within 250 feet of a Residential Zone or a sensitive use pursuant to County Code Section 22.44.138.D.7.b (Florence-Firestone Community Standards District Zone Specific Development Standards). The Florence-Firestone Community Standards District (“CSD”) was repealed in conjunction with the adoption of the Florence-Firestone Transit-Oriented District Specific Plan on February 7, 2023.
4. **ENTITLEMENT REQUESTED.** The Permittee, Paul Madick ("Permittee"), requests the CUP to establish three businesses, two pallet yards and one recycling collection business, that have outdoor operations located within 250 feet of residential zones (“Project”) on one property located at 9401 South Alameda Street in the unincorporated community of Florence-Firestone ("Project Site") in the M-2 (Heavy Manufacturing) Zone pursuant to County Code Section 22.44.138.D.7.b (Florence-Firestone Community Standards District Zone Specific Development Standards)
5. **ENTITLEMENT REQUIRED.** The CUP is required to establish the operation of three businesses, two pallet yards and one recycling collection business, that have outdoor operations located within 250 feet of residential zone pursuant to County Code Section 22.44.138.D.7.b (Florence-Firestone Community Standards District Zone Specific Development Standards).
6. **PREVIOUS ENTITLEMENT(S).** Special Permit No. 1087-(2) approved a junk yard on the northeast portion of the Project Site on November 8, 1955.

Special Permit No. 1433-(2) approved scrap metal sales on the southern portion of the Project Site on July 19, 1960.

An application for Special Permit No. 1571-(2) was submitted on August 24, 1964, which requested a scrap metal sales and storage facility. The application was subsequently withdrawn before the approval of Special Permit No. 1618-(2).

Special Permit No. 1618-(2) approved a scrap metal yard, a salvage yard, and a paper, cardboard, and cloth rag bailing business on September 13, 1965.

An application for Plot Plan No. 200600689 was submitted on April 13, 2006, which requested to legalize a pallet yard and an automobile glass repair business on the Project Site. The application was withdrawn, and a CUP application was filed, on October 26, 2006, because the Florence-Firestone CSD required that all outdoor businesses within 250 feet of a residential zone obtain a CUP.

7. **LAND USE DESIGNATION.** The Project Site is located within the I (Major Industrial) land use category of the 1980 General Plan (“General Plan”) Land Use Policy Map, which was in effect at the time that the complete CUP application was submitted.
8. **ZONING.** The Project Site is located in the Stark Palms Zoned District and is currently zoned M-2 (Heavy Manufacturing). Pursuant to County Code Section 22.44.138.D.7.b (Florence-Firestone Community Standards District Zone Specific Development Standards), a CUP is required for businesses activities conducted outside an enclosed structure within 250 feet of a Residential Zone in the Florence-Firestone CSD.

**9. SURROUNDING LAND USES AND ZONING.**

| <b>LOCATION</b>  | <b>1980 GENERAL PLAN LAND USE POLICY *</b>       | <b>2006 ZONING*</b>                                    | <b>EXISTING USES</b>  |
|------------------|--|--|---|
| SUBJECT PROPERTY | I (Major Industrial)                             | M-2  | Two pallet yards and one recycling collection business                                      |
| NORTH            | I  | M-2  | Outside storage, automobile dismantling   |
| EAST             | P (Public and Semi-Public), City of South Gate   | M-2, and residential zoning in the City of South Gate. | Alameda Railroad Corridor, and single and multi-family residences in the City of South Gate |
| SOUTH            | I  | M-2  | Outside storage, automobile dismantling   |
| WEST             | I (Industrial), MDR (Medium Density Residential) | M-1 (Light Manufacturing) and                          | Outside storage, automobile dismantling, pallet   |



|  |  |                                  |   |
|--|--|----------------------------------|---|
|  |  | R-3 (Limited Multiple Residence) | yards, single and multi-family residences |
|--|--|----------------------------------|---|

\* Note: Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on October 26, 2006, which included the 1980 General Plan. The zoning was changed to SP (Specific Plan) on February 7, 2023, in conjunction with the adoption of the Florence-Firestone Transit-Oriented District Specific Plan on February 7, 2023.

**10. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 1.49 gross acres in size and consists of one legal lot. The Project Site is rectangular in shape with level topography and is developed with two pallet yards and one recycling collection business.

**B. Site Access**

The Project Site is accessible via two driveways on Alameda Street to the east. Primary access to the Project Site will be via an entrance/exit on Alameda Street. Secondary access to the Project Site will be via two driveways and an entrance/exit on 95<sup>th</sup> Street.

**C. Site Plan**

The site plan depicts the Project Site divided into three areas:

The first area is the northern half of the Project Site, which is occupied by A and I Pallets. A 971-square-foot office building with three standard sized parking spaces is located at the Alameda Street entrance. There is a dedicated vehicle circulation lane that runs from the Alameda Street entrance to the Laurel Street exit, so delivery trucks can enter and exit the Project Site without backing up onto Alameda Street. A pallet work area with canopy shades is located north of the circulation lane and the pallet storage area is located south of the circulation lane.

The second area is the southwestern portion of the Project Site, which is occupied by Matthews Pallets. There is an entrance on 95<sup>th</sup> Street with space dedicated for a delivery truck to turn around within the Project Site. The remainder of this area is occupied by open/outdoor pallet storage.

The third area is near the southeastern portion of the Project Site closest to Alameda Street, which is occupied by the R and C Recycling Center. A recycling sorting and storage area is located in the far southeast corner of this area and a parking and recycling drop-off area is located between the R and C Recycling Center and Matthews Pallets. The Project will provide a total of 13 vehicle parking spaces of which one vehicle parking space that is dedicated for use by people with disabilities in accordance with the Americans with Disabilities Act (“ADA”).

The Project Site will be secured by a new 15-foot-tall metal panel solid perimeter fence, and two new wrought iron gates along Alameda Street, that will be set back three feet from the property lines to allow for the installation of landscaping with a permanent irrigation system.

**D. Parking**

The Project will provide a total of 13 vehicle parking spaces. Three standard sized parking spaces are located next to the office building at the Alameda Street entrance. The remaining vehicle parking spaces are located in a shared parking area that is accessible from 95<sup>th</sup> Street and adjoins all three businesses. This shared parking area has nine standard sized vehicle parking spaces and one vehicle parking space that is dedicated for use by people with disabilities in accordance with the ADA. These vehicle parking spaces are for employee and customer use.

**11. CEQA DETERMINATION.** Prior to the Commission’s public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff (“Staff”) determined that the Project qualified for Class 1, Existing Facilities, and Class 3, New Construction Conversion of Small Structures, categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is the continuation of three existing businesses and new development is limited to replacing dilapidated fencing with new solid metal fencing, revising the parking layout, and installing new perimeter landscaping with a permanent irrigation system.

**12. COMMUNITY OUTREACH.** The property owner emailed the Florence-Firestone Community Organization and the South Gate Chamber of Commerce introducing the project. Staff is not aware of any other community outreach conducted by the Permittee that occurred prior to September 19, 2024, when Staff provided the Report to the Commission.

**13. PUBLIC COMMENTS.** No public comments were received regarding the Project.

**14. AGENCY RECOMMENDATIONS.**

A. Department of Public Works: Recommended clearance to public hearing with conditions in a letter dated December 23, 2019.

B. Fire Department: Recommended clearance to public hearing with no conditions in a letter dated January 9, 2020.

C. Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated April 21, 2020.

15. **LEGAL NOTIFICATION.** Pursuant to current County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, and newspaper [The Sentinel and Daily News], Additionally, the Project was noticed and case materials were available on LA County Planning's website. On August 22, 2024, a total of 111 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as five notices to those on the courtesy mailing list for the Stark Palms Zoned District and to any additional interested parties.

### **GENERAL PLAN CONSISTENCY FINDINGS**

16. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the 1980 General Plan because the I (Major Industrial) land use designation is intended for industrial uses, including manufacturing of all types, warehousing, and storage of products. The Commission further finds that the Project promotes employment and enhanced compatibility between industrial land uses and residential land uses.
17. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following goals and policies of the 1980 General Plan:

#### Land Use and Urban Development Pattern

Revitalize declining portions of existing urban development, with particular attention to deteriorated industrial and low-income residential areas.

#### Economic Development

Encourage a strong diversified economy that will provide business opportunities, an adequate number of jobs for this county's labor force and an improved standard of living.

Encourage the retention of jobs and investments in older urban areas and prevent losses to other counties, regions, and states.

Promote jobs within commuting range of urban residential areas in order to reduce commuting time, save energy, reduce air pollution, and improve public convenience

The Project Site is located on the Alameda Corridor, which is dedicated for industrial uses. There are residential properties located within 250 feet of the Project Site both to the west and east. However, the Project Site does not adjoin these residential uses and is buffered to the west by other industrial uses and Laurel Street and is buffered to the east by the Alameda Rail Corridor. The Project supports a diversified economy because it provides jobs to 16 people in an older urban area and strengthens the county's labor force. The proposed upgrades to the Project Site will revitalize these three businesses, which are in an area that needs investment. Approval of the CUP will

ensure that jobs will remain along the Alameda Corridor and not be lost to other counties or states.

The Project has been reviewed and conditioned to mitigate negative impacts to ensure compatibility with residential uses located within 250 feet. The Project was referred to the Department of Public Health, which reviews noise issues, and they determined that the pallet yards and recycling collection business would not have noise impacts beyond the limits established by County Code Chapter 12.08 (Noise Control). Pallet yards are not normally associated with odors, but sometimes recycling collection businesses can emit an odor. The recycling collection business is located on the southeastern portion of the Project Site, which is the section of the property furthest from any residential use, and the odors from the recycling collection business are not expected to emit beyond the buffered areas. Pallet yards and recycling collection businesses are not land uses that are normally associated with emitting air pollution. Additionally, the Department of Public Works reviewed the Project to determine compliance with Low Impact Development standards, which are for stormwater control, and they determined that the Project complies, so water pollution is expected to be appropriately mitigated. Regarding aesthetics and urban design, the Project Site complies with development standards that require fencing to screen activities in the outdoor business areas and also complies with development standards that require landscaping.

On January 19, 2017, the CUP was assigned to the newly formed Industrial Use Task Force (“IUTF”), which is a cooperative effort between LA County Planning’s Current Planning Division and Land Use Regulation Division to bring industrial land uses along the Alameda Corridor into compliance. At that time, there were illegally established land uses, including automobile dismantling, pallet yards, scrap metal processing, and recycling. Additionally, there were multiple zoning violations for these land uses related to parking, signage, landscaping, fences/walls, and operations within the public right-of-way. Through the efforts of the IUTF, working in cooperation with the Permittee, several of the illegal uses, such as the automobile dismantling and the scrap metal recycling, have been removed and the remaining land uses, which are two pallet yards and one recycling collection business, are now able to comply with all relevant development standards, as depicted on the approved Exhibit “A.”

**18. PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the M-2 zoning classification because the two pallet yards and one recycling collection business are permitted in such zone with a CUP pursuant to County Code Section 22.22.138.D.7.b (Florence-Firestone Community Standards District Zone Specific Development Standards).

**19. PARKING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.52.1140 (Industrial Vehicle Parking Spaces), which requires that one parking space be provided for each vehicle used in conjunction with the business and one parking space for every two employees on the shift having the greatest number of employees. There are 16 employees onsite. Therefore, eight parking spaces are required and 13 are provided. Twelve (12) parking spaces are

standard sized and one parking space is accessible to persons with disabilities in compliance with the ADA.

20. **SIGNS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.52.880 (Wall Business Signs). A maximum of three square feet of sign area is allowed for every linear foot of building frontage. A maximum of 194 square feet of sign area is allowed on “Building C” and a maximum of 221.5 square feet of sign area is allowed on “Building B.” There is one wall sign on the main office building “Building C” that is 128 square feet in size, which complies with the maximum sign area allowance.

The Commission finds that the Project is also consistent with the standard identified in County Code Section 22.52.890 (Roof and Freestanding Business Signs). This County Code Section allows up to 150 square feet of sign area, plus one three-fourths of one square foot of sign area, for each one foot of street or highway frontage in excess of 100 feet. Therefore, the maximum area for a freestanding business sign on the Project Site is 248 square feet. There is one freestanding business sign on the northeastern portion of the Project Site for A and I Pallets that is 175 square feet in size, and there is one freestanding business sign sign on the southeastern portion of the Project Site for the R and C Recycling Center that is 175 feet in size. Both of these signs comply with the maximum sign area allowance.

21. **OUTDOOR STORAGE FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.52.610 (Specifications for Fences and Walls), which is related to fence and wall materials, height, and uniformity. This County Code Section requires that all fences and walls be of a uniform height between eight and 15 feet and states that all fences and walls may be constructed of metal panels at least 0.024 inch thick, of masonry, or of other comparable materials, provided those comparable materials are new and constructed in a workman-like manner. This County Code Section also states that all fences and walls must be painted a uniform color, excluding black, and must be free of painted signs and posters, and also requires all fences and walls that exceed a height of 10 feet, and which are located on street frontages, shall be set back at least three feet from the property line. The Project includes 15-foot-tall, 0.24-inch-thick, metal solid walls along the Project Site’s perimeter with a three-foot-deep landscaping buffer, in compliance with these requirements.

22. **OUTDOOR STORAGE LANDSCAPING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.52.630 (Landscaping Requirements), which requires that a three-foot-deep landscaping buffer be maintained with the installation of a permanent irrigation system. A total of 2,237 square feet of landscaping is required and will be provided on the perimeter of the Property Site along all four street frontages. A permanent watering system will be provided to satisfactorily irrigate all planted areas. If the watering system consists of hose bibs alone, the bibs will be located no more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision will be spaced to assure complete coverage of the required landscaped areas.



23. **STORAGE RESTRICTIONS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.52.640 (Storage Restrictions). This County Code Section requires that all outdoor storage areas have adequate grading and drainage and be continuously maintained. The Project Site will be enclosed by a 15-foot-tall solid perimeter wall. If pallets and recyclables are stored within 10 feet of any property line, they will not be stored above the height of the perimeter wall. Pallets and recyclables will not be stored outside of the perimeter wall and will not be stored in a manner that causes these materials to be blown away off the Project Site. The pallets will remain outdoors in the storage yard that is enclosed by fences and walls and the recycling collection business will use storage bins for sorting that do not exceed the height of the solid wall.
24. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.44.138.D.9 (Florence Firestone Community Standards District Zone Specific Development Standards). The Project is consistent with the following applicable standards of the CSD:

The Project Site is approximately 64,904 square feet in gross area and is above the CSD's minimum lot size requirement of 15,000 square feet. The Project does not adjoin a residential zone or a sensitive use and it is not explicitly prohibited in the M-2 Zone. The CSD's community-wide development standards addressing graffiti, material colors, and site maintenance are included in the Project's conditions of approval. On industrially zoned properties with multiple street frontages, truck access is only allowed between 5:00 p.m. and 7:00 a.m., Monday through Friday, and only on the street furthest away from any nearby residential zone. The hours of operation of all three businesses are 8:00 a.m. to 4:30 p.m. Monday through Friday, and the recycling collection business also operates from 8:00 a.m. to 1:00 p.m. on Saturdays and Sundays, and truck access is provided on Alameda Street, which is the street that is furthest away from the nearby residential zone.

The CSD was repealed in conjunction with the adoption of the Florence-Firestone Transit-Oriented District Specific Plan on February 7, 2023. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on October 26, 2006.

### **CONDITIONAL USE FINDINGS**

25. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project Site is located on the Alameda Corridor, which is predominately zoned for heavy and light industrial land uses and commercial manufacturing land uses, such as pallet yards and recycling collection businesses. The Project Site is buffered from residential uses by Laurel Street to the west and the

Project does not otherwise constitute any threat to, and will not endanger, the persons in the nearby vicinity, nor will the Project constitute a menace to the public health, safety, or general welfare. All three businesses are long-term tenants and have operated onsite for 15, 20, and 28 years, respectively. All unpermitted land uses that were unable to comply with required development standards have been removed. The Project has been reviewed and is conditioned to mitigate negative impacts, including noise, odor, and aesthetic impacts.

26. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** Unpermitted uses on the Project Site that could not comply with required development standards in Title 22 have been removed. The remaining land uses, the two pallet yards and the recycling collection business, have demonstrated that they can comply with development standards related to walls, parking, circulation, landscaping, signage, and screening of outdoor operations, as depicted on the approved Exhibit "A." All operations are conducted onsite and no operations will spill over into the adjoining public-rights-of way.
27. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is located on Alameda Street, which is a primary transportation corridor between Downtown Los Angeles and the Ports of Los Angeles and Long Beach. Alameda Street is designated as a Secondary Highway in the currently adopted General Plan, has two lanes in each direction, and is sufficiently capable of serving the existing land uses. No public infrastructure improvements in the immediate vicinity are necessary to enable the two pallet yards and recycling collection business to continue operating.
28. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

### **ENVIRONMENTAL FINDINGS**

29. The Commission finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15301 and 15303 (Class 1, Existing Facilities, and Class 3 New Construction or Conversion of Small Structures, categorical exemptions). The Project is the continuation of three existing businesses and new development is limited to replacing dilapidated fencing with new solid metal fencing, revising the parking layout, and installing new perimeter landscaping with a permanent irrigation system.

### **ADMINISTRATIVE FINDINGS**

30. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple

Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the 1980 General Plan, which was in effect at the time the complete CUP application was submitted.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

- 1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities categorical exemption); and 15303 (Class 3, New Construction or Conversion of Small Structures categorical exemption).
- 2. Approves **CONDITIONAL USE PERMIT NO. 200600261**, subject to the attached conditions.

**ACTION DATE: October 2, 2024**

MG:CS:EMR

September 19, 2024

c: Each Commissioner, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL  
PROJECT NO. R2006-01160-(2)  
CONDITIONAL USE PERMIT NO. 200600261

**PROJECT DESCRIPTION**

This CUP authorizes the continued operation of two pallet yards and a recycling collection business subject to the following conditions of approval.

The Project Site is 1.49 acres in size. The primary access is from Alameda Street via a 26-foot-wide driveway and a 30-foot-wide driveway, and the secondary access is from 95th Street via a 26-foot-wide driveway and a 27-foot-wide driveway. The Project Site is paved and includes one office, one warehouse, and one canopy for work performed outdoors. The remainder of the Project Site is an open yard for outdoor storage of pallets, loading areas, 13 parking spaces, and a recycling collection business with an office trailer, a canopy, and bins for sorting. The Project Site will be secured by a new 15-foot-tall solid metal panel perimeter fence that will replace a 14-foot-tall metal panel perimeter fence. The new perimeter fence will be set back three feet from all property lines to allow for 2,237 square feet of new perimeter landscaping with a permanent irrigation system.

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, 8, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on October 2, 2039.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the two pallet yards and the recycling collection business and satisfaction of Condition No. 2 shall be considered use of this grant.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum of **\$6,615** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **15** inspections. **One inspection shall occur at the end of the 24-month period (October 2, 2026) granted for the Permittee to complete the site improvements required by Conditions 20 through 22, below.**

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the approval of the Permittee pursuant to LA County Planning's UAS Policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations).
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department. The Permittee shall comply with all conditions set forth in the attached County Department of Public Works letter dated December 23, 2019.



13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **a digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **December 2, 2024**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **a digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and the applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

#### **PROJECT-SPECIFIC CONDITIONS**

19. This grant shall authorize the continued operation of two existing pallet yard businesses and a recycling collection business.
20. **Perimeter Fencing.** The Permittee shall replace the existing 14-foot-tall metal panel perimeter fence with a new 15-foot-tall solid metal panel perimeter fence, as depicted on the approved Exhibit "A."

21. **Landscaping.** The Permittee shall maintain a total of 2,237 square feet of perimeter landscaping along all four street frontages, as follows, and as depicted on the approved Exhibit "A:"
- Alameda Street: 606 square feet
  - 95<sup>th</sup> Street: 584 square feet
  - Laurel Street: 651 square feet
  - 94<sup>th</sup> Street: 396 square feet

All landscaped areas be planted with shrubs, plants, and/or trees. When replanting and replacing vegetation, the Permittee shall use the [County's Native Plant Guide](#) to select drought resistant native vegetation. If planting trees, the Permittee shall use the Tree Species List maintained by the Director to select trees.

If shrubs, plants, and/or trees have been removed or damaged, or have dried to the point that they cannot naturally grow back, replacement shrubs, plants, and/or trees shall be planted within 30 days.

22. **Permanent Irrigation.** All landscaped areas must have a permanent irrigation system. If a drip irrigation system is used, it must satisfactorily irrigate all landscaped areas and be repaired as needed to continuously irrigate all landscaped areas.
23. **The site improvements required by Conditions 20 through 22, above, shall be fully implemented by October 2, 2026.** If this does not occur, in accordance with Condition 10, above, the Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations).
24. **Hours of outdoor operation.** The hours of operation shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Saturday and 8:00 a.m. to 1:00 p.m. on Sundays.
25. **Noise.** The Permittee shall take all necessary actions to ensure that noise emissions from the Project Site are within the limits established by County Code Chapter 12.08 (Noise Control), including but not limited to County Code Sections 12.08.390 and 12.08.530, to the satisfaction of the County Department of Public Health.
26. **Storage.** Any materials, vehicles, or equipment that are stored outdoors shall be fully contained within the walls along the Project Site's perimeter and shall not spill over onto public rights-of-way. No pallets or recyclables shall be stored above the height of the walls along the Project Site's perimeter or on sidewalks, street, or driveways.
27. **Barbed Wire and/or Concertina Wire.** Barbed wire and/or concertina wire shall not be installed along the top of the walls on any street frontage.
28. **Vermin and Rodents.** The Permittee shall maintain deterrent or resistant features and the Project Site shall be serviced by an extermination contractor.

29. **Parking.** Employee and customer parking (13 spaces) shall be accessible at all times and shall not be used for the storage of materials or equipment.
30. **Surface Paving.** The Permittee shall repair all areas of broken concrete or asphalt, including, but not limited to, divots, cracks, and potholes. Spalling of concrete or asphalt shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.
31. **Vehicular Circulation.** Vehicular circulation areas shall be maintained as depicted on the approved Exhibit "A" to the satisfaction of LA County Planning. Turnaround areas, queuing areas, and ingress and egress areas shall be designated in such a way that they do not impede any other permitted activities and avoid any impact on the public rights-of-way adjoining the Project Site as well as nearby sensitive uses.
32. **Storage of Waste.** Waste shall be stored in designated trash enclosures, receptacles and/or bins, and those trash enclosures, receptacles, and/or bins shall be located within an enclosed building or on a paved impermeable surface on the Project Site.
33. **Perimeter Identification Sign.** The Permittee shall install a "Perimeter Identification" sign in English and in Spanish, which is the most prevalent language in the community, in compliance with the following requirements:
  - a. **Location.** The sign shall be permanently affixed on a building or wall that is visible, and with text that is legible from, the public right-of-way for pedestrians, and no higher than eight feet from the ground measured vertically from the base of the sign. The "Perimeter Identification" sign shall not be a freestanding sign or a portable sign.
  - b. **Size.** The sign shall have a minimum sign area of four square feet and a maximum sign area of nine square feet. The area for the "Perimeter Identification" sign shall not be accounted for in the area permitted for business signs specified in County Code Chapter 22.114 (Signs).
  - c. **Display.** The sign shall permanently display the hours of operation, the telephone number of the Project Site's representative, and emergency contact information for reporting any problems which may occur related to the operation of the businesses on the Project Site 24 hours a day, seven days a week. The sign shall also include the names of the businesses on the Project Site. However, the name of a business does not need to be included if the Project Site also contains a separate business sign for that business that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to LA County Planning and to the South Coast Air Quality Management District (AQMD), if the land use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by LA County Planning or the AQMD:

- i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday—Thursday, 7 a.m. - 6 p.m., dial 2-1-1 at any time or email [zoningenforcement@planning.lacounty.gov](mailto:zoningenforcement@planning.lacounty.gov);" and
- ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG or visit [www.aqmd.gov](http://www.aqmd.gov)."

The sign shall also state "No loitering," "No littering," and "No materials left outside of the recycling collection enclosure or containers."

34. **No Idling Sign.** The Permittee shall install a "No Vehicle Idling" sign in English and in Spanish, which is the most prevalent language in the community, in compliance with the following requirements:
- a. **Location.** The sign shall be permanently affixed on a building or wall that is visible from the loading areas depicted on the approved Exhibit "A." The sign shall be posted a minimum of five feet above the ground and a maximum of eight feet above the ground.
  - b. **Size.** The sign shall have minimum dimensions of 12 inches by 18 inches.
  - c. **Display.** The sign may contain language such as "5-minute limit," "spare the air," "please turn engine off when stopped," "turn engine off," or similar.
35. **Cleaning and Maintenance.** All three businesses on the Project Site shall be kept in a clean, safe, and sanitary condition at all times, and the Permittee shall maintain a source of running water on the Project Site.

#### **Recycling Collection Business**

36. **Acceptable Materials.** The recycling collection business may accept California Redemption Value containers (e.g., aluminum cans, plastic, and glass), metals, paper and paper products (e.g., newspapers, magazines, etc.), appliances, other glass, and plastic bottles.
37. **Prohibited Materials.** The recycling collection business shall not accept electronic waste, computers, and batteries.
38. **Processing Activities.** Processing activities at the recycling collection business shall be limited to the preparation of the acceptable materials listed in Condition 36, above, for bailing, storage, and shipment. Shredding or grinding of any materials, and the dismantling or compression of appliances, electronic waste, computers, and batteries, is prohibited.

#### **Pallet Yard Businesses**

39. **Acceptable Materials.** Pallet yards may accept new or used pallets that are made of wood, as well as raw material (lumber) that will be used in constructing new pallets or repairing used pallets.

40. **Permitted Activity.** Pallet yards may maintain activities associated with the repair, deconstruction, reconstruction, recycling, or storage of pallets made of wood inside a building or canopy.
41. **Storage of Pallets.** All pallets shall be stored at least 10 feet away from the surrounding walls. The height of pallets stored in an outdoor pallet yard shall not exceed the height of the walls along the Project Site's perimeter.

Attachment:

Exhibit D-1 Public Works Department Letter dated December 23, 2019

# CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed use will be consistent with the adopted General Plan for the area.

The proposed use of the subject site as a pallet storage yard and recycling center with 3 ancillary buildings (two for assembly of pallets in 2 enclosed buildings and one for an office use) is consistent with the development standards of the Florence-Firestone Community Standards District as detailed in Title 22, Sections 22.44.138 and 22.32.080 of the L.A. County Code for the following reasons:

1. Per Section 22.44.138.6, the site has been designed to provide (i) no more than 70% lot coverage with landscaped area totaling at least 10% of the site; (ii) the subject building structures do not exceed 45 feet in height; and (iii) the outdoor storage of pallets shall be kept so as to not be visible to anyone in the adjoining residential zone.
2. Per Section 22.44.138.7, the site enclosures shall have a minimum 8-foot high solid wall or fence along the site

B.2 The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

SEE ATTACHED ADDENDUM

B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

SEE ATTACHED ADDENDUM

- B.4 The proposed site is adequately served:
- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
  - b. By other public or private service facilities as are required.

SEE ATTACHED ADDENDUM



## CONDITIONAL USE PERMIT STATEMENT OF FINDINGS ADDENDUM

**Site Address: 9401 S. Alameda Street (APN:6046-008-010)**  
**Conditional Use Permit No. RCUP-200600261**  
**Project No. 2006-01160**

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### Continuation of Section B.1:

3. Per sections 22.32.080.B, C and D, (i) the outside storage of pallets; (ii) the on-site parking of vehicles; and (iii) any site signage will comply with the requirements of Parts 7, 10 and 11 of Chapter Sections 22.52 of the Los Angeles County Code.

### Section B.2:

B.2. (a) The use of the subject site as a pallet storage yard and recycling center will not adversely affect the health, peace, comfort or welfare of persons working in the surrounding commercial properties on 94<sup>th</sup> or 95<sup>th</sup> Streets or Laurel Street, all three streets abutting the subject 9401 Alameda Street location. Other than delivery trucks who will only work during permitted County regulated hours of operation, a pallet storage facility is a passive use with the protections afforded by County fence height and pallet stacking regulations.

(b) In as much as (i) the properties east of the site on Alameda Street are all used for industrial and manufacturing uses such as the subject site, the property values of the surrounding properties will not be detrimentally affected by the use of the subject site.

(c) The use of the subject site as a passive pallet storage facility and recycling center does not involve the use of any toxic chemical compounds or any other industrial solvents that would pose a danger to the public health or safety of the surrounding community.

### Section B.3:

As detailed on the project Storage Yard/Recycling /Industrial Sales Site Plan (Site Plan), prepared by the firm of Ramer Architecture, and submitted to the Department of Regional Planning on June 10, 2024, the (i) site configuration; (ii) wall and fence structures; (iii) parking and loading facilities; (iv) landscaping; and (v) all development standards prescribed in Title 22 of the Los Angeles County Code have been met in order to integrate the subject pallet storage yard facility and recycling center with the uses in the surrounding mixed use community. In addition, and of focused note, all the corrections required by the Request for Additional Information for the subject Project No. 2019-001109-(2), dated January 8, 2024, issued by LA County Planning have been integrated into the submitted Site Plan.

Section B.4:

B.4 (a) The project is served by 3 separate ingress/egress driveways from Alameda, 94<sup>th</sup> and 95<sup>th</sup> Streets that provide the necessary width and improvements to adequately serve the subject pallet storage facility and recycling center.

(b) The subject site is located in a fully improved urban in-fill area that provides all necessary public and private facilities to serve the proposed project.

## PROPOSED ENVIRONMENTAL DETERMINATION

---

|                                |  |
|--------------------------------|--|
| <b>DETERMINATION DATE:</b>     | September 18, 2024   |
| <b>PROJECT NUMBER:</b>         | R2006-01160-(2)  |
| <b>PERMIT NUMBER:</b>          | Conditional Use Permit 200600261   |
| <b>SUPERVISORIAL DISTRICT:</b> | 2  |
| <b>PROJECT LOCATION:</b>       | 9401 S. Alameda Street, Florence-Firestone                               |
| <b>OWNER:</b>                  | Paul H. Madick, Eddie and Ida Madick LLC Trust                           |
| <b>APPLICANT:</b>              | Paul H. Madick, Eddie and Ida Madick LLC Trust                           |
| <b>CASE PLANNER:</b>           | Elsa M. Rodriguez, Principal Planner<br>erodriguez@planning.lacounty.gov |

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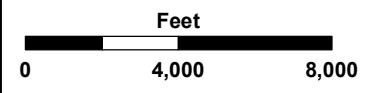
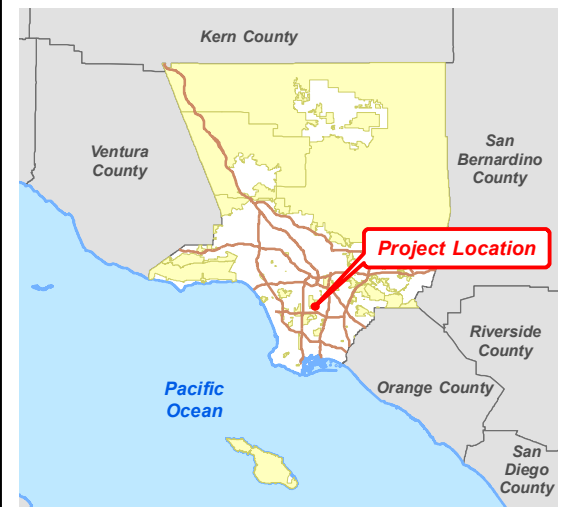
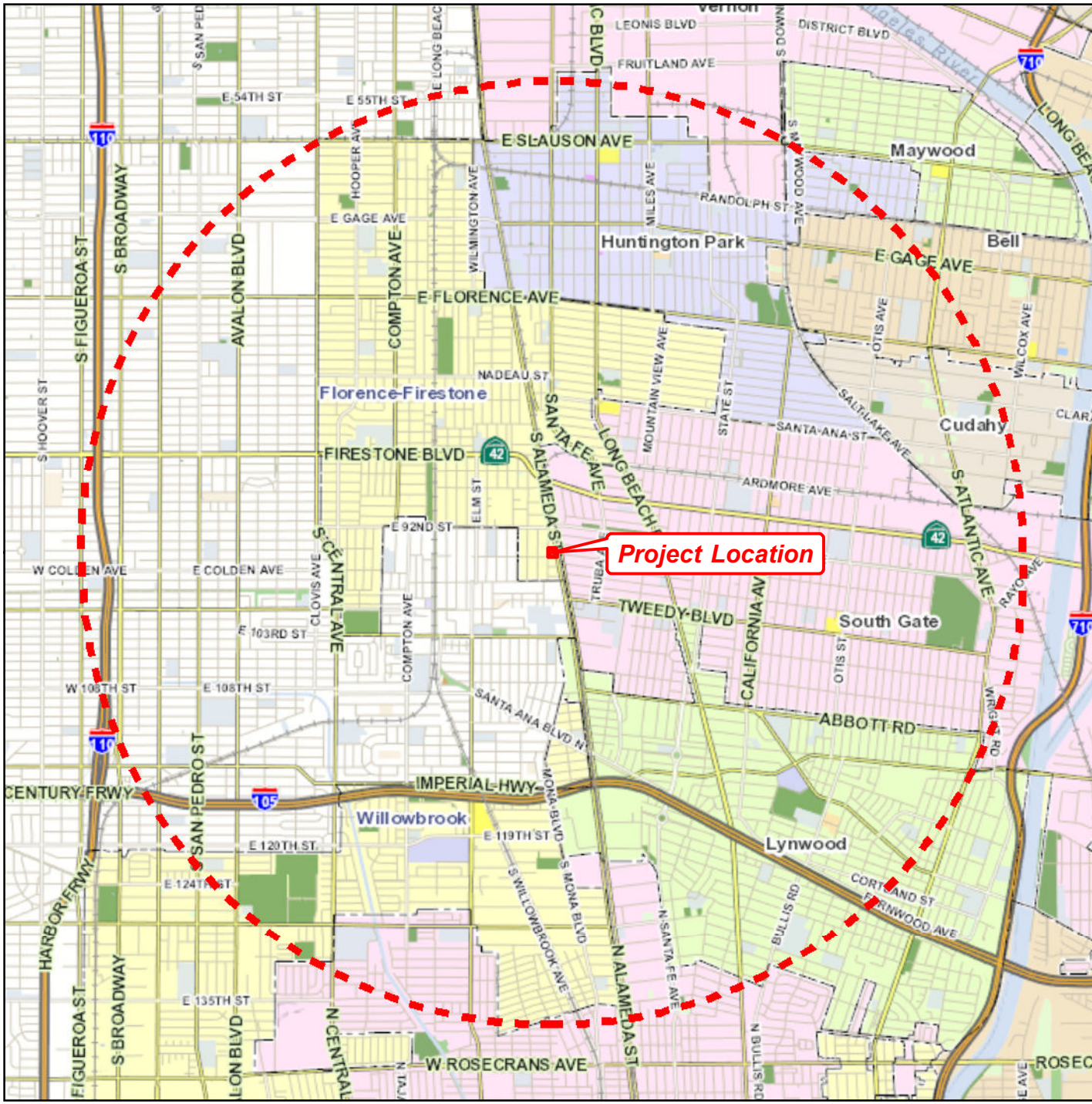
Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes Categorical Exemptions (Class 1 Exemption, Existing Facilities and Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is the continuation of three existing businesses and new development is limited to replacing dilapidated fencing with new solid metal fencing, revising the parking layout, and installing new perimeter landscaping with a permanent irrigation system. The Project does not qualify for an exception to the CEQA exemption because it is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, Staff recommends that the Regional Planning Commission determine that the Project is categorically exempt from CEQA.

SHAPING  
TOMORROW



# 3-MILE RADIUS LOCATOR MAP

PROJECT NO. R2006-01160  
GZ CUP RCUP-200600261



**LA COUNTY**  
**PLANNING**

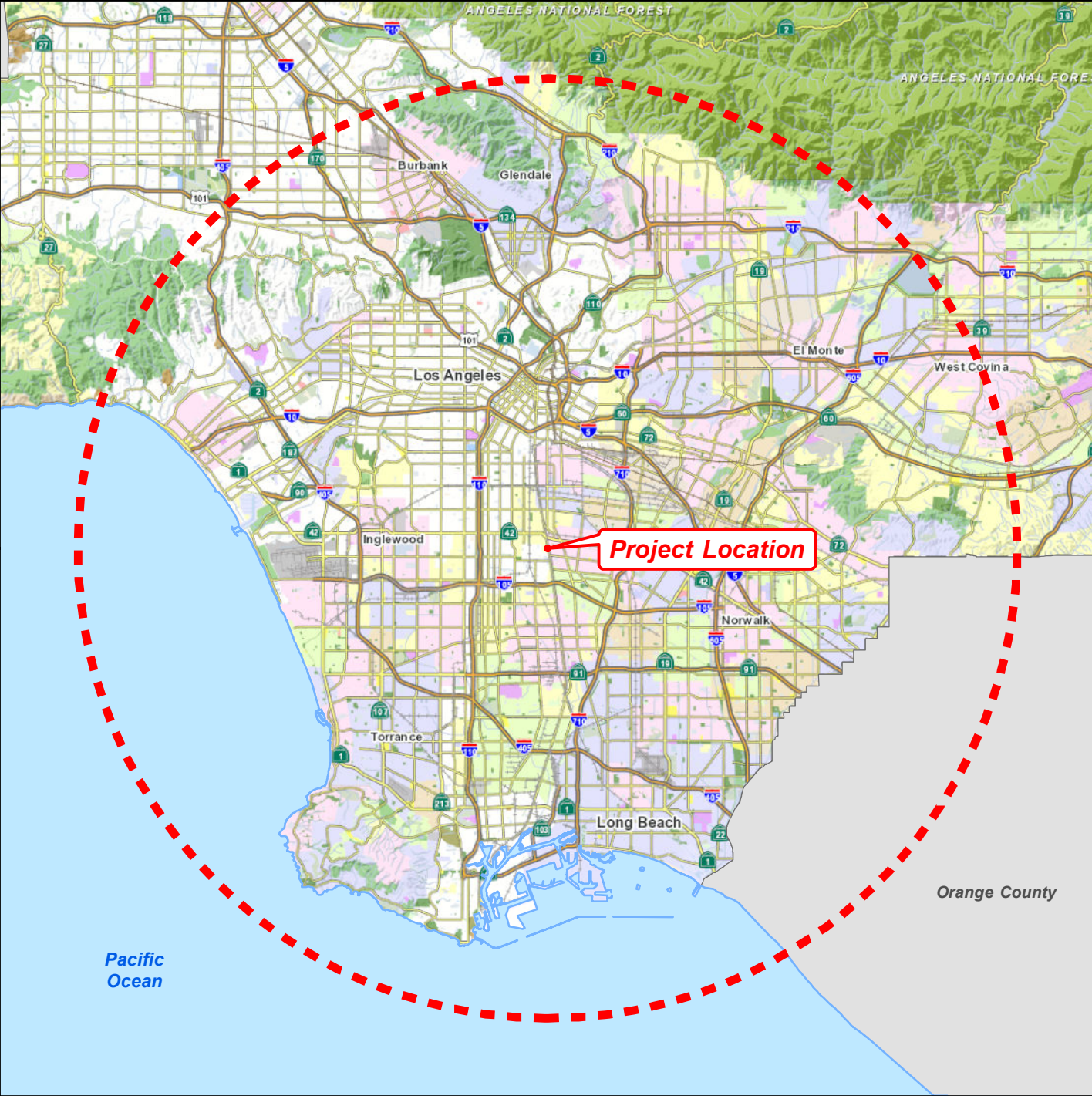
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



# 20-MILE RADIUS

## LOCATOR MAP

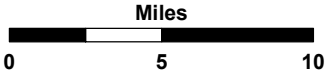
PROJECT NO. R2006-01160  
GZ CUP RCUP-200600261



Project Location



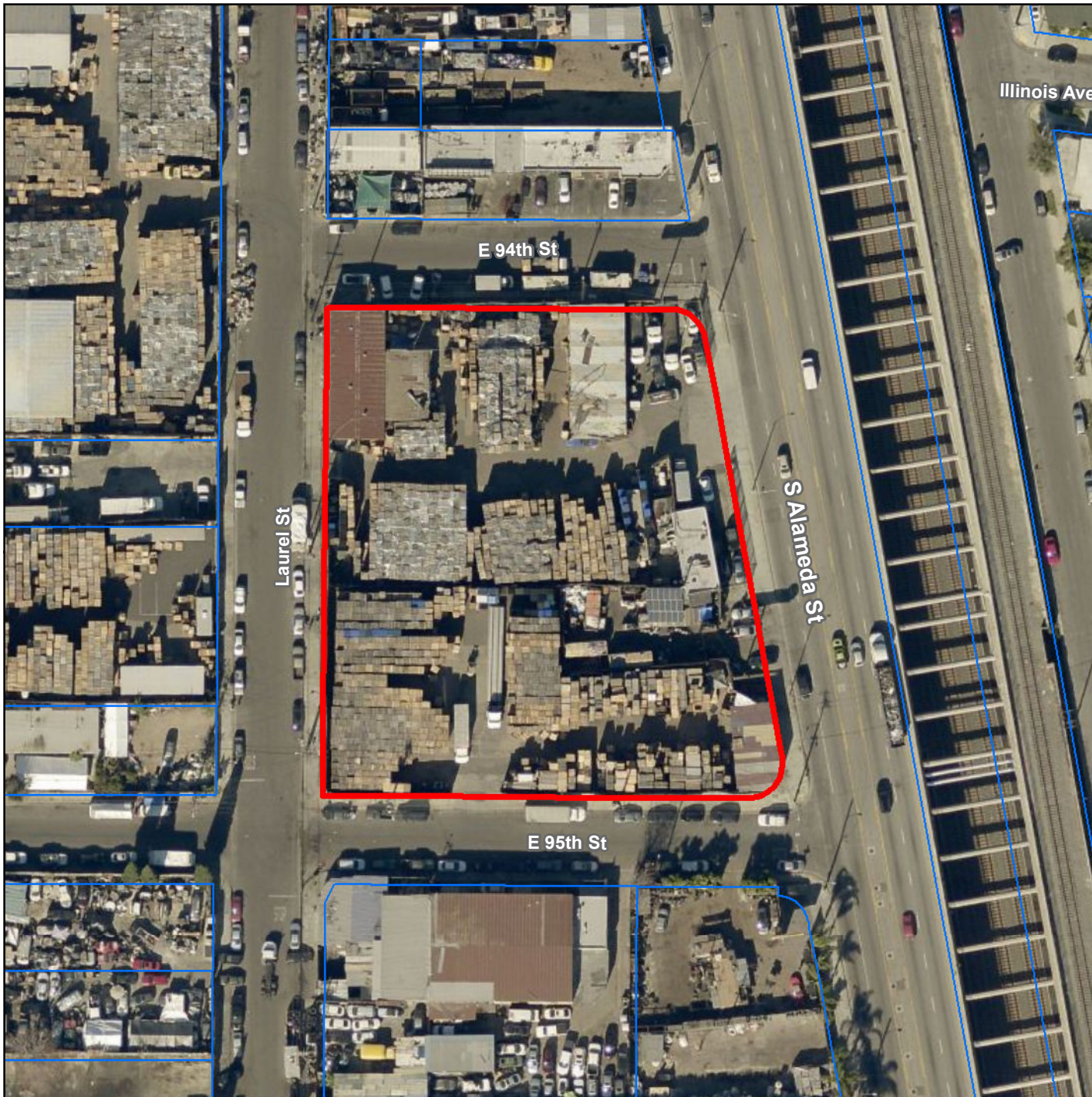
Project Location



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012





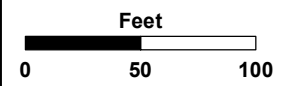
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. R2006-01160

GZ CUP RCUP-200600261

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2023



LA COUNTY  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

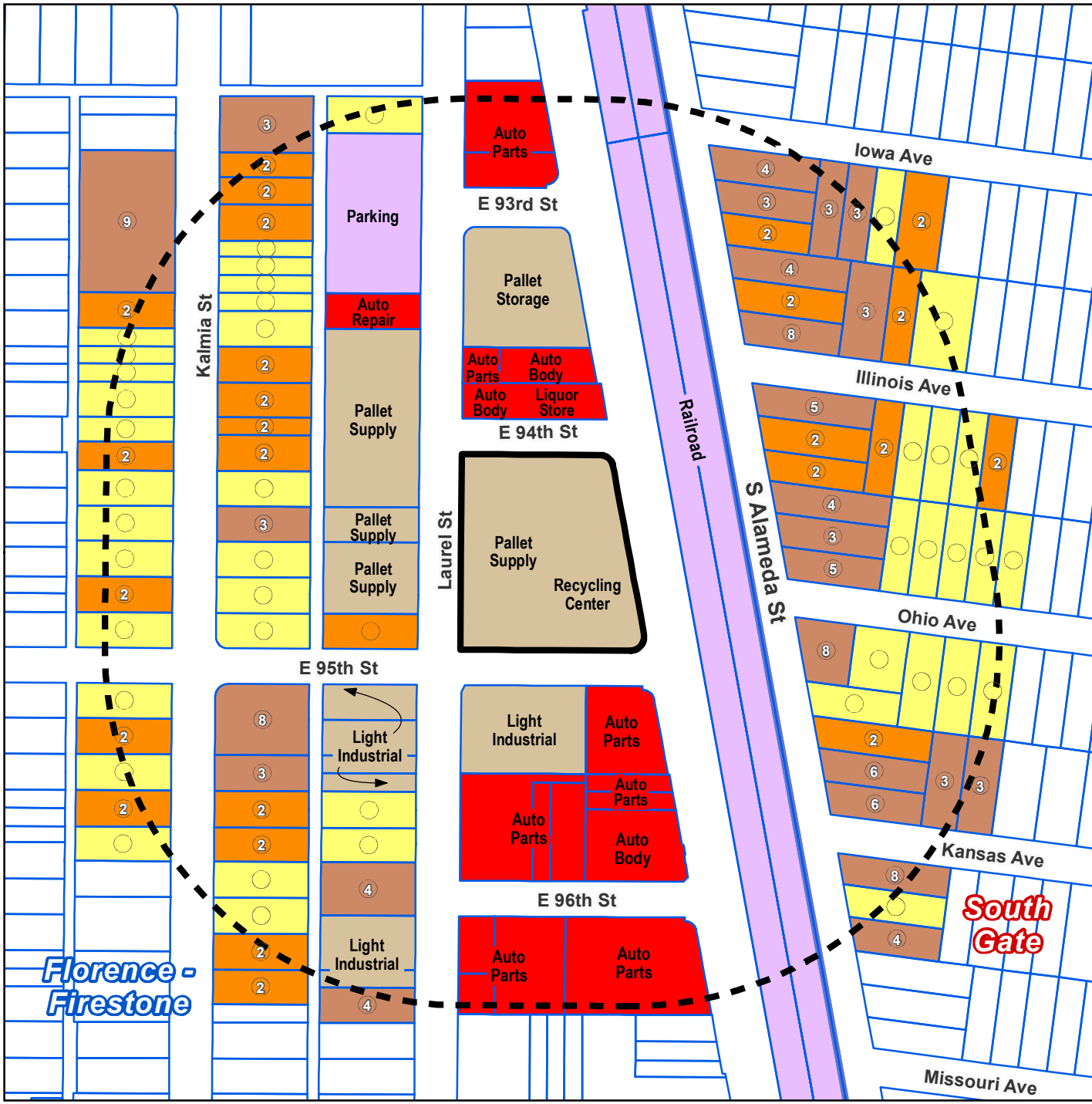


# EXISTING LAND USE

## 500-FOOT RADIUS MAP

PROJECT NO. R2006-01160

GZ CUP RCUP-200600261

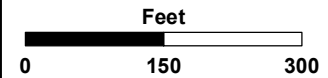


500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

- Commercial
- Industrial
- Miscellaneous
- Residential - Single Unit\*
- Residential - Two Units\*
- Residential - Multi-Unit\*

\* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



LA COUNTY  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

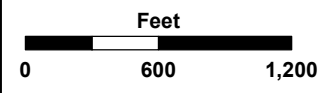
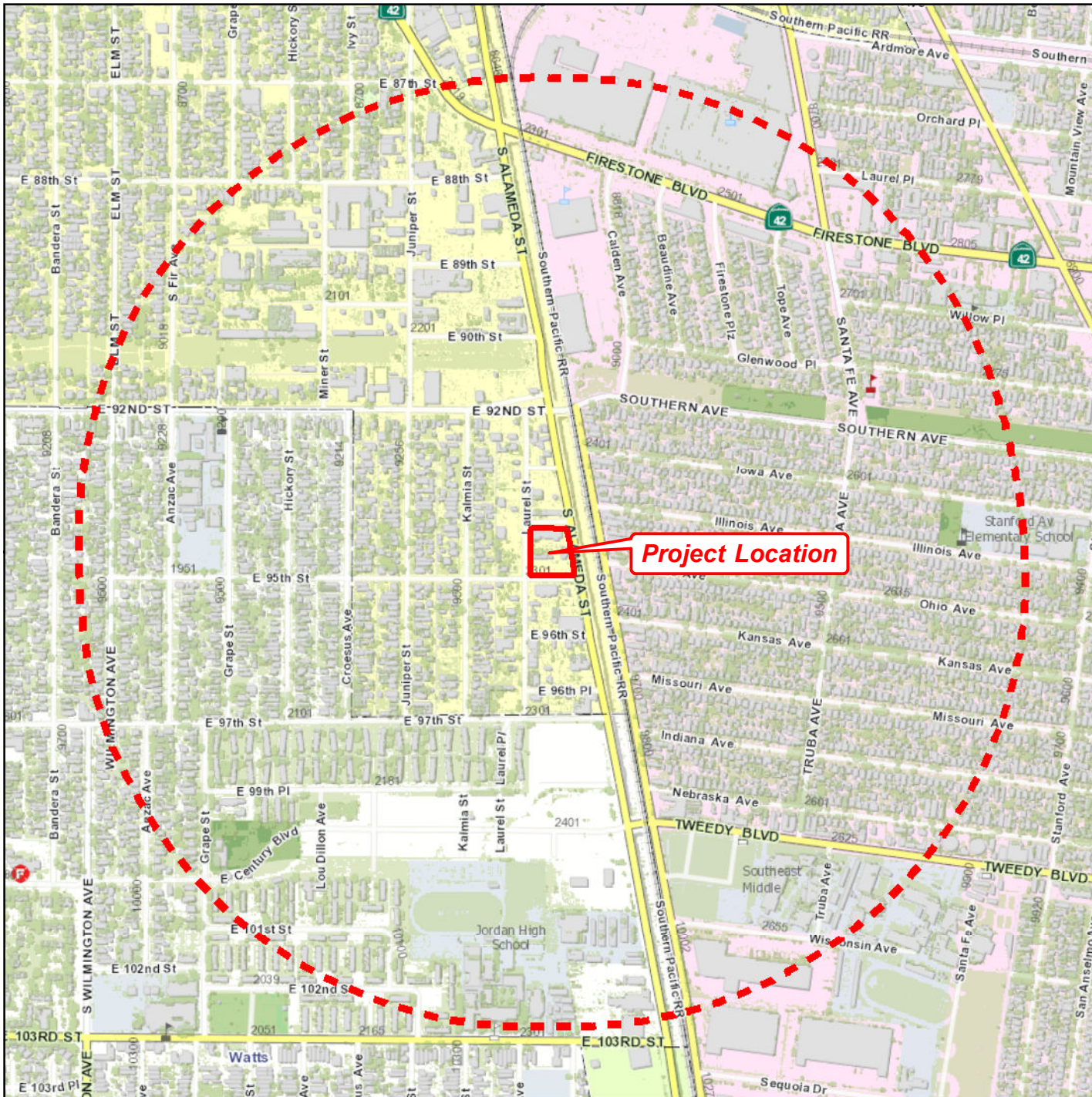


# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. R2006-01160

GZ CUP RCUP-200600261



LA COUNTY  
**PLANNING**






LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

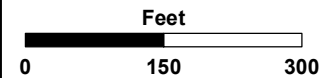
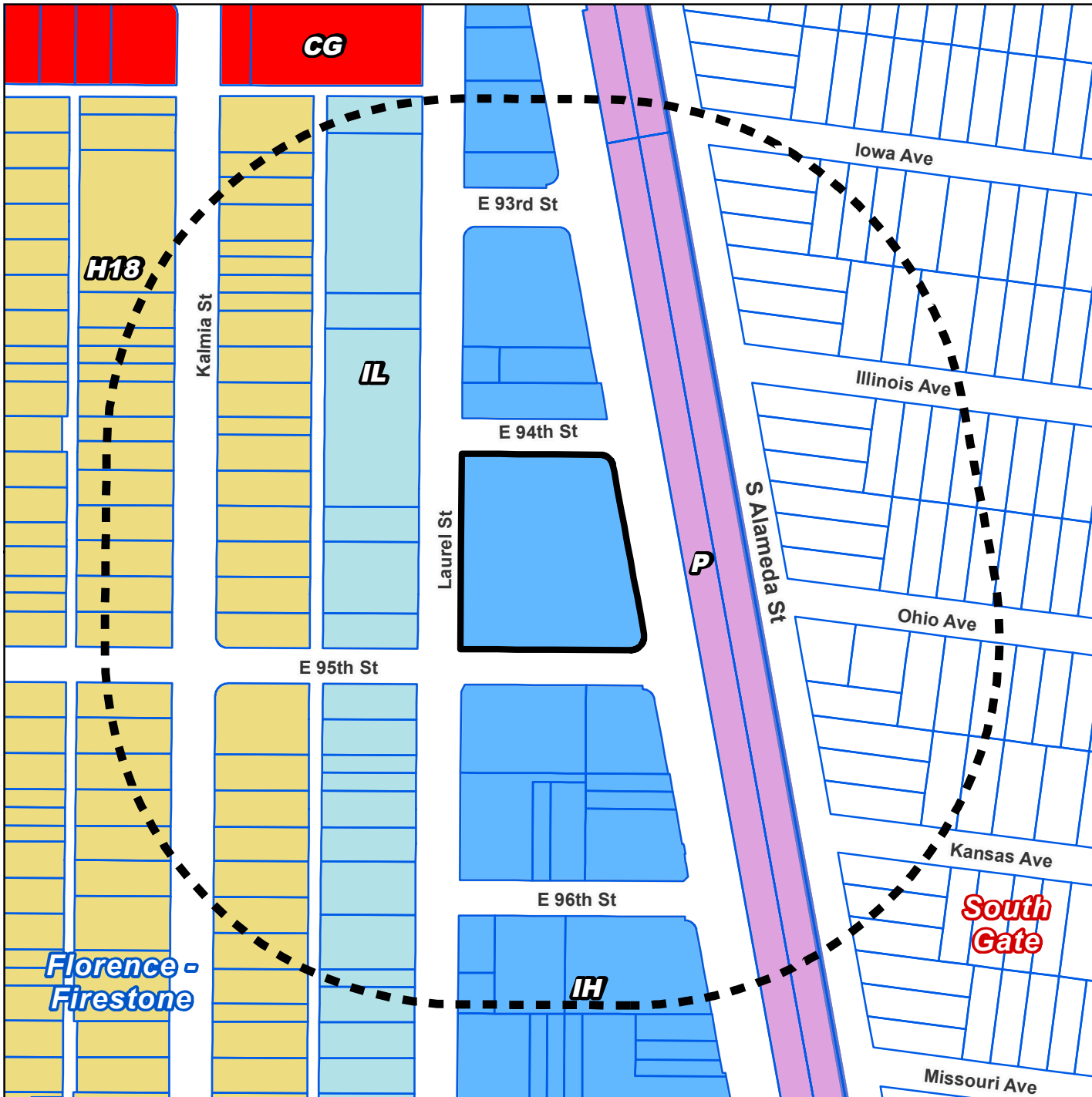
# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. R2006-01160

GZ CUP RCUP-200600261

-  H18 - Residential 18
-  CG - General Commercial
-  IL - Light Industrial
-  IH - Heavy Industrial
-  P - Public and Semi-Public



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Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

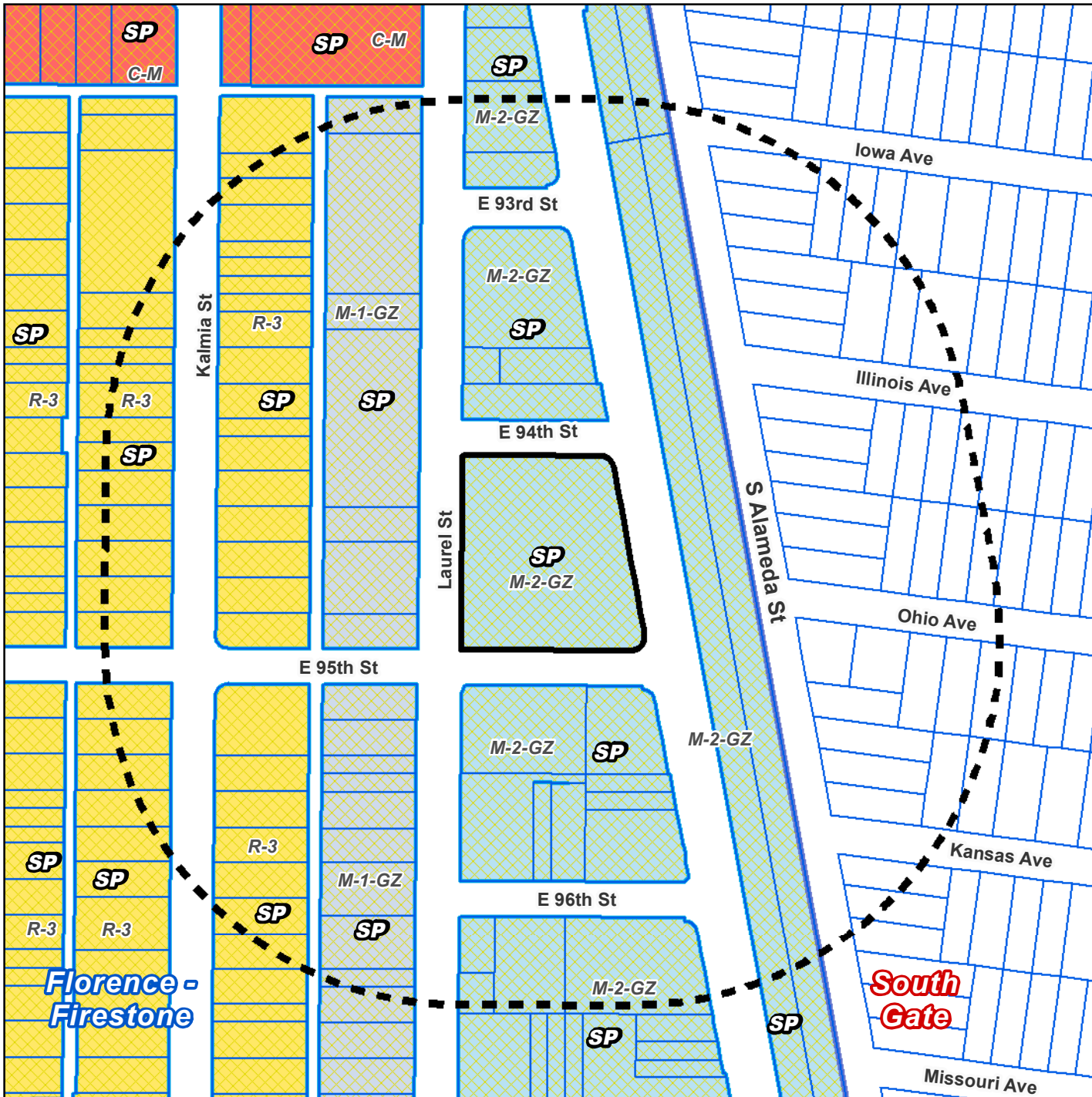


# ZONING

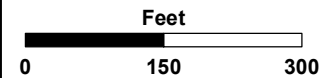
## 500-FOOT RADIUS MAP

PROJECT NO. R2006-01160

GZ CUP RCUP-200600261



-  SP - Specific Plan
- Specific Plan - Florence - Firestone TOD
-  R-3 - Limited Density Multiple Residence
-  M-2 - Heavy Manufacturing
-  M-1 - Light Manufacturing
-  C-M - Commercial Manufacturing



Florence -  
Firestone

South  
Gate



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012





9401 Alameda St View





95<sup>th</sup> Street View





L.A. COUNTY  
PLANNING

# NOTICE OF HEARING

PROJECT NO. R2006-01160

October 2, 2004

IN PERSON AND ONLINE VISIT  
COUNTY PLANNING DEPARTMENT  
100 N. GARDEN STREET, SUITE 100  
P.O. BOX 350000  
LOS ANGELES, CALIFORNIA 90035-3500

FOR INFORMATION  
CALL (213) 974-6411

94<sup>th</sup> Street View



Laurel St View





  
SUPERVISOR  
OF ALL TIMES  
[Illegible text]  
[Illegible text]





# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

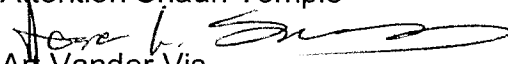
ADDRESS ALL CORRESPONDENCE  
TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE:

December 23, 2019

TO: Nooshin Paidar  
Zoning Permits West Section  
Department of Regional Planning

Attention Shaun Temple

FROM:   
Art Vander Vis  
Land Development Division  
Department of Public Works

**RCUP-200600261**  
**9401 S ALAMEDA STREET**  
**ASSESSOR'S MAP BOOK 6046, PAGE 8, PARCEL 10**  
**COUNTY UNINCORPORATED COMMUNITY OF FLORENCE/FIRESTONE**

Thank you for the opportunity to review the zoning permit application and the site plan for the subject project. The Conditional Use Permit is to legalize the operation of the existing auto-dismantling, pallet yards, auto parts sales, and recycling facility.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Street

- 1.1. Prior to issuance of a grading or building permit, submit street improvement plans to Public Works through the EPIC-LA portal under "Public Improvement Plans: Street Plans" that reflects the following for review and approval.

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and



constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two years. Exceptions could be made if acceptable rehabilitation measures are provided. The applicant is encouraged to monitor <http://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exist along streets fronting the project location.

- 1.1.1 Close all unused driveways on Alameda Street, 94th Street, and 95th Street with standard curb, gutter, and sidewalk.
  - 1.1.2 Provide and maintain 10'X10' pedestrian sight triangles from all proposed driveways to the back of the sidewalk. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5' high within the pedestrian sight triangles.
  - 1.1.3 All vehicular gates shall open inward or slide to the side and remain open during business hours.
- 1.2 Prior to issuance of a Certificate of Occupancy, construct all required street improvements or execute an Agreement to Improve.

For questions regarding road conditions, please contact Ed Gerlits of Land Development Division at (626) 458-4953 or [egerlits@pw.lacounty.gov](mailto:egerlits@pw.lacounty.gov).

## 2. Environmental Programs

Prior to issuance of a Certificate of Occupancy:

- 2.1. Provide adequate recyclable storage areas for collection and storage of recyclable waste. Comply with California Solid Waste Reuse and Recycling Access Act of 1991. Please contact Public Works, Environmental Programs Division at (626) 458-2193 for additional information.
- 2.2. Comply with best management practices to prevent stormwater- related pollution and obtain industrial waste permits as applicable. For additional information, please contact Environmental Program's Storm Water Unit at (626) 458-3517 or visit the Department of Public Works' website at [www.pw.lacounty.gov](http://www.pw.lacounty.gov).

Nooshin Paidar  
December 23, 2019  
Page 3

For questions regarding the environmental programs conditions, please contact Nilda Gemeniano of Public Works, Environmental Programs Division at (626) 458-5184 or [ngemenia@pw.lacounty.gov](mailto:ngemenia@pw.lacounty.gov).

If you have any other questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division at (626) 458-4953 or [egerlits@pw.lacounty.gov](mailto:egerlits@pw.lacounty.gov).

**ECG:**

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\CUP 200600261 - 9401 South Alameda Street\RCUP-200600261\2019-12-04 RCUP-200600261 SUBMITTAL\DPW\_Cleared\_RCUP-200600261\_20191223.docx



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RCUP-200600261  
PROJECT NUMBER: R2006-01160

MAP DATE: December 4, 2019  
PLANNER: Shaun Temple

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**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO  
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE  
FOLLOWING CONDITIONS OF APPROVAL.**

1. Maintain access as shown on the site plan.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

**For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or [Joseph.Youman@fire.lacounty.gov](mailto:Joseph.Youman@fire.lacounty.gov).**



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENVIRONMENTAL HEALTH  
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380**

**April 21, 2020**

**CASE: RCUP-200600261  
PROJECT: R2006-01160  
PLANNER: Temple, Shaun  
LOCATION: 9401 S Alameda Street Los Angeles CA 90002**

The Department of Public Health (DPH) - Environmental Health Division has reviewed the above project to propose a Conditional Use Permit to legalize the operation of the existing auto-dismantling business, pallet yard storage, auto parts sales, and the recycling facility. The applicant provided a signed January 29, 2020 water "Will Serve" letter from the Golden State Water Company indicating that water service can be provided and a January 28, 2020 email from the Customer Service representative of the Sanitation Districts of Los Angeles County indicating that the project is currently connected to the sewer.

***Public Health requires that the conditions or information requested below are addressed prior to agency approval.***

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Please contact Shayne LaMont, Land Use Program for any questions regarding this report: [slamont@ph.lacounty.gov](mailto:slamont@ph.lacounty.gov).