

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: April 30, 2026

HEARING DATE: June 2, 2026 AGENDA ITEM: 3

PROJECT NUMBER: PRJ2024-001310-(1)

PERMIT NUMBER(S): Minor Conditional Use Permit (“MCUP”)  
RPPL2024001948

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 212 8<sup>th</sup> Avenue, La Puente (Avocado Heights)

OWNER: Andrea Vargas

APPLICANT: Cliff Ong

CASE PLANNER: Steve Mar, Senior Regional Planner  
smar@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 PRJ2024-001310-(1), MCUP Number RPPL2024001948, 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 motion:

### 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(S):

I, THE HEARING OFFICER, APPROVE MINOR CONDITIONAL USE PERMIT NUMBER RPPL2024001948 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

**PROJECT DESCRIPTION**

**A. Entitlement(s) Requested**

- Minor Conditional Use Permit (“MCUP”) for the operation of a pallet yard in the M-1-BE-IP (Light Manufacturing – Billboard Exclusion – Industrial Preservation) Zone pursuant to County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones) and 22.140.700 (Pallet Yards).

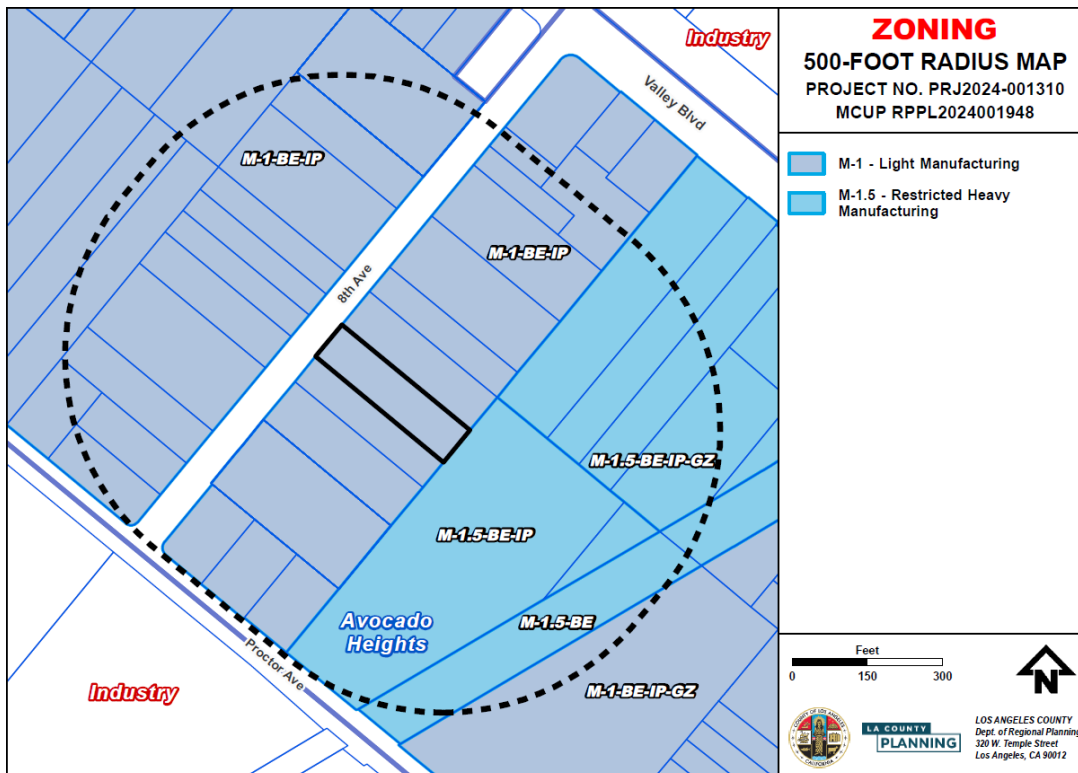
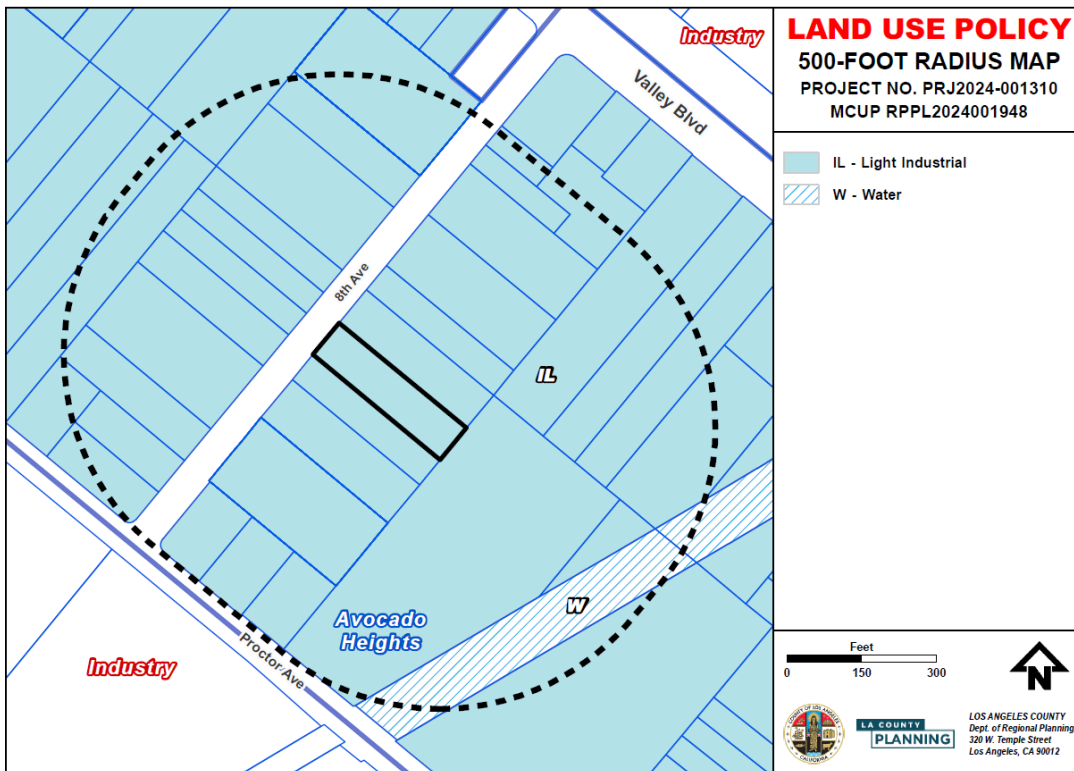
**B. Project**

The applicant, Cliff Ong, is requesting an MCUP to authorize the operation of an existing, unpermitted pallet yard in the M-1-BE-IP Zone pursuant to County Code Sections 22.22.030.C (Land Use Regulations for Industrial Zones) and 22.140.700 (Pallet Yards).

**SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1-BE-IP	Pallet Yard
NORTH	IL	M-1-BE-IP	Industrial
EAST	W (Water), IL	M-1.5-BE-IP (Restricted Heavy Manufacturing – Billboard Exclusion – Industrial Preservation)	Industrial
SOUTH	IL	M-1-BE-IP, M-1.5-BE-IP	Industrial
WEST	IL	M-1-BE-IP	Industrial



**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4291	A-1 (Light Agricultural)	10/11/1943
5122	A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area)	5/25/1948
11394	M-1 (Light Manufacturing)	8/10/1976
860131z	M-1-BE (Light Manufacturing – Billboard Exclusion)	8/5/1986
20150043z	M-1-BE-IP (Light Manufacturing – Billboard Exclusion – Industrial Preservation)	10/6/2015

**B. Previous Cases**

CASE NO.	REQUEST	DATE OF ACTION
Certificate of Compliance No. RPPL2019005512	Certificate of Compliance	Recorded 2/3/2020

**C. Violations**

CASE NO.	VIOLATION	CLOSED/OPEN
Code Enforcement Case No. 2018004652	Unpermitted pallet yard. Nonconforming single-family residence.	Open

**ANALYSIS**

**A. Land Use Compatibility**

The pallet yard is an existing unpermitted use on the property. However, the use is compatible with the surrounding industrial uses, including other pallet yard businesses, that characterize the surrounding neighborhood. There are no residences or sensitive uses in the immediate vicinity of the subject property. The subject property is not located within a Green Zones buffer area.

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

The MCUP will allow the continued operation of an unpermitted pallet yard that will abide by the development standards described under County Code Section 22.140.700 (Pallet Yards). An existing non-conforming single-family residence located at the front of the property will be converted into offices for the business. The pallet yard will consist of eight

stacked pallet storage areas and a rear 1,502 square-foot open canopy area to conduct minor pallet repairs. The entire pallet yard area is surrounded by either solid block walls or the solid block wall face of adjoining buildings. The street frontage facing the proposed office space will feature a new eight-foot-tall wrought iron fence with a three-foot wide landscaping strip in front. The unpermitted pallet yard has been in existence for at least seven years and the use is compatible with adjacent industrial uses, including other nearby pallet yards businesses. With the imposition of development and operational standards, including allowed hours of operation, designated pallet storage areas, and required walls and landscaping, the continued operation of the existing pallet yard will not have an adverse impact in the surrounding neighborhood.

### **C. Design Compatibility**

The existing pallet yard is currently not in compliance with the requirements of County Code Sections 22.22.030.C (Land Use Regulations for Industrial Zones), 22.112.070 (Required Parking Spaces), and 22.140.700 (Pallet Yards). A single-family residence is currently being maintained on the property as a caretaker's house. There are no designated on-site automobile parking spaces; the pallet yard does not have designated pallet storage areas that maintain minimum distances from surrounding walls or buildings, and the storage yard area is not completely enclosed by solid walls. The MCUP ensures that the pallet yard is designed in a way that abides to the development standards prescribed under County Code. Proposed improvements to the site include converting the single-family residence into office space for the business, providing designated, striped parking spaces, designating specific pallet storage areas that are located at least 10 feet from any surrounding walls, installing new block walls where needed, and providing landscaping along the street frontage. The subject property is located within the East San Gabriel Valley PASD and the Avocado Heights CSD. The design and operation of the pallet yard does not conflict with any design or development standards of the PASD or CSD.

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

The Project is consistent with applicable goals and policies of the General Plan and East San Gabriel Valley Area 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 Sections 22.160.050 and 22.140.700 of the County Code. 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) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The Project will allow the continued operation of an existing, unpermitted pallet yard with improvements that are designed to reduce neighborhood visual and noise impacts. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption. 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. The County Department of Public Works, in a letter dated March 12, 2026, recommended that the Project proceed to public hearing with recommended conditions.
2. The County Department of Public Health, in a letter dated November 24, 2025, recommended that the Project proceed to public hearing with recommended conditions.
3. The County Fire Department, in a letter dated April 25, 2025, recommended that the Project proceed to public hearing.

**B. Public Comments**

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

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Report

Reviewed By:



\_\_\_\_\_  
Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



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Susan Tae, AICP, Assistant Administrator

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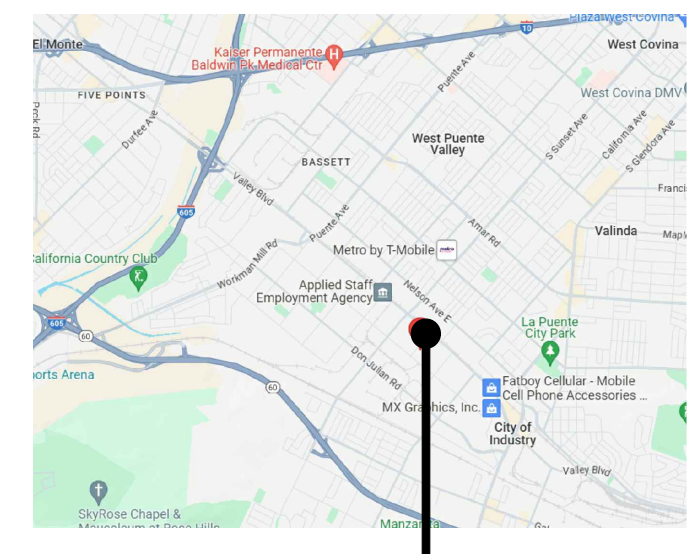
<b>LIST OF ATTACHED EXHIBITS</b>	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Operation Plan
EXHIBIT I	County Department Correspondence

ANDREA C. VARGAS  
AMERICAN PALLET'S SOLUTIONS  
TENANT IMPROVEMENT  
212 S. 8TH AVE.,  
LA PUENTE, CA. 91745



PROJECT OWNER  
ANDREA C. VARGAS  
(626) 923-7442  
LA PUENTE, CA. 91745

### Vicinity Map



PROJECT SITE:  
212 S. 8TH AVE.,  
LA PUENTE, CA. 91745

### Project Data

A) APN:	8208-008-002
B) PROPERTY LOCATION:	212 S. 8TH AVE., LA PUENTE, CA. 91745
C) LOT:	5
D) TRACT:	1343
E) OCCUPANCY GROUP:	R-3U
F) TYPE OF CONSTRUCTION:	VB
G) NUMBER OF STORIES:	1 STORY
H) BUILDING HEIGHT:	+/- 16'-9"
I) SPRINKLER OR NON SPRINKLER:	NON SPRINKLER
J) APPLICATION:	TENANT IMPROVEMENT
K) ZONE:	C-2 RETAIL COMMERCIAL ZONE
L) APPLICANT:	ANDREA C. VARGAS (626) 923-7442 212 S. 8TH AVE., LA PUENTE, CA. 91745

REVISIONS BY PLANNING

1	FBW COR. 12/10/25
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REVISIONS BY BUILDING

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REVISIONS BY OWNER

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### Area Calculation

1. EXISTING LOT AREA	27,225 SQ.FT.
2. (E) CARETAKER'S QUARTER/ OFFICE: (E) 2-CAR GARAGE	884 SQ.FT. 400 SQ.FT. 1,284 SQ.FT.
3. (PALLET REPAIR)	1,731 SQ.FT.
4. FLOOR AREA RATIO	3.015 SQ.F.T/ 27,225 SQ.FT. = 11%
5. PARKING	4 SPACES I.H.C. PARKING

### Applicable Building Code

BUILDING CODE:  
2022 California Building Code  
2022 California Electrical Code  
2022 California Mechanical Code  
2022 California Plumbing Code  
2022 California Energy Code  
2022 California Administrative Code  
2022 International Fire Code  
2022 California Fire Code

### Scope Of Work

- (N) 6' HIGH CONCRETE BLOCK WALL
- (N) CONVERT MAIN HOUSE TO CARETAKER'S QUARTER/ OFFICE.
- (N) PALLET REPAIR

### Sheet Index

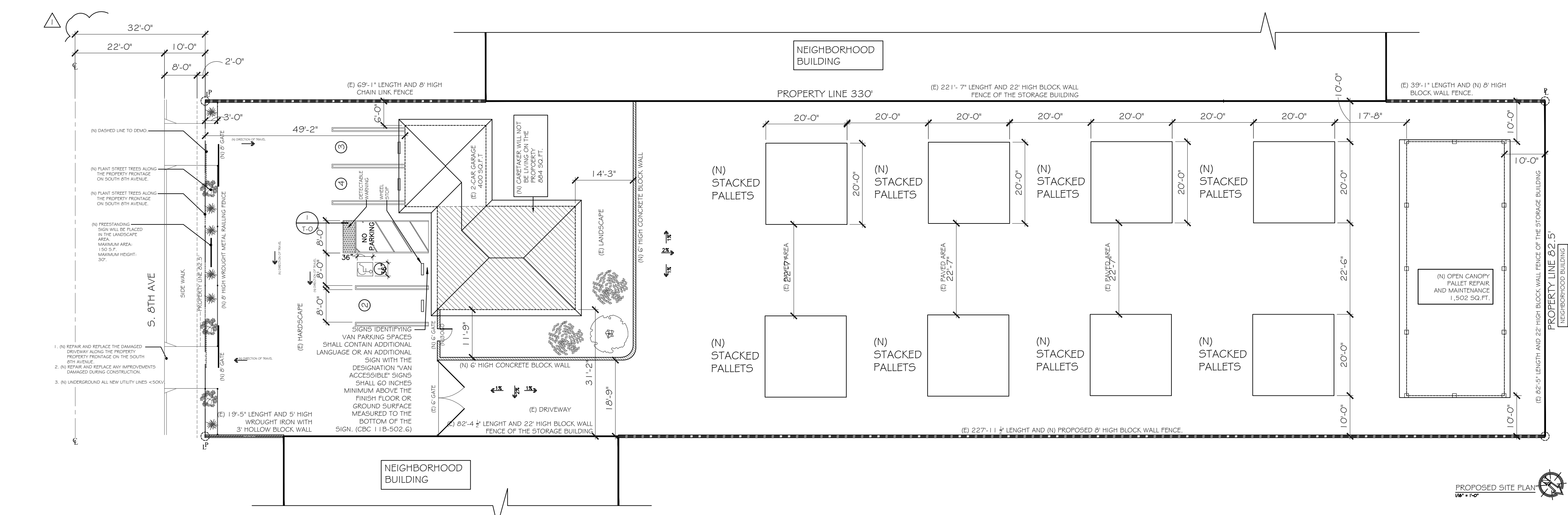
T-0	COVER SHEET & PROPOSED SITE PLAN
GN-1	GENERAL NOTES
A-1	EXISTING MAIN HOUSE FLOOR PLAN AND PROPOSED CARETAKER'S QUARTER ELEVATION, PROPOSED (NORTH) PALLET REPAIR FRONT ELEVATION, PROPOSED (SOUTH) PALLET REPAIR ELEVATION, PROPOSED (WEST) PALLET REPAIR ELEVATION, AND PROPOSED PALLET REPAIR ROOF PLAN.
A-2	PROPOSED FRONT FENCE.
A-3	

SHEET TITLE:  
COVER SHEET AND PROPOSED SITE PLAN

ANDREA C. VARGAS  
(626) 923-7442  
212 S. 8TH AVE.,  
LA PUENTE, CA. 91745

DRAWN: CO  
CHECKED:  
DATE: 1/11/2024  
JOB NO.:  
SCALE: AS NOTE  
SUBJECT:  
SHEET

T-0  
OF 1-5



GENERAL REQUIREMENTS FOR NOISE AND AIR QUALITY:  
THE APPLICANT SHALL ABIDE BY THE REQUIREMENTS CONTAINED IN TITLE 12, SECTION 12.08.390, 12.08.440, AND 12.08.530, NOISE CONTROL ORDINANCE FOR THE COUNTY OF LOS ANGELES. (REFERENCE AVAILABLE AT MUNICODOC.COM.T)

3.1 EXTERIOR NOISE ORDINANCE:  
EXTERIOR NOISE STANDARD (12.08.390)  
NO PERSON SHALL OPERATE OR CAUSE TO BE OPERATED, ANY SOURCE OF SOUND AT ANY LOCATION WITHIN THE UNINCORPORATED COUNTY, OR ALLOW THE CREATION OF ANY NOISE ON PROPERTY OWNED, LEASED, OCCUPIED, OR OTHERWISE CONTROLLED BY SUCH PERSON WHICH CAUSES THE NOISE LEVEL, WHEN MEASURED ON ANY OTHER PROPERTY EITHER INCORPORATED OR UNINCORPORATED, TO EXCEED ANY OF THE FOLLOWING EXTERIOR NOISE STANDARDS (SEE TABLE 1):

AREA	DURATION	EXTERIOR NOISE STANDARDS, DBA				
		STD #1 30 MIN TR. 15 MIN TR.	STD #2 15 MIN TR. 15 MIN TR.	STD #3 30 MIN TR. 15 MIN TR.	STD #4 1 MIN TR. 1 MIN TR.	STD #5 AT 100 FT. AT 100 FT.
RESIDENTIAL	7 AM - 10 PM	50	55	60	65	70
	10 PM - 7 AM	45	50	55	60	65
COMMERCIAL	7 AM - 10 PM	60	65	70	75	80
	10 PM - 7 AM	55	60	65	70	75
INDUSTRIAL	ANYTIME	70	75	80	85	90

TABLE 1. STD = STANDARD DB THAT MAY NOT EXCEED THE CUMULATIVE PERIOD

3.2 CONSTRUCTION NOISE ORDINANCE:  
CONSTRUCTION NOISE STANDARD (12.08.440)  
OPERATION OR CAUSING THE OPERATION OF ANY TOOLS OR EQUIPMENT USED IN CONSTRUCTION, DRILLING, REPAIR, ALTERATION, OR DEMOLITION WORK BETWEEN WEEKDAY HOURS OF 7:00 P.M. AND 7:00 A.M., OR AT ANY TIME ON SUNDAYS OR HOLIDAYS, SUCH THAT THE SOUND THEREFROM CREATES A NOISE DISTURBANCE ACROSS A RESIDENTIAL OR COMMERCIAL REAL-PROPERTY LINE, EXCEPT FOR EMERGENCY WORK OF PUBLIC SERVICE UTILITIES OR BY VARIANCE ISSUED BY THE HEALTH OFFICER IS PROHIBITED.

A. MOBILE EQUIPMENT, MAXIMUM NOISE LEVELS FOR NONSCHEDULED, INTERMITTENT, SHORT-TERM OPERATION (LESS THAN 10 DAYS) OF MOBILE EQUIPMENT SHALL NOT EXCEED:

	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	SEMI-RESIDENTIAL/ COMMERCIAL
DAILY, EXCEPT SUNDAYS AND LEGAL HOLIDAYS, 7:00 A.M. TO 7:00 P.M.	50 DBA	55 DBA	65 DBA

TABLE 2. STD = STANDARD DB THAT MAY NOT EXCEED

B. STATIONARY EQUIPMENT, MAXIMUM NOISE LEVEL FOR REPEATIVELY SCHEDULED AND RELATIVELY LONG-TERM OPERATION (PERIODS OF 10 DAYS OR MORE) OF STATIONARY EQUIPMENT SHALL NOT EXCEED:

	SINGLE-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	SEMI-RESIDENTIAL/ COMMERCIAL
DAILY, EXCEPT SUNDAYS AND LEGAL HOLIDAYS, 7:00 A.M. TO 7:00 P.M.	50 DBA	55 DBA	70 DBA

TABLE 3. STD = STANDARD DB THAT MAY NOT EXCEED

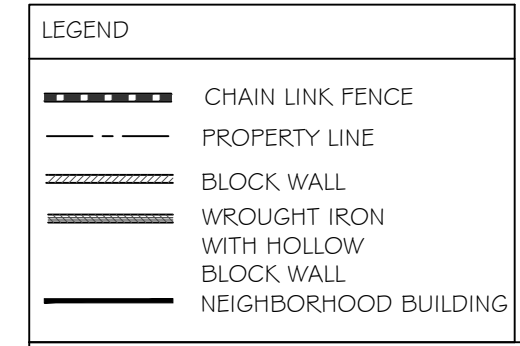
3.3 RECOMMENDATION AND REQUIREMENTS  
3.3.1 BASED ON THE PROPOSED PLAN AND FINDINGS, OPERATIONAL ACTIVITIES FROM THE PROJECT COMPLY WITH TITLE 12, SECTION 12.08.390, NOISE CONTROL ORDINANCE FOR THE COUNTY OF LOS ANGELES. THE FOLLOWING ACTIVITIES SHALL BE MONITORED CLOSELY AND RESTRICTED TO AVOID NOISE IMPACTED TO NEIGHBORS.

- IMPULSIVE NOISE, A SOUND OF SHORT DURATION, USUALLY LESS THAN ONE SECOND OF HIGH INTENSITY, WITH AN ABRUPT ONSET AND RAPID DECAY, SHALL NOT EXCEED 70 DBA AT THE RESIDENTIAL PROPERTY, 60 DBA AT THE COMMERCIAL PROPERTY AND 90 DBA AT THE INDUSTRIAL PROPERTY.

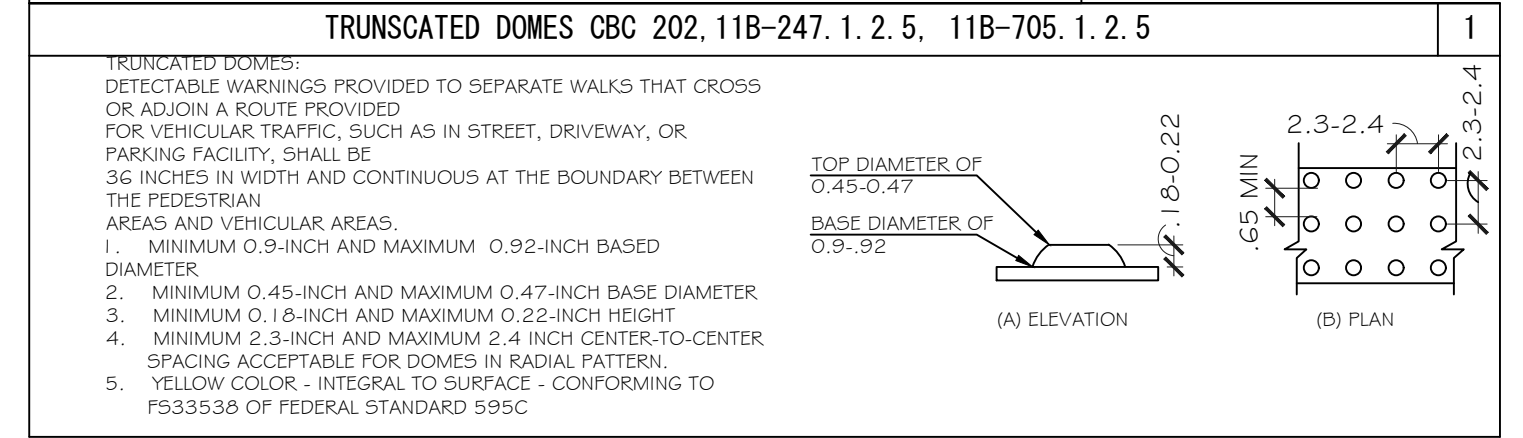
- VEHICLE BACKUP ALARM
- VEHICLE IDLING FOR A PROLONGED PERIOD
- HAMMERSING
- SAWING

3.3.2 CONSTRUCTION NOISE  
NOISE MITIGATION MEASURES SHOULD BE APPLIED TO REDUCE CONSTRUCTION NOISE AND TO COMPLY WITH TITLE 12, SECTION 12.08.440 - CONSTRUCTION NOISE. NOISE MITIGATION STRATEGIES MAY INCLUDE BUT ARE NOT LIMITED TO:

- ALL CONSTRUCTION EQUIPMENT SHALL BE EQUIPPED WITH THE MANUFACTURERS' RECOMMENDED NOISE MUFFLING DEVICES, SUCH AS MUFFLERS AND ENGINE COVERS. THESE DEVICES SHALL BE KEPT IN GOOD WORKING CONDITION THROUGHOUT THE CONSTRUCTION PROCESS.
- INSTALLATION OF A TEMPORARY SOUND BARRIER AT THE PROPERTY LINES OF THE PROPOSED PROJECT SITE TO MITIGATE NOISE IMPACTS ON ALL SURROUNDING PROPERTIES.
- ALL CONSTRUCTION EQUIPMENT SHALL BE PROPERTY MAINTAINED AND TURNED TO MINIMIZE NOISE EMISSIONS.
- STATIONARY NOISE SOURCES (E.G., GENERATORS AND COMPRESSORS) SHALL BE LOCATED AS FAR FROM RESIDENTIAL RECEPTOR LOCATIONS AS IS FEASIBLE.



ACCESSIBLE PARKING CBC 502  
SIGNAGE (CBC 11B-502.G)  
1. ACCESSIBLE PARKING SPACE IDENTIFICATION ON A POLE OR WALL.  
2. "VAN ACCESSIBLE" SIGN ON EACH VAN ACCESSIBLE PARKING STALL.  
3. A WARNING SIGN AT THE ENTRANCE TO THE PARKING AREA FROM THE STREET REGARDING UNAUTHORIZED VEHICLES SHALL NOT USE THE DESIGNATED ACCESSIBLE PARKING SPACES.  
4. ON THE SIDEWALK SIGN, ADD A SIGN STATING: "85% MIN FIN".  
5. THE BORDER OF THE ACCESSIBLE SIGN SHALL BE PAINTED BLUE.



NOTE:  
THE LANDSCAPING REQUIREMENTS REQUIRE ON 15-GALLON SIZED TREE FOR EVERY 100 SQ. FT. OF LANDSCAPING. THE 3' X 8' 5" LANDSCAPING AREA MINUS THE DRIVEWAY WIDTHS WOULD REQUIRE EITHER 2 OR 3 TREES TO BE PLANTED.



RECEIVED MAY 11 2025  
COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION  
Fire Prevention Engineering  
8800 Wilshire Blvd.  
Los Angeles, CA 90048  
Telephone (323) 860-4125 Fax (323) 860-4129

Information on Fire Flow Availability for Building Permit  
For All Buildings Other Than One and Two Family Dwellings (R-3), Townhomes, and Accessory Dwelling Units

INSTRUCTIONS:  
1. Complete and return to:  
Fire Prevention Engineering  
8800 Wilshire Blvd.  
Los Angeles, CA 90048  
Telephone (323) 860-4125 Fax (323) 860-4129

PART I  
Building Address: 212 S. 8th Ave.,  
City or Area: La Puente, CA. 91745 APN: 8208-008-002  
Nearest Cross Street: Proctor Ave  
Distance of Nearest Cross Street to Property Line: 2 miles  
Applicant: Andrea C. Vargas Telephone: (626) 274-6350  
Address: 212 S. 8th Ave.,  
City: La Puente, CA. 91745  
Occupancy (Use of Building): R-3U Fire System(s): Yes  No   
Type of Occupancy: V-43  
Square Footage: 1,284 SF. Number of Stories: 1 Story  
Date: 5/5/25  
Signature: Andrea C. Vargas

PART II  
INFORMATION ON FIRE FLOW AVAILABILITY  
(Part II to be completed by Water Purveyor)  
Location of hydrant: In front of 212 S. 8th Ave.  
Distance from Nearest Property Line: 58 ft. Size of Hydrant: 6" Fire Flow at 20 PSI: 313 GPM  
Flow Test Date: 2/5/25  
Flow Test Date: 2/5/25  
Hydrant tested:  No hydrant tested:

Location of hydrant: \_\_\_\_\_  
Distance from Nearest Property Line: \_\_\_\_\_ Size of Hydrant: \_\_\_\_\_  
Flow Test Date: \_\_\_\_\_  
Flow Test Date: \_\_\_\_\_  
Hydrant tested:  No hydrant tested:

Location of hydrant: \_\_\_\_\_  
Distance from Nearest Property Line: \_\_\_\_\_ Size of Hydrant: \_\_\_\_\_  
Flow Test Date: \_\_\_\_\_  
Flow Test Date: \_\_\_\_\_  
Hydrant tested:  No hydrant tested:

La Puente Valley CUP  
Water Purveyor: 722-25  
Distribution Specialist: [Signature]

LA PUENTE VALLEY WATER DISTRICT  
1212 S. 8TH AVE.  
LA PUENTE, CA. 91745  
OFFICE: (626) 333-3895  
7 AM - 5 PM, MONDAY - SATURDAY

FIRE HYDRANT FLOW TEST  
DATE: 11/20/2024  
LOCATION: 212 S. 8th Ave.  
FLOW TEST RESULTS: 313.79 GPM @ 20 PSI

STAT: Static Pressure: 88 psi Residual Pressure: 78 psi  
Outlet Diameter: 2.5 inch Pilot Gauge Pressure: 37 psi  
Water Main Size: 18 inch Fire Flow Size: 5 inch  
Hydrant Type: 6" x 2.5" Flow Time: 5.5 min.  
Observed Flow: 313.79 GPM Water Loss: 20.11 gpm/100 ft.

FIRE FLOW COMPUTATION:  
Formula:  $Q = 29.83(C)(p)^{0.45}$   
Formula:  $AF = Q(1.48)^{2.85} (S-R)^{0.64}$

FIRE FLOW TEST RESULTS:  
313.79 GPM @ 20 PSI

The results of the flow test herein is a certification of the actual flow of the specified hydrant at the time and date shown. Normal operating conditions of the distribution system are assumed. No warranty or guarantee is implied.

BY: [Signature] DATE: 11/20/2024  
METHODS APPROVED BY THE AMERICAN WATER WORKS ASSOCIATION AND THE AMERICAN FIREWORKS ASSOCIATION

THE PROJECT DOES REQUIRE NEW STREETLIGHTS AND ANNEXATION IS REQUIRED.  
SEE BELOW FOR FURTHER DETAILS.

Project is not in the County Lighting Maintenance District (CLMD) 1687. The CUP project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

**STREETLIGHT REQUIREMENTS**

- Streetlight(s) shall be provided to the satisfaction of Public Works or as modified by Public Works along property frontage of Project.
- Provide streetlight(s) on new wood pole(s) with overhead wiring. The streetlight(s) shall be designed as a Southern California Edison owned and maintained system.
- Prior to recordation of final map or parcel map waiver, submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
- If annexation is required for the project, street lighting plans cannot be approved until the Board of Supervisors approve the annexation.
- If phasing of the project is approved, each phase of the project shall be subject to the conditions for each individual phase.
- For R3/CUP Projects, Street lighting plans shall be approved prior to issuance of building permits or road construction permits, whichever occurs first.
- For subdivisions, Street lighting plans shall be approved prior to map recordation.
- Street lighting improvements shall be installed per approved plans prior to the issuance of a certificate of occupancy.
- Annexation is required.

**ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS**

- The proposed project or a portion(s) of the proposed project is not within the existing CLMD and annexation to the CLMD is required, prior to recordation of final map or parcel map waiver. The Board of Supervisors must approve the annexation and levy of assessments prior to Public Works approving the street lighting plans.
- The Board of Supervisors must approve the annexation and levy of assessments prior to the issuance of occupancy. The Street Lighting Section can issue an **interim** street lighting plans approval to allow for issuance building permits or road construction permits, whichever occurs first, once:

- the street lighting plans are ready for approval,
- the annexation process have been initiated, and,
- the Street Lighting Section have everything to process the annexation.

12. Upon approval of the CUP Approval, the developer must notify [jojimenez@pw.lacounty.gov](mailto:jojimenez@pw.lacounty.gov) in order to initiate the annexation process.

13. Upon approval of the CUP Approval, the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the CLMD to pay the future operation and maintenance costs of streetlight(s):

- Submit a street lighting plan for the proposed streetlight(s) meeting County lighting standards to the satisfaction of Public Works.
- Provide business address and developer/property owners name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either MicroStation or Auto CADD format of territory to be developed to the Street Lighting Section.
- Submit site map of the proposed project including any roadways conditioned for streetlights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section at (800) 618-7575 for map requirements and/or questions you may have.
- If no new streetlights are required but annexation is required, submit a street lighting plan showing the location of existing streetlights.
- For subdivisions, provide a copy of the recorded subdivision map, if recorded.

14. The annexation and assessment balloting process takes approximately 18 months to complete once the annexation and levy of assessment timeline acknowledgment form is signed by the developer after the above information is received and approved. Therefore, untimely submittal of the above information may result in delaying the approval of the street lighting plans.

15. Upon project recordation, the developer must notify Public Works, Street Lighting Section. The applicant shall provide the status of this approval to [jojimenez@pw.lacounty.gov](mailto:jojimenez@pw.lacounty.gov).

**TRANSFER REQUIREMENTS**

16. The applicant (property owner or authorized representative) shall be responsible for the operation and maintenance of streetlights along with their associated costs that are installed as a condition of development. The applicant will remain responsible until the streetlights are formally accepted into the County Lighting District for operation and maintenance and their billing is transferred into a County Lighting District account with Southern California Edison.

17. Public Works can assume the responsibility for funding the operation and maintenance of all streetlights installed and transfer the billing when all of the following conditions are met (the transfer of billing may be delayed one or more years if the conditions are not met):

- All required streetlights (LS-1) in the project have been constructed per Public Works approved street lighting plan, energized, and field accepted.
- The County Lighting Districts is receiving revenue from the benefitting properties via the annual property tax bill.
- The applicant must make a written request to [JCabrera@pw.lacounty.gov](mailto:JCabrera@pw.lacounty.gov) for Public Works to transfer the billing from applicant to the County. Alternatively, the applicant can call (800) 618-7575 to make the request over the phone.
- Any underlying road(s) or any associated road improvements have been accepted for public use.

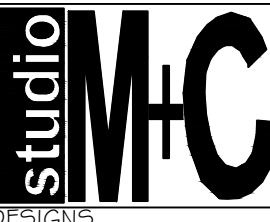
Once the transfer of billing is complete, the County will authorize the release of any remaining bond, if any.

18. The County Lighting Districts cannot assume responsibility for streetlights located within gated communities or on roadways designated as a private or private-future street.

**Additional Conditions for Edison owned Streetlight Transfer of Billing:**

Prepared by: [Jonathan Jimenez](#) Phone: (626) 300-4812

Date: 04-02-2025



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REPLICATED, USED OR  
DISCLOSED WITHOUT THE  
WRITTEN CONSENT OF THE  
DESIGNER.

PROJECT OWNER  
ANDREA C. VARGAS  
(626) 923-7442  
212 S. 8TH AVE.,  
LA PUENTE, CA. 91745

REVISIONS BY PLANNING

△ FBW CORR. 12/10/25

REVISIONS BY BUILDING

REVISIONS BY OWNER

SHEET TITLE:  
GENERAL NOTES

ANDREA C. VARGAS  
(626) 923-7442  
212 S. 8TH AVE.,  
LA PUENTE, CA. 91745

DRAWN: CO  
CHECKED:  
DATE: 1/11/2024  
JOB NO.:  
SCALE: AS NOTE  
SUBJECT:

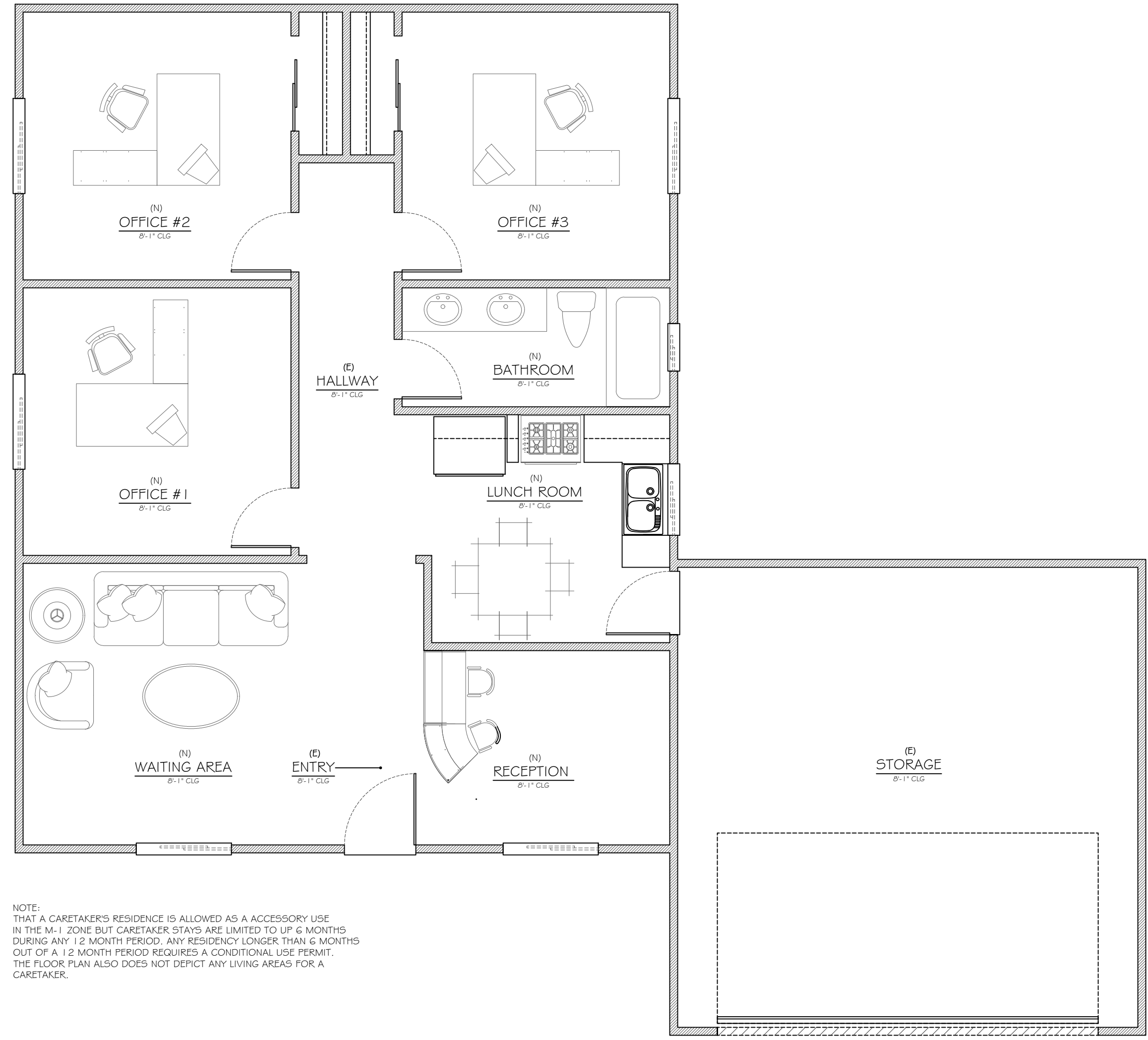
SHEET

GN-1

OF 2-5

**LEGEND**

— EXISTING WALL



NOTE:  
 THAT A CARETAKER'S RESIDENCE IS ALLOWED AS A ACCESSORY USE IN THE M-1 ZONE BUT CARETAKER STAYS ARE LIMITED TO UP TO 6 MONTHS DURING ANY 12 MONTH PERIOD. ANY RESIDENCY LONGER THAN 6 MONTHS OUT OF A 12 MONTH PERIOD REQUIRES A CONDITIONAL USE PERMIT. THE FLOOR PLAN ALSO DOES NOT DEPICT ANY LIVING AREAS FOR A CARETAKER.

REVISIONS BY PLANNING

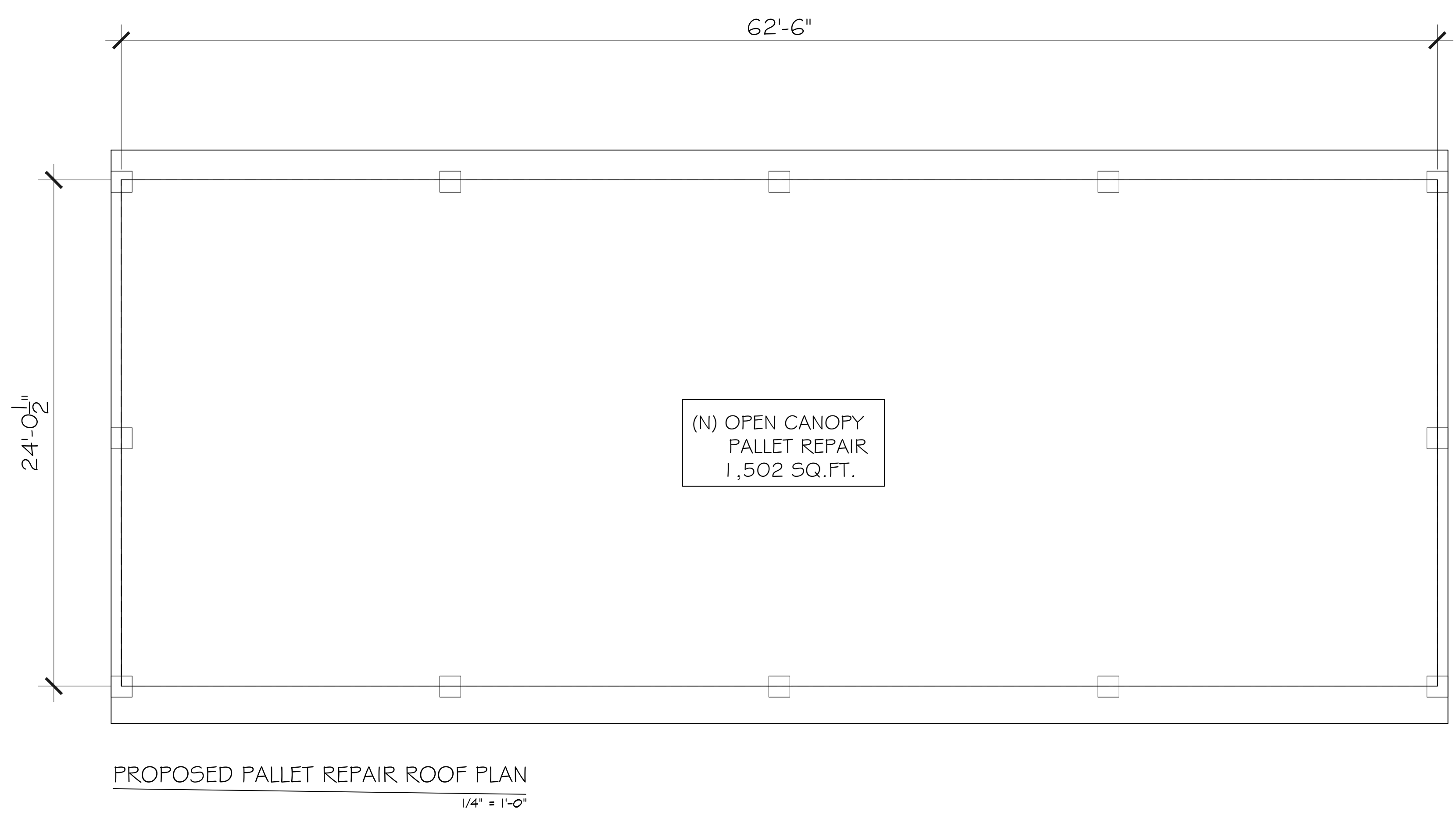
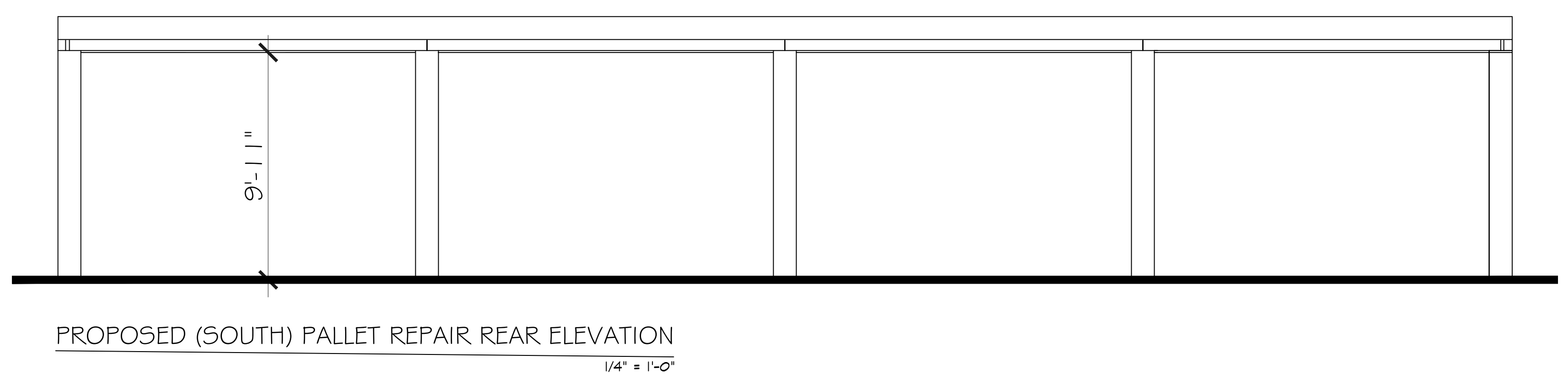
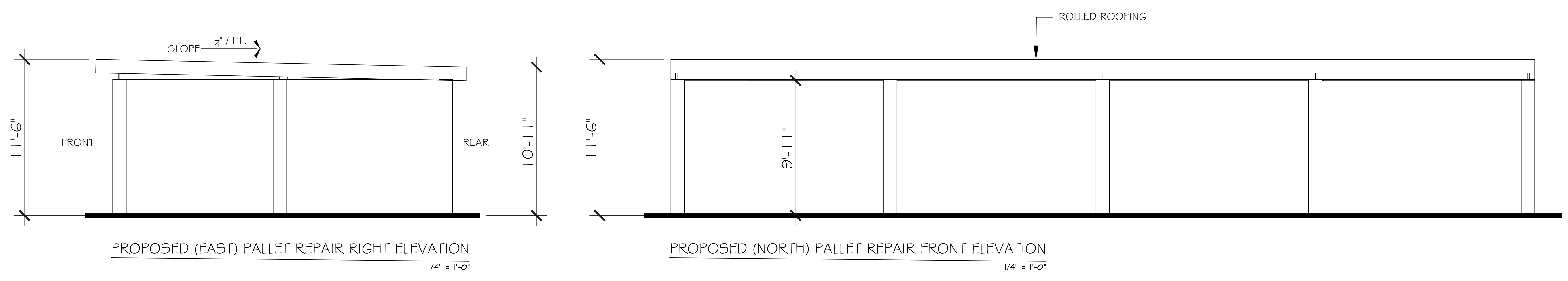

REVISIONS BY BUILDING


REVISIONS BY OWNER


SHEET TITLE:  
 EXISTING MAIN HOUSE FLOOR PLAN AND  
 PROPOSED CARETAKER'S QUARTER

ANDREA C. VARGAS  
 (626) 923-7442  
 212 S. 8TH AVE.,  
 LA PUENTE, CA. 91745

DRAWN: CO  
 CHECKED:  
 DATE: 1/11/2024  
 JOB NO.:  
 SCALE: AS NOTE  
 SUBJECT:







**PROJECT NUMBER** PRJ2024-001310-(1)  
**HEARING DATE** June 2, 2026  
**REQUESTED ENTITLEMENT(S)**  
 Minor Conditional Use Permit No. RPPL2024001948

## PROJECT SUMMARY

**OWNER / APPLICANT**

Andrea Vargas / Cliff Ong

**MAP/EXHIBIT DATE**

1/11/2024

**PROJECT OVERVIEW**

The applicant, Cliff Ong, is requesting a minor conditional use permit (“MCUP”) to authorize the operation of an existing, unpermitted pallet yard in the M-1-BE-IP (Light Manufacturing – Billboard Exclusion – Industrial Preservation) Zone pursuant to Los Angeles County Code Sections 22.22.030.C (Land Use Regulations for Industrial Zones) and 22.140.700 (Pallet Yards).

**LOCATION**

212 8<sup>th</sup> Avenue, La Puente (Avocado Heights)

**ACCESS**

via 8<sup>th</sup> Avenue

**ASSESSORS PARCEL NUMBER(S)**

8208-008-002

**SITE AREA**

0.63 Acres

**GENERAL PLAN / LOCAL PLAN**

East San Gabriel Valley Area Plan

**ZONED DISTRICT**

Puente

**PLANNING AREA**

East San Gabriel Valley

**LAND USE DESIGNATION**

IL (Light Industrial)

**ZONE**

M-1-BE-IP

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**APPLICABLE STANDARDS DISTRICT**

East San Gabriel Valley Planning Area Standards District (PASD)  
 Avocado Heights Community Standards District (CSD)

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the General Plan and the East San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.160.050 (Minor Conditional Use Permit Findings and Decision Requirements)
  - Section 22.366.080 (Avocado Heights CSD requirements)
  - Section 22.22.060 (Development Standards for Industrial Zones)
  - Section 22.22.070 (Development Standards for Zone M-1)
  - Section 22.140.700.D (Development Standards for Pallet Yards)

**CASE PLANNER:**

Steve Mar

**PHONE NUMBER:**

(213) 893-7009

**E-MAIL ADDRESS:**

smar@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2024-001310-(1)  
MINOR CONDITIONAL USE PERMIT NO. RPPL2024001948

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Minor Conditional Use Permit (“MCUP”) No. **RPPL2024001948** on June 2, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Cliff Ong (“Permittee”), requests the MCUP to authorize the operation of an existing, unpermitted pallet yard (“Project”) on a property located at 212 8th Ave, La Puente in the unincorporated community of Avocado Heights (“Project Site”) in the M-1-BE-IP (Light Manufacturing – Billboard Exclusion – Industrial Preservation) zone pursuant to Los Angeles County Code (“County Code”) Sections 22.22.030.C (Land Use Regulations for Industrial Zones) and 22.140.700 (Pallet Yards).
4. **PREVIOUS ENTITLEMENT(S).** Certificate of Compliance No. RPPL2019005512 was recorded on February 3, 2020.
5. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the East San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned M-1-BE-IP. Pursuant to County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones), an MCUP is required for a pallet yard.

**7. SURROUNDING LAND USES AND ZONING**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	IL	M-1-BE-IP	Industrial
EAST	W (Water), IL	M-1.5-BE-IP (Restricted Heavy Manufacturing – Billboard Exclusion – Industrial Preservation)	Industrial

SOUTH	IL	M-1-BE-IP, M-1.5-BE-IP	Industrial
WEST	IL	M-1-BE-IP	Industrial

**8. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 0.63 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a non-conforming single-family residential structure and an unpermitted pallet yard.

**B. Site Access**

The Project Site is accessible via 8<sup>th</sup> Avenue, a 44-foot-wide public street to the west. The primary and sole access point to the Project Site will be via an entrance/exit on 8<sup>th</sup> Street.

**C. Site Plan**

The site plan depicts the Project Site as a rectangular parcel located on the eastern side of 8<sup>th</sup> Avenue. Access to the site is provided by two separate entrance driveways off of 8<sup>th</sup> Avenue. An eight-foot-tall wrought iron fence and gates will be installed behind a three-foot wide landscaping strip along the front property line facing the 8<sup>th</sup> Avenue street frontage. A proposed freestanding business sign to be installed in the landscaping strip shall have a sign face area no greater than 150 square feet and be no more than 30 feet in height. An existing 884-square-foot single-family residence with an attached two-car garage will be converted into office space for the pallet yard business. The attached garage will be used for general office storage. Four parking spaces will be located in front of the offices. A six-foot-tall block wall and gate separates the office structure from the pallet storage yard area located behind the structure. The pallet storage yard area depicts eight designated stacked pallet areas and a rear 1,502 square foot area covered with an open canopy used for pallet repair and maintenance.

**D. Parking**

The Project provides four designated striped parking spaces located in front of the proposed office structure.

**9. CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption 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 involved the continued operation of an existing, unpermitted pallet yard with improvements that are designed to reduce neighborhood visual and noise impacts. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project

will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

**10. PUBLIC COMMENTS.**

Prior to the publication of the Report to the Hearing Officer, LA County Planning staff received no public comments.

**11. AGENCY RECOMMENDATIONS.**

LA County Planning staff has received the following comments and recommendations from other public agencies:

1. County Department of Public Works, in a letter dated March 12, 2026, recommended that the Project proceed to public hearing with recommended conditions.
2. County Department of Public Health, in a letter dated November 24, 2025, recommended that the Project proceed to public hearing with recommended conditions.
3. County Fire Department, in a letter dated April 25, 2025, recommended that the Project proceed to public hearing.

**12. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail and newspaper. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On April 15, 2026, a total of 95 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 12 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

**13. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the IL (Light Industrial) land use designation is intended for light industrial uses, including light manufacturing, assembly, warehousing, and distribution, categories into which this Project falls.

**14. GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following goals and policies:

The following policies of the General Plan are applicable to the proposed project:

- *(Policy LU 5.9) Preserve key industrially designated land for intensive, employment-based uses.*
- *(Policy LU 7.2) Protect industrial parks and districts from incompatible uses.*

The Project allows for the continued operation of an existing pallet yard within an area zoned with an Industrial Preservation overlay. Nearby industrial uses include other pallet yards and the Project is compatible with the industrial character of the neighborhood and preserves the existing industrial use on the property. The business is expected to employ five persons for its operations.

The following policies of the Area Plan are applicable to the proposed project:

- *(Policy LU-1.5: Complementary Growth) Accommodate growth in a way that complements community scale and character, while accommodating for a diversity of land uses.*
- *(Policy LU-3.20: Industrial- and Manufacturing-Supporting Uses) Allow for the integration of compatible land uses within industrial and manufacturing centers to service the needs of businesses and employees, foster creativity, and reduce the need to travel off-site during business hours, including such uses as administrative office space, financial services, business support services, restaurants, tasting rooms, health services, and recreational services.*

The Project is compatible with the industrial character of the neighborhood and is developed with the appropriate scale to fit other nearby uses. The Project includes the conversion of an existing single-family residential use, which is incompatible with the industrial neighborhood, into office space for the pallet yard's use. The addition of a new pallet repair area provides an additional on-site facility to support the business and its employees. The unpermitted pallet yard has been in existence for at least seven years and the use is compatible with adjacent industrial uses, including other nearby pallet yards businesses. With the imposition of development and operational standards, including allowed hours of operation, designated pallet storage areas, and required walls and landscaping, the continued operation of the existing pallet yard will not have an adverse impact in the surrounding neighborhood.

## **ZONING CODE CONSISTENCY FINDINGS**

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-1 zoning classification as pallet yards are permitted in such zone with an MCUP pursuant to County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones).
16. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The proposed office use requires one parking space for every 400 square feet of building area. The combined area of the proposed office space with attached general office storage space is 1,284 square feet and requires three parking spaces. The Project provides four parking spaces and meets this requirement.

17. **PLANNING AREA STANDARDS DISTRICT (“PASD”).** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.366 (East San Gabriel Valley PASD). The Project is to authorize the operation of an existing, unpermitted pallet yard and there are no specific PASD standards that apply to the proposed use.
18. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.366.080.080 (Avocado Heights CSD). The Project Site does not adjoin a Residential Zone and is exempt from requirements pertaining to buffers, setbacks, fences or walls, or loading docks that would apply if adjoining a Residential Zone. The existing single-family residential structure and proposed rear canopy comply with height and lot coverage standards as required for the CSD.
19. **PALLET YARD STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.700 (Pallet Yards). The pallet yard storage area will be buffered on all sides by either solid block walls or by the solid wall face of adjoining, neighboring buildings. The Project provides a three-foot wide landscaping buffer along the street frontage facing 8<sup>th</sup> Avenue that is planted with three 15-gallon sized trees. The pallets will be stacked in eight designated areas and will be located at least 10 feet away from the perimeter walls.

#### **MINOR CONDITIONAL USE PERMIT FINDINGS**

20. **The Hearing Officer 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 pallet yard is an existing use that is located within an industrial neighborhood containing other industrial uses including other pallet yards. The Project proposes new fencing and solid block walls to provide a sufficient buffer around the pallet yard area. The business will only store and repair wood pallets and will not store, handle, or process any other materials. The unpermitted pallet yard has been in existence for at least seven years and the use is compatible with adjacent industrial uses, including other nearby pallet yards businesses. With the imposition of development and operational standards, including allowed hours of operation, designated pallet storage areas, and required walls and landscaping, the continued operation of the existing pallet yard will not have an adverse impact in the surrounding neighborhood.
21. **The Hearing Officer 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.** The Project Site is 0.63 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography. The Project proposes new fencing and solid block walls to provide a sufficient buffer around the pallet yard area. The

property's street frontage will have a new eight-foot tall wrought iron fence with a new landscaping strip with trees.

22. **The Hearing Officer 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 in an urbanized area that is served by all necessary utilities. Access to the site is via driveways off of 8<sup>th</sup> Avenue, a 44-foot wide public street. It is adequate for the kind and quantity of traffic that the existing pallet yard generates.
23. **The Hearing Officer finds that the Project is sited and designed in such a way to minimize and prevent impacts to the persons residing or working in the surrounding area or within the project site by incorporating appropriate operation measures, equipment, and other best practices.** The business operates in a manner where appropriate measures are taken to minimize harmful impacts to persons in the vicinity. All pallet storage and incidental repairs are conducted in designated areas and the storage yard area is surrounded by solid block walls or by the solid wall face of adjoining, neighboring buildings. The business does not store or use any hazardous materials that would be detrimental to the surrounding area. With the imposition of development and operational standards, including allowed hours of operation, designated pallet storage areas, and required walls and landscaping, the continued operation of the existing pallet yard will not have an adverse impact on the persons residing or working in the area.
24. **The Hearing Officer finds that the requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions of dust or toxins, nuisance, and migration of residues off-site, and by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through operation and maintenance plans that the facility will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.** The business does not handle or store hazardous materials on the premises. The storage, incidental repair, and transport of wood pallets would not create significant amounts of air emissions or any type of residues to be considered harmful to the environment. The business will use best practices and abide to the MCUP conditions to ensure that it will not be a nuisance to surrounding properties.
25. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the MCUP to 15 years.

**ENVIRONMENTAL FINDINGS**

26. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project will allow the continued operation of an existing, unpermitted pallet yard with improvements that are designed to reduce neighborhood visual and noise impacts. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

**ADMINISTRATIVE FINDINGS**

27. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer'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 Puente Whittier Development Services Section, LA County Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- 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.
- E. The Project is sited and designed in such a way to minimize and prevent impacts to the persons residing or working in the surrounding area or within the project site by incorporating appropriate operation measures, equipment, and other best practices.
- F. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions of dust or toxins, nuisance, and

migration of residues off-site, and by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through operation and maintenance plans that the facility will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **MINOR CONDITIONAL USE PERMIT NO. RPPL2024001948**, subject to the attached conditions.

**ACTION DATE: June 2, 2026**

MM:SM

6/2/2026

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-001310-(1)  
MINOR CONDITIONAL USE PERMIT NO. RPPL2024001948

**PROJECT DESCRIPTION**

The project is to authorize the continued operation of an existing, unpermitted pallet yard including conversion of an existing single-family residence into an office, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** 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. **Affidavit of Acceptance.** 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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within 10 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.

6. **Invalidation.** 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.
7. **Recordation.** 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's 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.
8. **Grant Term. This grant shall terminate on June 2, 2041.** 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 Minor 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.
9. **Expiration.** 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 pallet yard and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** 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 or 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 **\$3,7460.00**, 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 **eight (8)** inspections.

Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent 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 \$470.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** 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 Chapter 22.238 of the County Code.
12. **County Fire Code.** 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.
13. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. **Exhibit "A."** 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").
15. **Maintenance.** 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.

16. **Graffiti.** 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 of such notification, 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.

17. **Revisions to the Exhibit "A".** 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, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **August 2, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic 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 applicable fee for such revision.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff or LA County Planning staff. 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 SITE-SPECIFIC CONDITIONS**

20. **Authorized Uses.** This grant shall authorize the operation of a pallet yard with accessory pallet maintenance and repair and the use of a former single-family residential structure as office space.
21. **Hours of Operation.** The hours of operation shall be 8:00 a.m. to 5:00 p.m., Monday through Friday. The business shall be closed on Saturdays, Sundays, and national holidays.
22. **Outdoor Storage Restrictions.** Only wood pallets and accessory equipment and machinery associated with the business's operations shall be stored on the subject property; all other outside storage and/or display shall be prohibited. Pallets shall not be placed or allowed to remain outside of the designated storage yard area.

23. **Pallet Storage and Stacking Areas.** Pallets shall be stacked and stored only within the designated areas depicted on the approved Exhibit "A" site plan. Incidental, temporary storage of pallets shall be permitted in the designated canopy area for the purpose of active pallet repair and maintenance.
24. **Prohibited Activities.** Chipping, grinding, or composting of wood pallets shall be prohibited.
25. **Parking.** The permittee shall maintain at least three vehicle parking spaces. All parking spaces shall be clear and accessible for vehicle parking at all times.
26. **Designated Loading and Drop-Off Areas.** Drop-off and loading of pallets onto trucks and other vehicles shall occur only within the designated storage yard area. Vehicles used for transporting pallets shall not be parked outside of the designated storage yard area.
27. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated April 25, 2025.
28. The permittee shall comply with all conditions set forth in the attached County Department of Public Health letter dated November 24, 2025.
29. The permittee shall comply with all conditions set forth in the attached County Department of Public Works letter dated March 12, 2026.

Attachments:

- Exhibit D-1 County Fire Department Letter dated April 25, 2025
- Exhibit D-2 County Department of Public Health Letter dated November 24, 2025
- Exhibit D-3 County Department of Public Works Letter dated March 12, 2026



# 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

EPIC-LA NUMBER: RPPL2024001948      PROJECT NUMBER: Pallet Yard@212 8th Ave, La Puente (Avo Hts)  
CITY/COMMUNITY: Avocado Heights      STATUS: Cleared  
PROJECT ADDRESS: 212 8th Avenue      DATE: 04/25/2025  
La Puente, CA 91746

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## CONDITIONS

1. The proposed CUP is cleared to proceed to public hearing. Submit plans to the Fire Department Building Plan Check Unit for review and approval.

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).

Reviewed by:



**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**MUNTU DAVIS, M.D., M.P.H.**  
County Health Officer

**ANISH P. MAHAJAN, M.D., M.S., M.P.H.**  
Chief Deputy Director

**AZAR KATTAN, J.D., M.P.H.**  
Deputy Director for Health Protection

**LIZA FRIAS, REHS**  
Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5374 • FAX (626) 813-3000

[www.publichealth.lacounty.gov/eh/](http://www.publichealth.lacounty.gov/eh/)

**BOARD OF SUPERVISORS**

**Hilda L. Solis**  
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Second District

**Lindsey P. Horvath**  
Third District

**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

November 24, 2025

**TO:** Maria Masis  
Supervising Regional Planner  
Department of Regional Planning

Attention: Steven Mar

**FROM:** Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*  
Branch Director, Environmental Protection Branch  
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST  
212 8<sup>th</sup> AVENUE LA PUENTE CA 91746  
RPPL2024001948**

Thank you for the opportunity to review the application for this project. The applicant is requesting a Conditional Use Permit (CUP) for an existing unpermitted pallet yard. The project also includes plans for an existing single-family residence to be used as an office, along with the construction of a new concrete masonry unit wall and a new canopy/structure at the rear of the property.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

### **Drinking Water Program: Potable Water**

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

### **Public Water Source:**

Applicant provided the current water bill from the Industry Public Utilities Company (IPU) dated 8/1/2025. The water bill shows the property address served, the account holder's name, the account number, and the current amount due at the property listed above.

### **Onsite Wastewater Treatment (OWT) Program: Wastewater**

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

According to the most recent property tax bill's direct assessment records, the project site utilizes public sewer infrastructure for wastewater disposal; therefore, the project falls outside the jurisdiction of the Department of Public Health.

For more information, please visit the Consolidated Sewer Maintenance Districts home page at <https://pw.lacounty.gov/sewer/index.cfm> or call (626) 300-3399.

### **Community Protection Branch: Environmental Hygiene**

**Please Note:** The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances).

### **Recommendations**

Based on the proposed plan and findings, operational activities from the project comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles. The following activities shall be monitored closely and restricted to avoid noise impact to neighbors.

1. Impulsive noise, a sound of short duration, usually less than one second of high intensity, with an abrupt onset and rapid decay, shall not exceed 70 dBA at the

residential property, 80 dBA at the commercial property and 90 dBA at the industrial property.

1. Vehicle Backup alarm
2. Vehicle idling for a prolonged period
3. Hammering
4. Sawing

**Construction Noise**

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

**Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)**

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

<b>Exterior Noise Standards, dBA</b>						
<b>Area</b>	<b>Duration</b>	<b>Std # 1</b>	<b>Std # 2</b>	<b>Std # 3</b>	<b>Std # 4</b>	<b>Std # 5</b>
		<b>30min/hr L50</b>	<b>15min/hr L25</b>	<b>5 min/hr L8.3</b>	<b>1 min/hr L1.7</b>	<b>At no time L0</b>
<b>Residential</b>	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
<b>Commercial</b>	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
<b>Industrial:</b>	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

**Construction Noise Ordinance: Construction Noise Standards (12.08.440)**

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or

*holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.*

- A. *Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:*

	<b>Single-family Residential</b>	<b>Multi-family Residential</b>	<b>Semi-residential/ Commercial</b>
<b>Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.</b>	75 dBA	80 dBA	85 dBA

*Table 2. Std = Standard dB that may not exceed*

- B. *Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:*

	<b>Single-family Residential</b>	<b>Multi-family Residential</b>	<b>Semi-residential/ Commercial</b>
<b>Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.</b>	60 dBA	65 dBA	70 dBA

*Table 3. Std = Standard dB that may not exceed*

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov).

---

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at [DPH-EHDRPLiaison@ph.lacounty.gov](mailto:DPH-EHDRPLiaison@ph.lacounty.gov).



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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

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

March 12, 2026

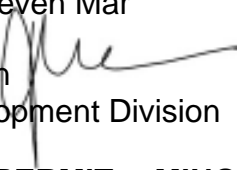
IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Maria Masis  
Puente Whittier Development Services  
Department of Regional Planning

Attention Steven Mar

FROM: James Chon   
Land Development Division

**CONDITIONAL USE PERMIT – MINOR (RPPL2024001948)**  
**212 SOUTH 8TH AVENUE**  
**ASSESSOR'S MAP BOOK 8208, PAGE 8, PARCEL 2**  
**UNINCORPORATED WHITTIER**

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project located at 212 South 8th Avenue in unincorporated Whittier. The proposed project is for approval of an existing unpermitted pallet yard with an existing single-family residence to be used as an office, a new CMU wall, and a new canopy/structure at the rear of the property.

- 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 the 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 reflect 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 <https://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 exists along streets fronting the project location.

- 1.1.1. Dedicate street right of way, 32 feet from the centerline, on South 8th Avenue along the property frontage. This means an additional two feet of street right of way is required.

For questions regarding the dedication process, please contact Diego Rivera of Public Works, Land Development Division, at (626) 458-4902 or [dirivera@pw.lacounty.gov](mailto:dirivera@pw.lacounty.gov).

- 1.1.2. Construct a full-width sidewalk along the property frontage on South 8th Avenue.
- 1.1.3. Repair and replace the damaged driveway along the property frontage on South 8th Avenue.
- 1.1.4. Plant street trees along the property frontage on South 8th Avenue. Contact Public Works, Road Maintenance Division (Maintenance District 116 office), at (626) 335-2798 to obtain the desirable tree species.
- 1.1.5. Repair and replace any improvements damaged during construction.
- 1.1.6. Underground all new utility lines less than 50,000 volts.

For questions regarding the street conditions, please contact Berdj Mirakian of Public Works, Land Development Division, at (626) 458-4921 or [bmirakian@pw.lacounty.gov](mailto:bmirakian@pw.lacounty.gov).

## 2. Building and Safety

- 2.1. Prior to the issuance of a grading or building permit:

- 2.1.1. Submit plans and calculations to Public Works, Building and Safety Division (La Puente District Office), for review and approval.

2.1.2. Obtain all necessary approvals from relevant County and State agencies prior to receiving a permit from Public Works, Building and Safety Division.

2.2. Prior to the issuance of a Certificate of Occupancy, submit a change of use building application to Public Works, Building and Safety Division (La Puente District Office), for review and approval.

For questions regarding the building and safety conditions, please contact Jonathan Lam of Public Works, Building and Safety Division, at (626) 961-9611 or [jolam@pw.lacounty.gov](mailto:jolam@pw.lacounty.gov).

### 3. Streetlighting

3.1. Prior to the issuance of a Certificate of Occupancy, comply with the streetlighting conditions per the attached Public Works, Traffic Safety and Mobility Division, memo dated April 2, 2025.

For questions regarding the streetlighting condition, please contact Jonathan Jimenez of Public Works, Traffic Safety and Mobility Division, at (626) 300-4812 or [jojimenez@pw.lacounty.gov](mailto:jojimenez@pw.lacounty.gov).

If you have any questions or require additional information, please contact Milad Hashemi of Public Works, Land Development Division, at (626) 458-7102 or [mihashemi@pw.lacounty.gov](mailto:mihashemi@pw.lacounty.gov).

DK:la

P:\dpub\SUBPCHECK\Plan\CUP\RPPL2024001948 - 212 8th Avenue\2025-12-15 Submittal\DPW\_Cleared\_2026-01-13\_RPPL2024001948.docx

Attach.

# MINOR CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.160.050](#) (Findings and Decisions), the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

1. The proposed use will be consistent with the adopted General Plan for the area.
2. The requested use at the location proposed will not: <ul style="list-style-type: none"> <li>a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;</li> <li>b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and</li> <li>c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.</li> </ul>
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.
4. The proposed site is adequately served: <ul style="list-style-type: none"> <li>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</li> <li>b. By other public or private service facilities as are required.</li> </ul>

Additional Page

**Project:** 212 8<sup>th</sup> Avenue, La Puente

2) The requested use at the location proposed will not:

b) There are no harmful materials for the pallet yard as the material use is wood. No damaging nor have any effect to the surrounding areas as far as the value of the property

c) This proposed is not chemical or toxic.

## PALLET YARD ADDITIONAL FINDINGS (COUNTY CODE SECTION 22.140.700 (PALLET YARDS))

In addition to the findings required in Section [22.160.050](#) (Findings and Decision), all projects subject to this Section that require a Minor Conditional Use Permit shall meet the following findings:

1. The project is sited and designed in such a way to minimize and prevent impacts to the persons residing or working in the surrounding area or within the project site by incorporating appropriate operation measures, equipment, and other best practices.

Response: The business is designed in a way that all the appropriate measures of the operation, equipment and all best practices is followed to prevent and minimized all the proper safety measures required. There are designated areas according to the work such as an area of minor repairs of the pallets and areas where the pallets are stored. All are within inside of the property.

There are no harmful materials as all the materials used are all wood and will not have any effects of the surrounding areas. Therefore our business is very safe to our workers, in the environment, in the neighborhood areas, and within the property.

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions of dust or toxins, nuisance, and migration of residues off-site, and by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through operation and maintenance plans that the facility will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

Response: There are no harmful materials, not chemical or toxic as the materials use for this business are all wood. We are compliant and taking the proper measures of how we handle any residues and dispose accordingly to protect the environment, and will not have any effects of the surrounding areas. All handling of materials are done accordingly and maintaining the appropriate of disposing the materials and site maintenance.

There is a designated area for all the equipment inside and within the property. It will not affect or will have impact of anything for the fact that the materials use in the pallet yard are wood material and the repairs are very minor done inside and within the property of business. All safety measures are maintained. The noise is normal in a day to day business, same as other businesses around the area.

## PROPOSED ENVIRONMENTAL DETERMINATION

---

**DETERMINATION DATE:** April 30, 2026  
**PROJECT NUMBER:** PRJ2024-001310-(1)  
**PERMIT NUMBER(S):** Minor CUP) RPPL2024001948  
**SUPERVISORIAL DISTRICT:** 1  
**PROJECT LOCATION:** 212 8<sup>th</sup> Avenue, La Puente (Avocado Heights)  
**OWNER:** Andrea Vargas  
**APPLICANT:** Cliff Ong  
**CASE PLANNER:** Steve Mar, Senior Regional Planner  
smar@planning.lacounty.gov

---

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 that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 Categorical Exemption under State CEQA Guidelines Section 15301 because the Project will allow the continued operation of an existing, unpermitted pallet yard with improvements that are designed to reduce neighborhood visual and noise impacts. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, nor designated historic district. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

SHAPING  
TOMORROW



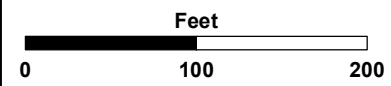
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-001310

MCUP RPPL2024001948

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2024



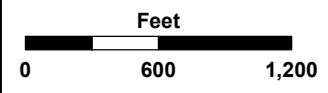
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-001310

MCUP RPPL2024001948

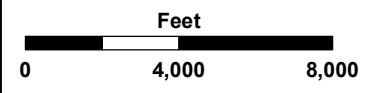


**LA COUNTY**  
**PLANNING**

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

# 3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2024-001310  
MCUP RPPL2024001948



**LA COUNTY**  
**PLANNING**

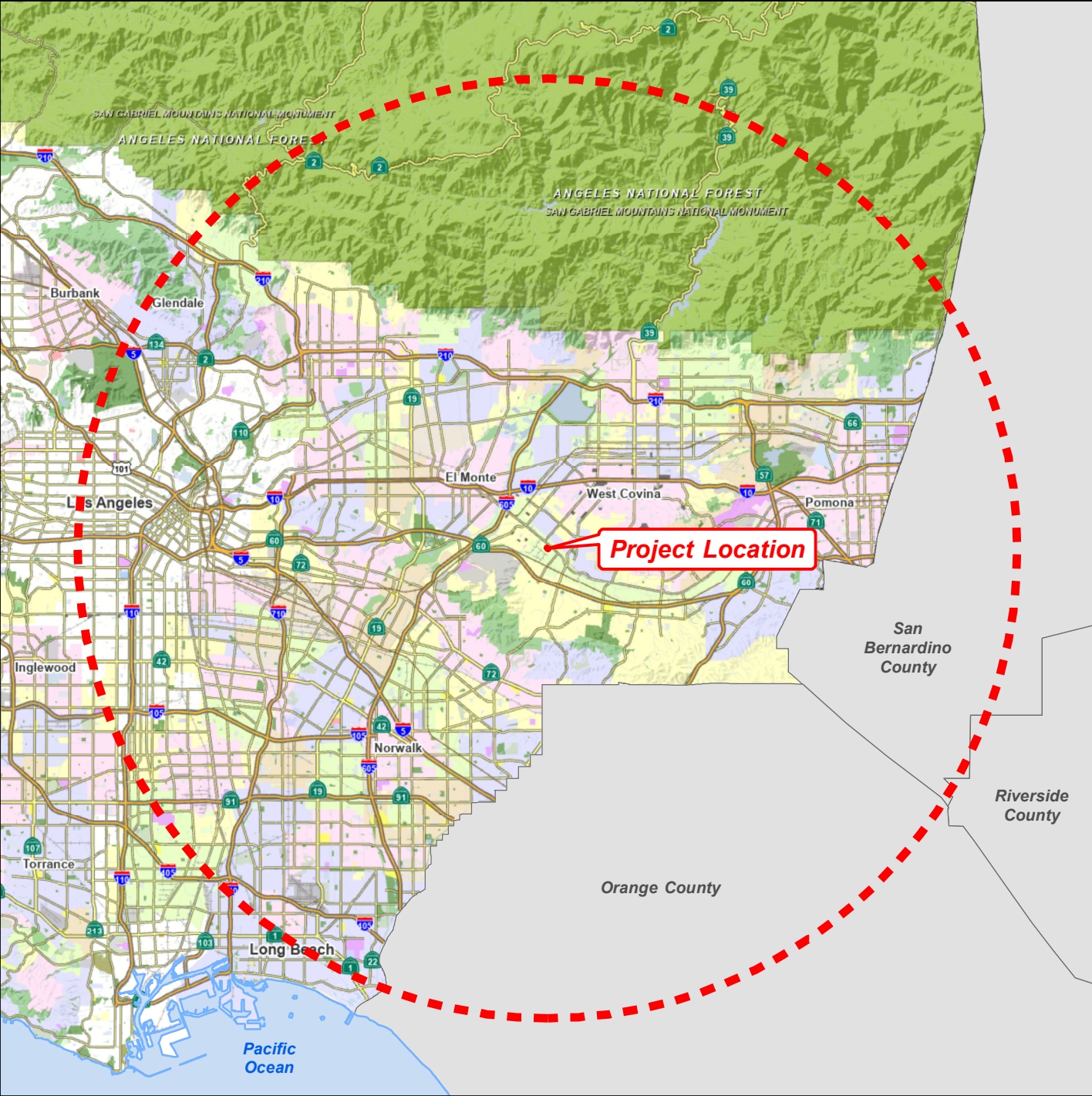
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# 20-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-001310

MCUP RPPL2024001948



**LA COUNTY**  
**PLANNING**

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

BUSINESS OF OPERATION PLAN  
Proposal of Use for Wood Pallets

Property Owner: Eduardo Marquez

Applicant/Representative: Eduardo Marquez

Business Name: Americans Pallets Sollutions

Property Address: 212 8<sup>th</sup> Avenue  
La Puente, CA 91746

APN: 8208-008-002

Existing Used: Single Family Residence

Proposed Use: A Pallet Yard  
Convert Single Family Residence to a Pallet Yard

Business Hours of Operation: Monday – Friday: 8:00 AM – 5:00 PM  
Saturday – Sunday: Closed

Number of anticipated Employee to Hire: 5 Employees

To Whom It May Concern:

We are proposing to allow the use of the property mentioned above into a wood Pallet yard business industry. This location will be used as a storage area (8- Stacked Pallet), repair (open canopy and maintenance), buy and sell for wood pallets. Please, be mindful that the yard could have a full storage of pallets one day and another day the yard will have no pallets stored. Business sign will be in front of wrought iron fence facing the 8<sup>th</sup> street. We will have two driveways for the truck to get in and out of the property. There will be some minor repairs of the wood pallets if needed, which mostly just missing one or two decks and/or a nail or two.

There are no customers and/or clients coming in and out of this location. All orders are placed and done through telephone call orders on a daily basis. It will be difficult to determine the exact inventory depending on the day. There could be approximately 2 - 3 orders placed in a day. Once the order is complete our driver will then load these pallets to one of our trucks for delivery according to orders placed.

We will have approximately trucks; 1 semi-truck. These trucks will be used to deliver the wood pallets daily as well as picking up the broken wood pallets and dropping off.

As you can see, it will be beneficial to the community as it will bring more business in this area. While maintaining a clean and safe work environment. Our business will be a good additional to the community.

We look forward to be able to allow us to operate our Pallet business in this location, by complying with all the necessary requirements.

Thank you,  
Eduardo Marquez  
Applicant/Representative





**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**MUNTU DAVIS, M.D., M.P.H.**  
County Health Officer

**ANISH P. MAHAJAN, M.D., M.S., M.P.H.**  
Chief Deputy Director

**AZAR KATTAN, J.D., M.P.H.**  
Deputy Director for Health Protection

**LIZA FRIAS, REHS**  
Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5374 • FAX (626) 813-3000

[www.publichealth.lacounty.gov/eh/](http://www.publichealth.lacounty.gov/eh/)

**BOARD OF SUPERVISORS**

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First District

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**Lindsey P. Horvath**  
Third District

**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

November 24, 2025

TO: Maria Masis  
Supervising Regional Planner  
Department of Regional Planning

Attention: Steven Mar

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*  
Branch Director, Environmental Protection Branch  
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST  
212 8<sup>th</sup> AVENUE LA PUENTE CA 91746  
RPPL2024001948**

Thank you for the opportunity to review the application for this project. The applicant is requesting a Conditional Use Permit (CUP) for an existing unpermitted pallet yard. The project also includes plans for an existing single-family residence to be used as an office, along with the construction of a new concrete masonry unit wall and a new canopy/structure at the rear of the property.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

**Drinking Water Program: Potable Water**

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

**Public Water Source:**

Applicant provided the current water bill from the Industry Public Utilities Company (IPU) dated 8/1/2025. The water bill shows the property address served, the account holder's name, the account number, and the current amount due at the property listed above.

**Onsite Wastewater Treatment (OWT) Program: Wastewater**

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

According to the most recent property tax bill's direct assessment records, the project site utilizes public sewer infrastructure for wastewater disposal; therefore, the project falls outside the jurisdiction of the Department of Public Health.

For more information, please visit the Consolidated Sewer Maintenance Districts home page at <https://pw.lacounty.gov/sewer/index.cfm> or call (626) 300-3399.

**Community Protection Branch: Environmental Hygiene**

**Please Note:** The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances).

**Recommendations**

Based on the proposed plan and findings, operational activities from the project comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles. The following activities shall be monitored closely and restricted to avoid noise impact to neighbors.

1. Impulsive noise, a sound of short duration, usually less than one second of high intensity, with an abrupt onset and rapid decay, shall not exceed 70 dBA at the

residential property, 80 dBA at the commercial property and 90 dBA at the industrial property.

1. Vehicle Backup alarm
2. Vehicle idling for a prolonged period
3. Hammering
4. Sawing

**Construction Noise**

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

**Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)**

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

<b>Exterior Noise Standards, dBA</b>						
<b>Area</b>	<b>Duration</b>	<b>Std # 1</b>	<b>Std # 2</b>	<b>Std # 3</b>	<b>Std # 4</b>	<b>Std # 5</b>
		<b>30min/hr L50</b>	<b>15min/hr L25</b>	<b>5 min/hr L8.3</b>	<b>1 min/hr L1.7</b>	<b>At no time L0</b>
<b>Residential</b>	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
<b>Commercial</b>	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
<b>Industrial:</b>	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

**Construction Noise Ordinance: Construction Noise Standards (12.08.440)**

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or

*holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.*

- A. *Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:*

	<b>Single-family Residential</b>	<b>Multi-family Residential</b>	<b>Semi-residential/ Commercial</b>
<b>Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.</b>	75 dBA	80 dBA	85 dBA

*Table 2. Std = Standard dB that may not exceed*

- B. *Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:*

	<b>Single-family Residential</b>	<b>Multi-family Residential</b>	<b>Semi-residential/ Commercial</b>
<b>Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.</b>	60 dBA	65 dBA	70 dBA

*Table 3. Std = Standard dB that may not exceed*

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov).

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For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at [DPH-EHDRPLiaison@ph.lacounty.gov](mailto:DPH-EHDRPLiaison@ph.lacounty.gov).



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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

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

March 12, 2026

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Maria Masis  
Puente Whittier Development Services  
Department of Regional Planning

Attention Steven Mar

FROM: James Chon   
Land Development Division

**CONDITIONAL USE PERMIT – MINOR (RPPL2024001948)**  
**212 SOUTH 8TH AVENUE**  
**ASSESSOR'S MAP BOOK 8208, PAGE 8, PARCEL 2**  
**UNINCORPORATED WHITTIER**

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project located at 212 South 8th Avenue in unincorporated Whittier. The proposed project is for approval of an existing unpermitted pallet yard with an existing single-family residence to be used as an office, a new CMU wall, and a new canopy/structure at the rear of the property.

- 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 the 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 reflect 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 <https://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 exists along streets fronting the project location.

- 1.1.1. Dedicate street right of way, 32 feet from the centerline, on South 8th Avenue along the property frontage. This means an additional two feet of street right of way is required.

For questions regarding the dedication process, please contact Diego Rivera of Public Works, Land Development Division, at (626) 458-4902 or [dirivera@pw.lacounty.gov](mailto:dirivera@pw.lacounty.gov).

- 1.1.2. Construct a full-width sidewalk along the property frontage on South 8th Avenue.
- 1.1.3. Repair and replace the damaged driveway along the property frontage on South 8th Avenue.
- 1.1.4. Plant street trees along the property frontage on South 8th Avenue. Contact Public Works, Road Maintenance Division (Maintenance District 116 office), at (626) 335-2798 to obtain the desirable tree species.
- 1.1.5. Repair and replace any improvements damaged during construction.
- 1.1.6. Underground all new utility lines less than 50,000 volts.

For questions regarding the street conditions, please contact Berdj Mirakian of Public Works, Land Development Division, at (626) 458-4921 or [bmirakian@pw.lacounty.gov](mailto:bmirakian@pw.lacounty.gov).

## 2. Building and Safety

- 2.1. Prior to the issuance of a grading or building permit:

- 2.1.1. Submit plans and calculations to Public Works, Building and Safety Division (La Puente District Office), for review and approval.

2.1.2. Obtain all necessary approvals from relevant County and State agencies prior to receiving a permit from Public Works, Building and Safety Division.

2.2. Prior to the issuance of a Certificate of Occupancy, submit a change of use building application to Public Works, Building and Safety Division (La Puente District Office), for review and approval.

For questions regarding the building and safety conditions, please contact Jonathan Lam of Public Works, Building and Safety Division, at (626) 961-9611 or [jolam@pw.lacounty.gov](mailto:jolam@pw.lacounty.gov).

### 3. Streetlighting

3.1. Prior to the issuance of a Certificate of Occupancy, comply with the streetlighting conditions per the attached Public Works, Traffic Safety and Mobility Division, memo dated April 2, 2025.

For questions regarding the streetlighting condition, please contact Jonathan Jimenez of Public Works, Traffic Safety and Mobility Division, at (626) 300-4812 or [jojimenez@pw.lacounty.gov](mailto:jojimenez@pw.lacounty.gov).

If you have any questions or require additional information, please contact Milad Hashemi of Public Works, Land Development Division, at (626) 458-7102 or [mihashemi@pw.lacounty.gov](mailto:mihashemi@pw.lacounty.gov).

DK:la

P:\dpub\SUBPCHECK\Plan\CUP\RPPL2024001948 - 212 8th Avenue\2025-12-15 Submittal\DPW\_Cleared\_2026-01-13\_RPPL2024001948.docx

Attach.