



PROJECT NUMBER PRJ2025-000469-(2) **HEARING DATE** March 25, 2026

REQUESTED ENTITLEMENT
Conditional Use Permit (“CUP”)
No. RPPL2025000655

PROJECT SUMMARY

OWNER / APPLICANT

Redwood Property Investments LLC, Hugo Alfaro

MAP/EXHIBIT DATE

February 11, 2024

PROJECT OVERVIEW

A CUP to authorize an outdoor storage yard for trucks and equipment. The Project Site contains two existing warehouses, 20 vehicle parking spaces, and a general construction storage area for tools, equipment, and trucks. Proposed site improvements include a 10-foot-tall solid concrete masonry unit (CMU) wall, planting 32 new 15-gallon trees, installation of a five-foot-deep landscaped buffer, and permanent irrigation. The outdoor storage yard will not be open to the public and will operate Monday through Friday from 8:00 a.m. to 5:00 p.m. with a total of 10 full-time employees.

LOCATION

2304 East 96th Street, Florence-Firestone

ACCESS

South Alameda Street and 96th Place

ASSESSORS PARCEL NUMBERS

6046-009-012-6046-009-018; 6046-009-021
6046-009-031; 6045-009-032.

SITE AREA

2.13 Acres

GENERAL PLAN / LOCAL PLAN

Metro Area Plan

ZONED DISTRICT

Stark Palms

PLANNING AREA

Metro

LAND USE DESIGNATION

IH (Heavy Industrial)

ZONE

M-2-GZ (Heavy Manufacturing- Green Zones)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT

Metro Planning Area Standards District

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 Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.418 (Florence-Firestone Transit Oriented District Specific Plan)
 - Chapter 22.84.040 (Green Zones Chapter)
 - Section 22.22.060 (Development Standards for Industrial Zone)

CASE PLANNER:

Daisy De La Rosa

PHONE NUMBER:

(213) 719 – 2945

E-MAIL ADDRESS:

DDelarosa@planning.lacounty.gov