

**PROJECT NUMBER**

PRJ2018-003016-(2)

HEARING DATE

January 27, 2026

REQUESTED ENTITLEMENTConditional Use Permit ("CUP") No.
RPPL2018004607

PROJECT SUMMARY

OWNER / APPLICANT

Rosa M. Perez Cortez

MAP/EXHIBIT DATE

March 18, 2019

PROJECT OVERVIEW

A CUP for the continued operation and maintenance of an existing outdoor pallet yard ("A V Pallets"). The pallet yard occupies the rear half of the Project Site, which is shared with an existing restaurant located on the front half of the property. An existing eight-foot-tall concrete masonry unit ("CMU") wall and an existing 467-square-foot landscape buffer separate the pallet yard from the adjoining single-family residence. Pallets are assembled on-site using hand tools in a covered structure and are stored outdoors in the open yard area. The business employs eight people and operates Monday through Friday from 8:00 a.m. to 4:00 p.m. The site is fully paved and will provide 30 standard vehicle parking spaces, and six truck / forklift storage spaces.

LOCATION

433 E Alondra Blvd, West Rancho Dominguez

ACCESS

Alondra Boulevard

ASSESSORS PARCEL NUMBER

6125-008-001

SITE AREA

0.90 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035

ZONED DISTRICT

Victoria

PLANNING AREA

Metro

LAND USE DESIGNATION*

IL (Light Industrial)

ZONE*

M-1.5-DP-IP (Restricted Heavy Manufacturing, Development Program, Industrial Preservation)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT

West Rancho Dominguez-Victoria

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 Los Angeles County General Plan
- Satisfaction of the following portions of former Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.44.130 (West Rancho Dominguez-Victoria Community Standards District)
 - Section 22.32.150 (M-1.5 Restricted Heavy Manufacturing Zone Development Standards)

CASE PLANNER:

Kevin Pascasio

PHONE NUMBER:

(213) 647 – 2477

E-MAIL ADDRESS:

kpascasio@planning.lacounty.gov

* 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.