

REPORT TO THE HEARING OFFICER

DATE ISSUED:	January 15, 2026	
HEARING DATE:	January 27, 2026	AGENDA ITEM: 10
PROJECT NUMBER:	2018-003016-(2)	
PERMIT NUMBER:	Conditional Use Permit ("CUP") RPPL2018004607	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	433 East Alondra Boulevard, West Rancho Dominguez-Victoria	
OWNER:	Rosa M. Perez Cortez	
APPLICANT:	Rosa M. Perez Cortez	
CASE PLANNER:	Kevin Pascasio, Planner kpascasio@planning.lacounty.gov	

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 2018-003016-(2), CUP Number RPPL2018004607, 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, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2018004607 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- A CUP to authorize the continued operation and maintenance of an outdoor pallet yard (“Project”) in the M-1.5-DP-IP (Restricted Heavy Manufacturing, Development Program, Industrial Preservation) Zone pursuant to former County Code Section 22.44.130 (West Rancho Dominguez-Victoria CSD – Zone Specific Standards).

B. Project

The Project consists of a pallet yard and office (“A V Pallets”) located at 433 East Alondra Boulevard in West Rancho Dominguez-Victoria (“Project Site”). The Project was previously authorized by CUP 85-010 approved on October 1, 1986, and expired on October 1, 1989. The Project is located on the rear half of the subject property. The front half of the subject property contains a restaurant which was previously established under building permit no. 8771-9 on October 23, 1959. The Project Site adjoins a single-family residence to the rear and is secured by an existing eight-foot-tall concrete masonry unit (“CMU”) wall and 467-square feet of landscaping that provides a six-foot-deep buffer. A new 81-square foot bathroom is proposed, a new 96-square-foot prefabricated mobile office is proposed, a new 990-square-foot covered pallet construction area is proposed, and no other changes are proposed. The business employs eight people, and the current hours of operation are Monday to Friday 8:00 a.m. to 4:00 p.m. The site is paved and will include 30 total standard vehicle parking spaces, one of which is ADA accessible. Pallets are assembled using hand tools in a covered structure and pallets are stored outdoors in the open yard area. Two small flatbed trucks, two large flatbed trucks and three forklifts are used in conjunction with the business and will be stored onsite.

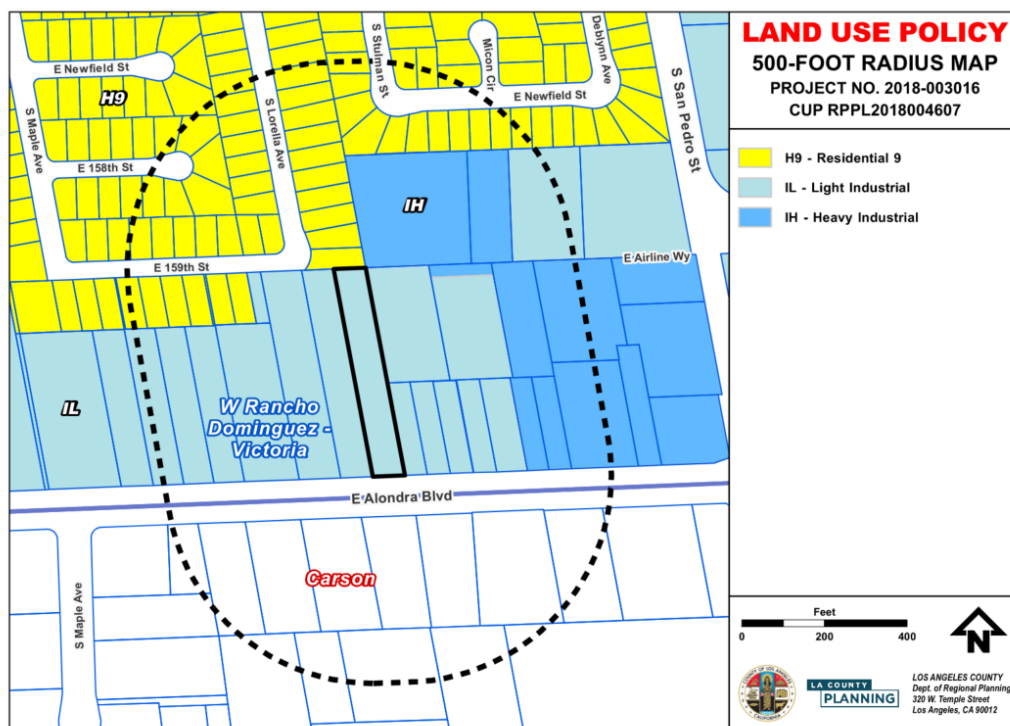
SUBJECT PROPERTY AND SURROUNDINGS

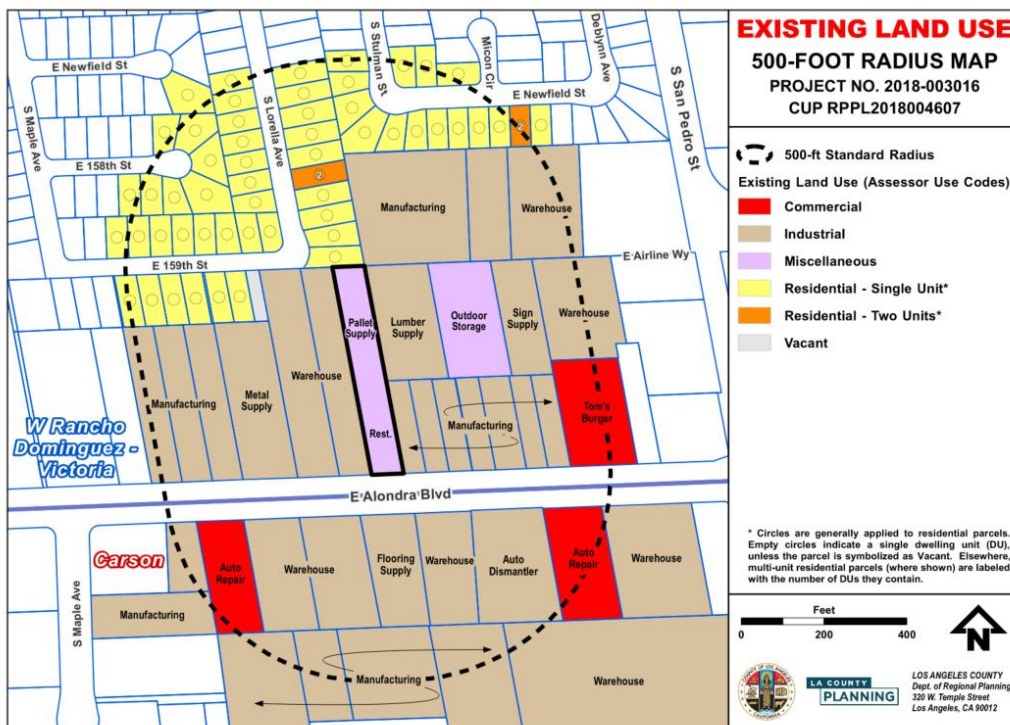
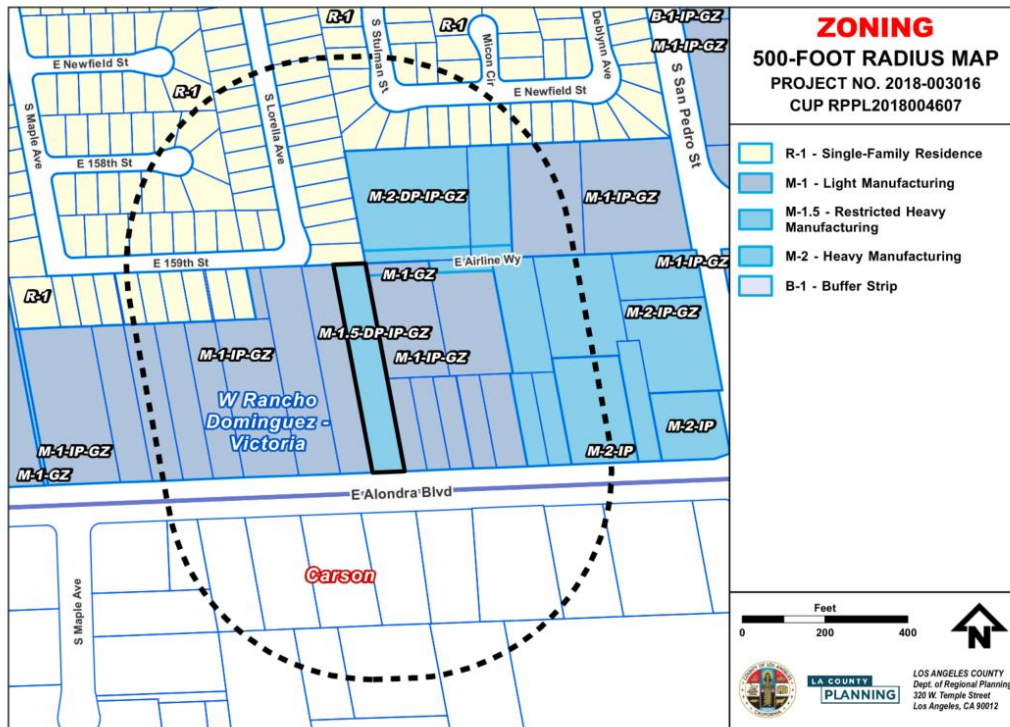
The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING*	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1.5-DP-IP	Pallet yard and restaurant
NORTH	H9 (Residential- Nine Units per Acre), IH (Heavy Industrial)	R-1 (Single-Family Residence), M-2- DP-IP (Heavy Manufacturing, Development Program, Industrial Preservation)	Single-family residences, manufacturing

EAST	IL, IH	M-1-IP (Light Manufacturing, Industrial Preservation), M-2-DP-IP	Recycling, pallet yards, manufacturing
SOUTH	City of Carson	City of Carson	Manufacturing
WEST	H9, IL	R-1, M-1-IP	Manufacturing

* Note: The zoning was changed to M-1.5-DP-IP-GZ in conjunction with the adoption of the Green Zones Ordinance on July 14, 2022. The Metro Area Plan was adopted on May 21, 2024, but the land use category IL remained unchanged. Pursuant to Chapter 2 (Applicability) of the County General Plan and 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 land use policies, zoning, and regulations in effect at the time it was submitted on September 11, 2018.





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6756	M-1	September 6, 1955
880099z	M-1.5-DP (Restricted Heavy Manufacturing, Development Program)	June 7, 1988
20150043z	West Rancho Dominguez CSD M-1.5-DP-IP (Restricted Heavy Manufacturing, Development Program, Industrial Preservation)	October 6, 2015
2019-0004	West Rancho Dominguez CSD M-1.5-DP-IP (Restricted Heavy Manufacturing, Development Program, Industrial Preservation)	December 11, 2019
2024-0028	M-1.5-DP-IP-GZ(Restricted Heavy Manufacturing, Development Program, Industrial Preservation, Green Zones)	April 22, 2024

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP85-010	Pallet Yard	October 14, 1986
ZC85-006	Zone Change	October 14, 1986
Parking Permit No. 85-800	Parking Permit	October 14, 1986

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
05-0012218	Violation of Conditions	Closed 9/28/2005
06-0006331	Violation of Conditions regarding storage height. Pallets stored over the 20 feet height limit and located in the setbacks. Illegal business sign on site.	Closed 3/14/2006

08-0024656	Lunch truck maintained on property.	Closed 10/29/2008
09-0028013	Storage of pallets in the rear 30-foot buffer.	Closed 04/02/2010
13-0005407	Pallet storage exceeding 25 feet in height.	Closed 05/15/2013
RPCE2018003702	Active pallet construction, storage, and truck loading onsite without the proper entitlements. Parking violations.	Closed 12/13/2018
RPCE2018003735	Operating with the proper permits/entitlements.	Active Monitoring / Hold
RFS2025004714	Substandard building conditions.	Pending
RFS2025005888	Unpermitted additions/interior alterations, non-approved business activity, junk and debris.	Closed

ANALYSIS

A. Land Use Compatibility

The Project is an existing pallet yard that has operated onsite since 1985. The Project adjoins other industrial uses to the west and east. Therefore, the proposed use is compatible with other industrial uses along Alondra Boulevard. For the last 39 years the business has provided a needed service to store, manage, and exchange pallets in order to efficiently carry out operations for other industrial uses. The existing single-family residence in the rear is adequately buffered by the existing 14 mature cypress trees, an existing six-foot deep landscaping buffer and existing eight-foot-tall solid concrete block wall. Lastly, the last 24 feet of the property are to be maintained cleared from pallets at all times further buffering the pallet yard from the residences.

Pursuant to Chapter 2 (Applicability) of the County General Plan 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 land use, zoning, and regulations in effect at the time it was submitted on September 11, 2018. A CUP was required at that time for all activities conducted outside an enclosed structure and located within 500 feet of a Residential Zone or a sensitive use pursuant to County Code Section 22.44.130 (West Rancho Dominguez-Victoria Community Standards District).

B. Neighborhood Impact (Need/Convenience Assessment)

The pallet yard serves a need in the community by complementing nearby industrial uses and provides nearby residents with a location to recycle and discard pallets. The pallet yard is well-maintained and orderly and not anticipated to adversely impact the surrounding area with approval of the Project. The pallet yard is accessible via Alondra Boulevard, which is designated as an existing Major Highway in the County's Master Plan of Highways, and is served by existing public water, sewer and utility facilities.

C. Design Compatibility

The Project will comply with all the development standards and requirements prescribed by Title 22 of the County Code for outside storage, solid walls, tree planning, and landscaping and irrigation. The Project Site is secured by an existing eight-foot-tall solid CMU wall along the northern property lines. The western property line has an existing six-foot-tall solid CMU wall and the eastern property line contains an existing two-foot-tall CMU wall with a six-foot-tall view obstructed chain link above. The existing six-foot-deep 467 square-foot landscaping buffer includes 14 mature cypress trees that will enhance the aesthetic qualities of the neighborhood and provide a necessary buffer for the sensitive use in the rear. The existing eight-foot-tall solid wall along the northern property line will screen the outside storage of pallets from the nearby residential community. The landscaping buffer will also further mitigate any noise and visual impacts from the outside storage of pallets to the residential uses adjoining the site. Changes to the Project Site consists of a proposed 81-square-foot bathroom, a proposed 96-square-foot prefabricated mobile office, and a proposed 990-square-foot covered pallet construction area. The outdoor pallet storage area will remain unchanged. The lot is 244 feet deep and approximately 131 feet past the end of the restaurant is an existing eight-feet high CMU wall with landscaping, and an existing eight-foot-tall iron gate separating the pallet area from the restaurant. The site plan depicts a two-way 26-foot driveway running through the center of the pallet yard with trucks circulating in a one-way direction via a 24-foot-wide maneuvering area in the rear portion of the parcel.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. 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 (Applicant Burden of Proof). The 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 involves the continued operation and maintenance of an outdoor pallet yard with a new bathroom, new prefabricated office, new canopy for a pallet assembly area, landscaping, and permanent irrigation. 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 Hearing Officer 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. County Department of Public Works: Recommended clearance to public hearing with no conditions in a letter dated April 10, 2019.
2. County Fire Department: Recommended clearance to public hearing with no conditions in a letter dated March 27, 2019.
3. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated November 5, 2019.

B. Public Comments

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

Report
Reviewed By: Elsa M. Rodriguez
Elsa Rodriguez, Acting Supervising Regional Planner

Report
Approved By: Rob Glaser for Mitch Glaser
Mitch Glaser, Assistant Deputy Director

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