

December 16, 2025

Yellow Iron Real Estate
Attn: Phillip Bruttig
17853 Santiago Boulevard, Unit 107-475
Villa Park, CA 92861

PROJECT NO. PRJ2024-001301-(2)
CONDITIONAL USE PERMIT NO. RPPL2024001680 AND VARIANCE NO. RPPL2025004039
13009 S Main Street, Los Angeles (APN: 6132-039-026)

Dear Phillip Bruttig:

Hearing Officer Mark Herwick, by his action of **December 16, 2025**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **December 30, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of

Phillip Bruttig
December 16, 2025
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Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Melissa Reyes of the Metro Development Services Section on at (213) 204-9945, or MReyes2@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Elsa Rodriguez, Acting Supervising Regional Planner
Metro Development Services Section

ER:MR

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)
Zoning Enforcement

Affidavit of Acceptance Instructions

STEP 1: NOTARIZE AFFIDAVIT: In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: COUNTY REGISTRAR-RECORDER: Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.

b) **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: LA COUNTY PLANNING: Please submit the following items:

a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

**Department of Regional Planning
320 W Temple Street, 13th Floor
Los Angeles, CA 90012**

b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through <https://epicla.lacounty.gov/>.

STEP 4: OBTAIN BUILDING PERMITS: Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

** Does not apply to subdivision cases.*



RECORDING REQUESTED BY:

LA County Planning
320 W. Temple Street
Room 1360, Hall of Records
Los Angeles, CA 90012

WHEN RECORDED MAIL TO
Name:
Mailing Address:
City, State
Zip Code:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

AFFIDAVIT OF ACCEPTANCE



RECORDING REQUESTED BY:

LA County Planning
320 W. Temple Street
Room 1360, Hall of Records
Los Angeles, CA 90012

WHEN RECORDED MAIL TO

Name:

Mailing
Address:

City, State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

AFFIDAVIT OF ACCEPTANCE

RPPL2024001680 and RPPL2025004039



Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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REGARDING: PROJECT NO. PRJ2024-001301-(2)
CONDITIONAL USE PERMIT NO. RPPL2024001680 AND VARIANCE NO. RPPL2025004039
13009 S MAIN STREET, ATHENS ZONED DISTRICT
APN: 6132-039-026

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of \$4,560.00 payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance, I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-001301-(2)
CONDITIONAL USE PERMIT NO. RPPL2024001680
VARIANCE NO. RPPL2025004039

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing on December 16, 2025 in the matter of Project No. PRJ2024-001301-(2), consisting of Conditional Use Permit (“CUP”) No. RPPL2024001680 and Variance No. RPPL2025004039.
2. **HEARING PROCEEDINGS.** A duly-noticed hearing was held on December 16, 2025, before Hearing Officer Mark Herwick. Staff presented the Project and recommended approval. The Permittee’s representative, Austen Peterson (“Representative”), introduced herself and provided a background of the project. The Representative stated that the property is currently operating under an existing CUP that is valid until 2031. The Permittee has proactively worked with Staff and community organizations, including the Avalon Gardens Community Association, over the past 18-months to address the Green Zones Ordinance. Based on the project’s good standing and ongoing community engagement, the Representative requested approval of a 30-year grant term to allow continued investment in the property. The Representative concluded by introducing representative Philip Bruttig and community liaison Michelle Montgomery, who were present to answer any questions from the Hearing Officer. The Hearing Officer approved the requested 30-year grant term. There being no public comments, the Hearing Officer closed the public hearing and approved the Project.
3. **ENTITLEMENTS REQUESTED.** The Permittee, Yellow Iron Real Estate, LLC (“Permittee”), requests the CUP and Variance to authorize continued outside storage of trucks, trailers, other vehicles, and materials, and to authorize an existing eight-foot-tall fence and a 15-foot-tall hedge located along the front property line with a zero-foot setback, in lieu of the required 10-foot minimum front setback (“Project”) on a property located at 13009 S Main Street in the unincorporated community of West Rancho Dominguez-Victoria (“Project Site”).
4. **ENTITLEMENT REQUIRED.** The CUP is a request to authorize the continued outside storage of trucks, trailers, other vehicles, and materials in the M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone) Zone pursuant to Los Angeles County Code (“County Code”) Section 22.22.030 (Land Use Regulations for Industrial Zones) and Chapter 22.84 (Green Zones).
5. **ENTITLEMENT REQUIRED.** The Variance is a request to authorize an existing eight-foot-tall fence and a 15-foot-tall hedge located along the front property line with a zero-foot setback, in lieu of the required 10-foot minimum front setback pursuant to County

Code Section 22.364.110 (Zone Specific Development Standards – West Rancho Dominguez-Victoria Community Standards District) and County Code Section 22.194.020 (Variance Applicability).

6. **LOCATION.** The Project is located at 13009 S Main Street within the Athens Zoned District and Metro Planning Area.

7. PREVIOUS ENTITLEMENTS.

CASE NO.	REQUEST	DATE OF ACTION
RPP-200800214	A new office trailer	Denied May 18, 2009
CUP No. 201000160	To authorize the outside storage of trucks, trailers, other vehicles, and materials on property	Approved August 31, 2011
RCOC-201200098	Certificate of Compliance	Completed January 28, 2013
RPPL2021010597	Zoning Verification Letter	Completed December 22, 2021
RPPL2022013559	Zoning Verification Letter	Completed February 21, 2023
RPPL2025001207	Zoning Verification Letter	Completed March 26, 2025

8. **LAND USE DESIGNATION.** The Project Site is located within the IL (Industrial Light) land use designation of the County General Plan ("General Plan") Land Use Policy Map.

9. **ZONING.** The Project Site is located in the Athens Zoned District and is currently zoned M-1-IP-GZ. Pursuant to County Code Section 22.364.110 (West Rancho Dominguez-Victoria CSD) and Chapter 22.84.040 (Green Zones - Standards and Requirements for Specific Uses), a CUP is required for the continued outside storage of trucks, trailers, other vehicles, and materials. Pursuant to County Code Section 22.194.020 (Variance Applicability), a Variance is required to permit modification of development standards for walls, fencing, yards, landscaping, and screening.

10. SURROUNDING LAND USES AND ZONING

LOCATION	METRO AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	IL (Light Industrial)	M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone)	Manufacturer, senior center, and restaurant

EAST	IL, H9 (Residential 9)	M-1-IP-GZ, R-1 (Single-Family Residence)	Fabricator, single family residences (SFR), senior center and day care center
SOUTH	IL	M-1-IP-GZ	Clothing store, auto parts, and warehouses
WEST	IL	M-1-IP-GZ	Manufacturer, industrial equipment supplier, and warehouses

11. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 1.44 gross acres in size and consists of one lot. The Project Site is square in shape with flat topography and is developed with a 13,000-square-foot building used as a warehouse.

B. Site Access

The Project Site is accessible via South Main Street to the east. Primary access to the Project Site will be via an entrance/exit on South Main Street. Secondary access to the Project Site will be via an entrance/exit via the alley directly into the existing building.

C. Site Plan

The site plan depicts the Project Site with an existing 13,000-square-foot-building used as a warehouse. The Project Site contains two protected live oak trees that will be preserved with no impact. Existing paved outside storage areas and 18 vehicle parking spaces will remain on-site. An existing mobile office will also remain on-site.

D. Parking

The Project Site includes 18 standard-sized vehicle parking spaces, two of which are in compliance with Americans with Disabilities Act (ADA).

12. CEQA DETERMINATION. Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff ("Staff") determined that the Project qualified for Class 1, Existing Facilities, and Class 5, Minor Alterations to Land Use Limitations, categorical exemptions 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 involves the request to authorize continued outside storage of trucks, trailers, other vehicles, and materials, and a Variance to allow a reduced setback. The proposed improvements are limited to landscape buffers and the construction of a new 10-foot-tall solid wall approximately

102 feet long. The Project does not qualify for an exception to an exemption because it is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.

13. **COMMUNITY OUTREACH.** Prior to the publication of the Report to Hearing Officer dated December 4, 2025, Staff was unaware of any community outreach.

14. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer dated December 4, 2025, Staff received no public comment.

15. AGENCY RECOMMENDATIONS.

A. County Department of Public Works: Recommended clearance to public hearing with conditions in a letter dated April 10, 2025.

B. County Fire Department: Recommended clearance to public hearing with no conditions in a letter dated April 11, 2025.

C. County Department of Public Health: Recommended approval in a letter dated September 10, 2025.

16. **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 [Daily Journal], and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On October 29, 2025, a total of 235 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 eight notices to those on the courtesy mailing list for the Athens Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

17. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the IL is intended for light industrial uses, including light manufacturing, assembly, warehousing and distribution, categories into which this Project falls. The Hearing Officer further finds that the Project promotes the preservation of industrial land and a diverse economy.

18. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan:

- *Policy LU 5.9: Preserve key industrially designated land for intensive, employment-based uses.*

The Project is consistent with Policy LU 5.9, which seeks to preserve industrially designated land. The Project is located in an area that supports other employment-generating industrial uses and a warehouse with outside storage of trucks, trailers, other vehicles, and materials is an industrially designated land.

- *Policy LU 7.2: Protect Industrial Parks and districts from incompatible uses.*

The Project is consistent with Policy LU 7.2, which protects industrial areas from incompatible uses. The Project is located within the Industrial Preservation Overlay Zone, which prohibits certain uses. The surrounding land uses to the north, south, and west include other industrial sites, such as warehouses, manufacturers, and outside storage.

- *Policy ED 1.1: Encourage a diverse mix of industries in each Planning Area.*

The Project is consistent with Policy ED 1.1, which encourages a diverse mix of industries in each Planning Area. The Project would authorize outside storage of trucks, trailers, other vehicles, and materials.

- *Policy ED 2.1: Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses.*

The Project is consistent with Policy ED 2.1, which seeks to protect industrial land. The Project is located within an Industrial Preservation Overlay Zone and the warehouse use and the outside storage of trucks, trailers, other vehicles, and materials is an industrial use.

The Hearing Officer finds that the Project is consistent with the goals and policies of the Metro Area Plan:

- *Chapter 3 Policy LU 8.2: Enforce Operations On Site. Enforce requirements that industrial uses fully accommodate their operations on site and do not operate or maintain storage in any public right-of-way.*

The Project is consistent with Policy LU 8.2, because all operations and storage will be maintained on-site. The Project proposes to use the Project Site for outside storage of trucks, trailers, other vehicles, and no storage will be maintained in any public right-of-way.

- *Chapter 3 Policy LU 7.3: Truck Access. Prohibit industrial uses from using residential streets for truck access and parking.*

The Project is consistent with Policy LU 7.3, because the Project Site is serviced by South Main Street, which is 100 feet wide and a Major Highway in the County's Master Plan of Highways.

ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-1-IP-GZ zoning classification because outside storage of trucks, trailers, other vehicles, and materials is permitted in such zone with a CUP pursuant to County Code Section 22.364.110 (West Rancho Dominguez - Victoria Community Standards District ("CSD") and Section 22.84.040 (Green Zones - Standards and Requirements for Specific Uses).

20. **FLOOR AREA RATIO.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.22.060 (M-1 Zone Development Standards). The Project has a Floor Area Ratio of 0.21, which is within the maximum Floor Area Ratio of 1.0 for the M-2-IP Zone.

21. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.364.110.C.4.a.i (West Rancho Dominguez CSD Zone Specific Development Standards) with respect to the existing industrial building. This County Code Section requires that buildings and structures be set back a minimum of 10 feet from the front property line. The existing building is set back 211-feet-and-six-inches from the front property line, which satisfies the setback requirement. The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.364.110.C.4.a.i (West Rancho Dominguez CSD Zone Specific Development Standards) with respect to the existing eight-foot-tall fence and a 15-foot-tall hedge located along the front property line with a zero-foot setback. A structure is required to have a minimum setback of 10 feet from the front property line. A structure is defined in County Code Section 22.14.190 – S as “anything constructed or erected which requires a fixed location on the ground or is attached to something having a fixed location on the ground.” Therefore, the existing fence meets the definition of a structure and does not comply with the required minimum setback of 10 feet, which is why it requires this Variance.

22. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.364.110.C (West Rancho Dominguez CSD Zone Specific Development Standards). This County Code Section requires that a building or structure located within 250 feet from a Residential Zone shall not exceed a height of 45 feet above grade. The existing warehouse building is one-story, and the existing mobile office trailer is nine-feet high.

23. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). One space is required per 1,000 square feet used for warehousing and one space per 400 square feet used for office. The existing warehouse measures 13,000 square feet and requires 13 parking spaces. The existing mobile office trailer measures 176 square feet and requires one parking space. A total of 14 vehicle parking spaces are required for the Project, and 18 vehicle parking spaces are provided.

24. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.100 (Business Signs in Commercial and Industrial Zones). Properties are allowed up to three square feet of sign area per linear foot of building frontage in the M-1-IP-GZ Zone. No business sign is being proposed.
25. **PERIMETER IDENTIFICATION SIGN** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.84.030.C.1.j (Green Zones Development Standards). This County Code Section requires that a Perimeter Identification Sign be permanently affixed on a building or wall that is visible, and with text that is legible, from the public right-of-way for pedestrians, and no higher than eight feet from the ground measured vertically from the base of the sign. The sign must have a minimum area of four-square feet and a maximum area of nine-square feet. The sign must permanently display hours of operation, the telephone number of the facility representative, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. County Code Section 22.84.030.C.1.h (Green Zones Development Standards) requires that a “No Idling” sign be provided onsite. The sign must be a minimum size of 12 inches wide by 18 inches in height and must be prominently displayed and visible from the loading spaces/area. Both signs are labeled on the Exhibit “A” and meet the requirements of this County Code Section.
26. **TREE PLANTING.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.84.030.C.1.b.i (Green Zones Development Standards). The Project is required to provide one 15-gallon tree for every 100 square feet of landscaping spaced 10 feet apart along the frontage. A total of 3,460 square feet of landscaping is provided, and the frontage is approximately 230 feet long. The two existing oak trees will remain and four trees are provided as required by this County Code Section.
27. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the following applicable standards identified in County Code Section 22.364.110 (West Rancho Dominguez – Victoria CSD Zone Specific Development Standards). The CSD limits lot coverage to 70 percent. The existing 13,000-square-foot building covers approximately 20.7 percent of the Project Site, which is less than the CSD’s maximum lot coverage of 70 percent. The CSD’s community-wide development standards addressing graffiti and site maintenance are a part of the Project’s conditions of approval.
28. **LANDSCAPING.** The Hearing Officer finds that the Project is consistent with County Code Section 22.364.110 (West Rancho Dominguez CSD Zone Specific Development Standards), which requires that the 10-foot-deep setback from the front property line to the new solid concrete masonry unit ("CMU") wall be landscaped, except access, parking, and circulation areas. The Project is also consistent with the standards identified in County Code Section 22.84.040.C (Green Zones Development Standards) which require that a minimum five-foot-deep buffer be maintained with grass, shrubs, or bushes, etc. All plants provided for required landscaping must be drought-tolerant and include only non-invasive plant species. The landscaping must

be maintained in healthy condition with appropriate watering, pruning, weeding, fertilizing, and litter removal. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers, must be electric and non-combustion powered. A total of 2,408 square feet of landscaping is proposed in a 10-foot-deep buffer along the property's frontage and on the property.

29. **SURFACING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.84.030.C.1.j (Green Zones Development Standards). This County Code Section requires that areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment must be paved with impervious materials such as asphalt or an oil and aggregate mixture, use light color pavement, and be maintained. The surface of the Project Site is currently paved.
30. **VEHICULAR ACCESS AND CIRCULATION.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.84.030.C.1.j (Green Zones Development Standards). This County Code Section requires that driveway entrances and exits be located as far away from sensitive uses as feasible. This County Code Section also requires that queuing and check-in points for trucks must be located onsite and furthest away from any property lines that are closest to any nearby sensitive use. The Project's only driveway is located along Main Street, and the sensitive uses are located across the street to the Project Site's eastern property line buffered by a major highway. The Exhibit "A" depicts a trailer/container stall loading area.
31. **LOADING SPACES.** The Hearing Officer finds that the Project is legal nonconforming with respect to the current standards identified in County Code Section 22.112.120 (Loading Spaces). For an industrial building between zero and 18,000 square feet in floor area, one Type B loading space is required, with a minimum dimension of 12 feet in width, 30 feet in length, and the loading space must have 36 feet of maneuvering space. The Project Site has three existing loading doors for the warehouse, which are legal nonconforming with respect to the 36 feet of maneuvering space.
32. **BICYCLE PARKING.** The Hearing Officer finds that no bicycle parking spaces are required pursuant to County Code Section 22.112.020 (Applicability) because the Project does not propose a new building or additional floor area.
33. **HOURS OF OPERATION.** The Hearing Officer finds that the Project is inconsistent with the standard identified in County Code Section 22.84.040.E.1 (Performance Standards for All Permitted Uses and Conditionally Permitted Uses). This County Code Section requires that no outdoor operation or activities be conducted between 6:00 p.m. and 8:00 a.m., daily, with the exception of truck loading and unloading into an enclosed building only.
34. **OAK TREE.** The Hearing Officer finds that an Oak Tree Permit is not required pursuant to County Code Chapter 22.174 (Oak Tree Permits) because the Project does not remove, encroach, or relocate the existing two oak trees.

35. **INCLUSIONARY UNITS.** The Hearing Officer finds that the Project is exempt from the Inclusionary Zoning Ordinance because the Project is an industrial use.

CONDITIONAL USE PERMIT FINDINGS

36. **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 Project is located along South Main Street, which is a Major Highway in the County's Master Plan of Highways. This Project is to authorize continued outside storage of trucks, trailers, other vehicles, and materials, and to authorize an existing eight-foot-tall fence and a 15-foot-tall hedge located along the front property line with a zero-foot setback, in lieu of the required 10-foot minimum setback. Single-family residences zones are located to the east of the subject property, across South Main Street. The existing light industrial warehouse has loading doors and is located on the western side of the subject property to the rear of the site, which is as distant from the adjacent residential zones as possible on the parcel. There are no proposed new structures or loading doors for this application. Therefore, no changes to the existing uses are being proposed or considered as part of this application.

37. **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 proposed project is compliant with all required development standards. The site plan depicts an approximately 1.44-acre parcel that has an existing metal warehouse with 18 associated vehicle parking spaces. The area devoted to the outdoor storage of trucks, trailers, vehicles and other materials is located in the center of the parcel. This area is striped with 26 trailer/container storage spaces, each 10 feet wide and 45 feet long. Twelve storage spaces are located toward the north, center of the parcel, and the other 14 storage spaces are located along the southern parcel boundary. The two storage/container storage areas are separated by a trailer/container loading area. The mobile office trailer is located toward southwest side of the property. The site plan depicts 3,460 square feet of landscaping area. There are two oak trees located in the northeast corner of the landscaped area. No encroachments are proposed to the two protected oak trees. The Project is proposing a new 10-foot-tall solid wall and a 10-foot-wide landscaped buffer along Sout Main Street to further screen any visual or noise impacts from the outside storage yard. The Project is requesting to maintain an existing 15-foot mature hedge.

38. **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 primary access to the Project Site is

via South Main Street, with two lanes in either direction that are sufficiently capable of serving the proposed use. South Main Street is classified as a Major Highway in the County's Master Plan of Highways.

39. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 30 years.

GREEN ZONES FINDINGS

40. **The Hearing Officer finds that the proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property.** The Project is proposing a new 10-foot-tall CMU wall and a 10-foot-wide landscaped buffer along Sout Main Street to further screen any visual or noise impacts from the outside storage yard. The Project is requesting to maintain an existing 15-foot mature hedge. The Project proposes improvements to bring the property into full compliance with the Green Zones Ordinance use and development standards. The Project proposes continuation of the Project Site's existing land use and no interior changes, intensification of use, changes in operations, increase in building square footage, or change in building footprint. To comply with the Green Zones Ordinance, the Project proposes landscape and hardscape improvements along the property's eastern frontage. These proposed improvements, which are limited to improved landscape buffers and construction of a CMU wall, are designed to preserve the two existing oak trees and screen the Project site from public view. The proposed improvements would minimize operational effects. To prevent aesthetic and noise-related impacts on neighboring properties, the Project includes installation of a 10-foot-tall CMU wall and improved landscape buffers along the eastern property frontage. These improvements are specifically designed to screen outdoor storage areas, preserve two existing mature oak trees, and minimize the visibility of industrial activities from adjacent public rights-of-way and nearby residences located east of Main Street.
41. **The Hearing Officer finds that the proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses.** The Project is not proposing any new construction that will increase the existing floor area of any structures. The construction is limited to the new 10-foot-tall CMU wall along South Main Street. The proposed Project is designed to bring the site into compliance with the Green Zones Ordinance. These design features serve as physical strategy to minimize visual and noise impacts on adjacent sensitive uses, including single-family

residential neighborhoods located east of Main Street. The CMU wall will provide durable visual screening and passive noise attenuation, while the landscape buffer will soften the appearance of industrial operations and preserve existing mature oak trees. Truck operations associated with the existing and future use of the property will not involve queuing or parking within the Main Street public right-of-way. Trucks will be able to access the site as needed to avoid any disruptions to passing traffic or idling in the street, thereby preventing impacts to surrounding homes.

42. **The Hearing Officer finds that the proposed use and development of land protects public health and safety and promotes environmental sustainability.** The Project supports public health, safety, and environmental sustainability by maintaining existing industrial uses without intensification while implementing physical improvements to comply with the Green Zones Ordinance. Specifically, the Project would install a 10-foot concrete CMU wall and enhance landscaping along the property's Main Street frontage. These improvements serve to buffer site operations from the public right-of-way and adjacent sensitive land uses, including residences located east of Main Street. The Project requests to maintain an existing 15-foot mature hedge.

VARIANCE FINDINGS

43. **The Hearing Officer finds that because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.** The special circumstances and exceptional characteristics of the Project Site justify the requested variance, as the strict application of the County Code would deprive the property of privileges commonly enjoyed by other properties in the vicinity with the same zoning. The Project Site is located within an Industrial Preservation Overlay Zone, which is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses. Security fencing is a common and necessary feature for business operations. Staff's site visit and review of aerial imagery review confirmed that multiple neighboring properties have fences constructed at or near the front property line that do not comply with the 10-foot landscaped setback requirement. The site is already developed and operated as a truck storage yard, with an established mature hedge and fence along the Main Street frontage at the center of the property, as shown in Exhibit "A", that provides necessary security and visual screening of onsite truck and trailer storage. The application of the 10-foot setback requirement would require removal and relocation of these improvements further into the yard, reducing usable site area, and disrupting ongoing operations.
44. **The Hearing Officer finds the modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.** The proposed variance to

authorize an existing fence and mature hedge with a zero-foot setback, in lieu of the required 10-foot minimum setback does not constitute a grant of special privilege, as similar conditions exist among neighboring properties within an Industrial Preservation Overlay Zone. The Project Site is located in an area characterized by industrial uses where security and screening are essential for operations. Many adjacent properties feature fences of comparable height and placement, demonstrating a consistent development pattern that aligns with the functional needs of industrial businesses. The Permittee provided four examples of neighboring properties located near the Project Site with fences that do not comply with the required 10-foot setback. Additionally, Staff's site visit and review of aerial imagery confirmed that multiple properties in the vicinity do not comply with the 10-foot setback requirement, further demonstrating that the requested variance is consistent with existing development patterns. Given the industrial nature of the area and the operational needs of the Project, allowing the fence along the front property line with a zero-foot setback maintains compatibility with surrounding properties while ensuring that the truck yard operates securely and efficiently.

45. **The Hearing Officer finds that strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.** Strict application of the zoning regulations requiring a 10-foot landscaped setback for the fence would result in practical difficulties and unnecessary hardships for the continued outside storage of trucks, trailers, other vehicles, and materials. The general purpose of the setback requirement is to promote aesthetics, safety, and pedestrian access. However, in an industrial setting such as this, with limited pedestrian activity and a need for secure operations, the strict enforcement of this requirement would impose an unnecessary hardship. Therefore, the Hearing Officer finds that granting the Variance would allow the facility to operate efficiently while maintaining consistency with surrounding industrial properties. Furthermore, the mature hedge naturally provides a screening method for the outside storage of trucks, trailers, other vehicles, and materials.
46. **The Hearing Officer finds that such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.** The requested adjustment to authorize an existing fence with a 15-foot-tall hedge in lieu of the required 10-foot minimum setback, will not be materially detrimental to public health, safety, or general welfare, nor will it negatively impact the use, enjoyment, or valuation of nearby properties. The Project Site is located in an industrial area where similar fencing configurations exist. The fence with the mature hedge will provide necessary security for the continued outside storage of trucks, trailers, other vehicles, and materials, preventing unauthorized access and ensuring the safe containment of operations. The facility is not open to the public, and the presence of the fence will have no impact on pedestrian access. The variance will not create visual or functional obstructions, as industrial properties in the vicinity commonly utilize perimeter fencing for security and operational efficiency. The maintenance of the existing fence and hedge will enhance

the safety of the facility while maintaining the industrial character of the area, and provide a natural screening method which buffers views of truck storage activities from the public right-of-way.

ENVIRONMENTAL FINDINGS

47. 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) and section 15305 (Class 5 Minor Alterations to Land Use Limitations) categorical exemptions. The Project involves the request to continue to authorize outside storage of trucks, trailers, other vehicles, and materials, with a reduced setback. The proposed improvements are limited to landscape buffers and the construction of a new 10-foot-tall solid CMU wall. The Project does not qualify for an exception to an exemption because it is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, the Commission finds that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

48. **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 Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

Regarding the Conditional Use Permit:

- 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 proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property.
- F. The proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses.
- G. The proposed use and development of land protects public health and safety and promotes environmental sustainability.

Regarding the Variance:

- H. Because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
- I. The modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.
- J. Strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.
- K. Such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.

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 15305 (Class 5, Minor Alterations in Land Use Limitations categorical exemption); and

PROJECT NO. PRJ2024-001301-(2)
CONDITIONAL USE PERMIT NO. RPPL2024001680
VARIANCE NO. RPPL2025004039

EXHIBIT C
FINDINGS
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2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024001680** and **VARIANCE NO. RPPL2025004039** subject to the attached conditions.

ACTION DATE: December 16, 2025

EMR:MR

December 4, 2025

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-001301-(2)
CONDITIONAL USE PERMIT NO. RPPL2024001680
VARIANCE NO. RPPL2025004039

PROJECT DESCRIPTION

The project is a request to authorize outside storage of trucks, trailers, other vehicles, and materials on the property secured by an eight-foot-tall existing fence and an existing 15-foot-tall hedge located along the front property line with a zero-foot setback, in lieu of the required 10-foot minimum setback, 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 decision 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 ten 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 (Fees for Providing County Records).

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.**

The Conditional Use Permit, which authorizes outside storage of trucks, trailers, other vehicles, and materials on the property, shall terminate on December 31, 2055. 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 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.

The Variance, which authorizes an eight-foot-tall existing fence and an existing 15-foot-tall hedge located along the front property line with a zero-foot setback, in lieu of the required 10-foot minimum setback, does not have a grant term.

9. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

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 \$4,560.00, 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 ten (10) inspections.

Inspections may be unannounced. Inspections 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 **\$456.00** 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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("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 (Planning and Zoning) 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, 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 **February 16, 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 member. 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).

PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT

20. This grant shall authorize the continued outside storage of trucks, trailers, other vehicles, and materials on the property.

21. **Hours of Outdoor Operation.** No outdoor operation or activities shall be conducted between 6:00 p.m. and 8:00 a.m., daily, with the exception of trucks loading and unloading into an enclosed building only.
22. **Solid Fence.** The Permittee shall install a new solid concrete masonry unit "CMU" 10-foot-tall wall along the property's frontage along Main Street as depicted on the Exhibit "A". The new solid fence shall be installed within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
 - a. The solid wall shall be a minimum of eight feet tall; be of a uniform height between eight and 12 feet tall; be a neutral color; and be constructed in a workmanlike manner and consist of materials such as solid wrought iron fence, concrete masonry unit or masonry, brick, etc.
 - b. Barbed wire/concertina wired fences are prohibited
 - c. Electrified fencing is not allowed on the new wall.
23. **Landscaping.** A minimum of 3,460 square feet of landscaping will be maintained in a minimum 10-foot-deep buffer on the north portion of the frontage as depicted on the "Exhibit A." The permittee shall use the [County's Native Plant Guide](#) to select drought resistant native vegetation.
 - a. **Clean Fuels.** Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers, shall be electric and non-combustion powered.
24. **Tree Planting.** A minimum of four (4) 15-gallon trees will be planted and spaced 10 feet apart. The remaining area shall also be landscaped with grass, shrubs, or bushes, etc. All plants provided for required landscaping shall be drought-tolerant and include only non-invasive plant species. Trees shall be selected from the Tree Species List maintained by the Director. The two (2) existing oak trees will remain for a total of six trees along the frontage.
25. **Maintenance Activities.** All vehicle washing or repair work must be conducted indoors.
26. **Storage.** Any materials, vehicles, or equipment that are stored outdoors shall not exceed the height of the surrounding wall, shall be fully contained within the property boundaries, and shall not spill over onto public rights-of-way.
 - a. Stored materials shall be set back at least 10 feet from all property lines or a distance equal to the height of the wall along the relevant property line, whichever is greater.
 - b. Outside storage shall not be visible by pedestrians on adjacent streets adjoining residential zones or by persons on neighboring residentially zoned properties.
 - c. The area between the stored materials and the wall may be landscaped.

27. **Storage of Materials and Waste.** All materials or waste shall be stored in designated receptacles, bins, or pallets, and located on a paved impermeable surface on site, or within an enclosed building.
28. **Site Maintenance.** Other than for the collection or receipt of items related to the principal use, exterior areas of the premises shall be maintained free of garbage, trash, debris, or junk and salvage except as stored in designated trash collection containers and enclosures.
29. **Recycling and Solid Waste Storage.** Any trash receptacles or storage areas for recycling and solid waste shall meet the requirements set forth in County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste).
30. **Parking.** Employee and customer parking shall be accessible at all times and shall not be used for the storage of materials or equipment. A total of 18 parking spaces shall be accessible at all times.
31. **Signs.** The Permittee shall install a "No Vehicle Idling" sign with minimum dimensions of 12 inches by 18 inches. The Permittee shall also install a "Perimeter Identification" sign in compliance with the following requirements:
 - a. **Location.** The "Perimeter Identification" sign shall be permanently affixed on a building or wall that is visible, and with text that is legible from, the public right-of-way for pedestrians, and no higher than eight feet from the ground measured vertically from the base of the sign. The "Perimeter Identification" sign shall not be a freestanding sign or a portable sign.
 - b. **Size.** The "Perimeter Identification" sign shall have a minimum sign area of four square feet and a maximum sign area of nine square feet. The area for the "Perimeter Identification" sign shall not be accounted for in the area permitted for business signs specified in County Code Chapter 22.114 (Signs).
 - c. **Display.** The "Perimeter Identification" sign shall permanently display the hours of operation, the telephone number of the facility representative, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to LA County Planning and to the South Coast Air Quality Management District (AQMD), if the use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by LA County Planning or the AQMD:
 - i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday—Thursday, 7 a.m. - 6 p.m., dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and
 - ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG or visit www.aqmd.gov."
32. **Surface.** The Permittee shall repair all areas of broken concrete or asphalt, including, but not limited to, divots, cracks, and potholes. Spalling of concrete or asphalt shall

be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

33. **Record of Complaints.** The Permittee shall maintain a record of all complaints received and measures taken to resolve those complaints. The record of complaints shall include the date and time, nature of complaints, and actions taken to identify and mitigate the complaint. The Permittee shall resolve all complaints to the satisfaction of the Director. The record shall be maintained for three years and made available upon request.

PERMIT-SPECIFIC CONDITIONS – VARIANCE

34. **Landscaping Hedge.** The existing 15-foot-tall hedge and landscaping shall be maintained in a healthy condition with appropriate watering, pruning, weeding, fertilizing, and litter removal.
35. **Metal Fence.** The existing eight-foot-tall fence may remain in the same location with a zero setback from the front property line.