

# CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

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

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

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

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

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

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

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

SEE ATTACHED ADDENDUM

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

SEE ATTACHED ADDENDUM

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

SEE ATTACHED ADDENDUM

## CONDITIONAL USE PERMIT STATEMENT OF FINDINGS ADDENDUM

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

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### Continuation of Section B.1:

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

### Section B.2:

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

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

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

### Section B.3:

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

Section B.4:

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

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