

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2018-003016-(2)
CONDITIONAL USE PERMIT NO. RPPL2018004607

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2018004607** ("CUP") on January 27, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Rosa M. Perez Cortez ("Permittee"), requests the CUP to authorize the continued operation of an outdoor pallet yard located within 500 feet of a Residential Zone ("Project") on a property located at 433 East Alondra Boulevard in the unincorporated community of West Rancho Dominguez-Victoria ("Project Site") in the M-1.5-DP-IP (Restricted Heavy Manufacturing, Development Program, Industrial Preservation) zone. Pursuant to Los Angeles County Code ("County Code") Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on September 11, 2018. Please see the Zoning Code Comparison Chart at the end of this report for more information.
4. **ENTITLEMENT(S) REQUIRED.** The CUP is a request to authorize the operation of outdoor pallet yard in the M-1.5-DP-IP (Restricted Heavy Manufacturing, Development Program, Industrial Preservation Zone) pursuant to County Code Section 22.44.130 (West Rancho Dominguez-Victoria Community Standards District ("CSD") – Zone Specific Standards). A complete application was received prior to the adoption of the Green Zone Ordinance on July 14, 2022. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the land use policies, zoning, and regulations in effect at the time it was submitted. A CUP is also required for this Project starting on January 27, 2036, per County Code Section 22.84.040 (Green Zones Districts, Schedule for Compliance for Existing Legally Established Uses), which requires that the existing land use obtain a CUP and complete all onsite improvements required by County Code Chapter 22.84 (Green Zones Districts). As part of this CUP, the Permittee has voluntarily agreed to comply with Green Zone requirements pertaining to signage, as prescribed by the Green Zones Ordinance, and these changes will apply at the end of this CUP's grant term.
5. **LOCATION.** The Project is located at 433 East Alondra Boulevard within the Victoria Zoned District and Metro Planning Area.

6. **PREVIOUS ENTITLEMENT(S).** Conditional Use Permit No. 85-010 authorized the construction of a new pallet yard, approved on October 1, 1986, and expired on October 1, 1989. In conjunction with the entitlement, Parking Permit No. 85-800-(2) authorized the existing outdoor pallet storage and repair facility to operate with less than required parking. Building Permit No. 8771-9 authorized the construction of a new restaurant, approved on October 23, 1959.
7. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the Los Angeles County General Plan (“General Plan”) Land Use Policy Map.
8. **ZONING.** The Project Site is located in the Victoria Zoned District and was zoned M-1.5-DP-IP at the time the complete application was received. The Development Program (“DP”) was established through Zoning Change Case No. 85-006-(2), which was a recommendation to change the zoning from M-1 and R-1 to M-1.5-DP. Pursuant to former County Code Section 22.44.130 (West Rancho Dominguez-Victoria CSD) – Zone Specific Standards), a CUP is required for all activities conducted outside an enclosed structure and located within 500 feet of a Residential Zone or a sensitive use in the M-1.5-DP-IP Zone.

9. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING*	EXISTING USES
NORTH	H9 (Residential-Nine Units per Acre), IH (Heavy Industrial)	R-1 (Single Family Residence), M-2-DP-IP (Heavy Manufacturing, Development Program, Industrial Preservation)	Single Family Residences, Manufacturing
EAST	IL, IH	M-1-IP (Light Manufacturing, Industrial Preservation), M-2-DP-IP	Recycling, Pallet Yards, Manufacturing
SOUTH	City of Carson	City of Carson	Manufacturing
WEST	H9, IL	R-1, M-1-IP	Manufacturing

* Note: The zoning was changed to M-1.5-DP-IP-GZ in conjunction with the adoption of the Green Zones Ordinance on July 14, 2022. The Metro Area Plan was adopted on May 21, 2024, but the land use category IL remained unchanged. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on September 11, 2018.

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.9 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with the subject pallet yard in the rear of the lot, a restaurant, and 30 standard vehicle parking spaces.

B. Site Access

The Project Site is accessible via East Alondra Boulevard to the south. Primary access to the Project Site will be via an entrance/exit from an existing 21-foot -wide driveway on East Alondra Boulevard.

C. Site Plan

The site plan depicts an existing 3,590 square foot restaurant, 30 vehicle parking spaces, two truck storage stalls, four storage stalls for forklifts, a proposed 81-square-foot bathroom, a proposed 96-square-foot prefabricated mobile office, a proposed 990-square-foot covered pallet construction area, an existing 1,584-square-foot uncovered disassembling pallet area, and the rest of the site plan is an existing outdoor pallet storage area. The lot is 244 feet deep and approximately 131 feet past the end of the restaurant is an existing eight-foot high concrete masonry unit ("CMU") wall with landscaping, and an existing eight-foot-tall iron gate separating the pallet area from the restaurant. The site plan depicts a two-way 26-foot driveway running through the center of the pallet yard with trucks circulating in a one-way direction via a 24-foot-wide maneuvering area in the rear portion of the parcel. The site plan includes 14 existing mature cypress trees and an existing 467-square-feet of landscaping on the northern property line. The Project Site is secured by an existing eight-foot-tall solid CMU wall running along the northern property line, a six-foot-tall solid CMU wall running along the western property line, and a two-foot-tall CMU wall with six-foot-tall view obstructed chain link fence above. The remaining area is an open storage area for pallets.

D. Parking

Pursuant to former County Code Section 22.52.1140 ("Parking for Industrial Uses") one automobile space is required for each two persons employed or intended to be employed for the pallet yard and one space for each vehicle used directly in the conducting of such use. The Project employs eight persons, which would require a minimum of four standard vehicle parking spaces. Additionally, the Project proposes the use of four vehicle parking spaces for two small flatbeds trucks and two large flatbed trucks in conjunction with the business. Therefore, eight parking spaces are required and provided for the pallet yard. Parking Permit No. 85-800-(2), approved on October 14, 1986, required the maintenance of 44 standard vehicle parking spaces on the Project Site, for both the pallet yard and the restaurant. However, the parking permit expired when the CUP expired in 1989. Although the existing restaurant is not a part of the requested CUP the restaurant was established in 1960, prior to the adoption of occupant load prescribed parking minimums. Pursuant to Section 749 ("Other Commercial Uses") of the Municipal Code in effect between July 27, 1958 and September 21, 1970, one automobile

parking space was required for every 400 square feet of floor area. The restaurant is 3,590 square feet in size and therefore would have been required to provide nine standard vehicle parking spaces at the time it was legally established. The proposal complies with the minimum parking requirements which were in effect at the time of the restaurant's establishment in 1959, as well as parking requirements required for the pallet yard with respect to the code in effect of the time of this application. The required spaces for the restaurant is nine and the pallet yard is eight, for a total of 17 standard vehicle parking spaces. The proposed is 30 standard vehicle parking spaces, with one space dedicated to persons with disabilities in accordance with the Americans with Disabilities Act ("ADA"). With consideration to the above, 22 vehicle parking spaces are reserved for the restaurant and eight vehicle spaces are for the pallet yard.

11. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, and a Class 3, New Construction or Conversion of Small Structures, 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 and maintenance of a pallet yard with a construction of a new prefab office space, bathrooms, and canopy for pallet assembly, with negligible or no expansion of use beyond that which was previously existing.

- 12. COMMUNITY OUTREACH.** The Permittee emailed the East Gardena Homeowners Association, Avalon Gardens Community Group, Gardena Chamber of Commerce, and West Rancho Group on June 11, 2025 to introduce the project. Only two community groups of the four listed responded with concerns related to community engagement and noise levels for nearby residential properties. The Permittee, LA County Planning Staff, and Mr. John Davis Jr., a representative of the Avalon Gardens Community Group, conducted a virtual meeting on June 25, 2025, expressing their concerns about the overall operations of the pallet yard and its immediate effects to the neighboring residential properties. The applicant provided project specific information such as operating hours, all materials worked with, and activities conducted. Additionally, the applicant stated that the neighboring property owner was willing to provide a letter of support for the project to reassure Mr. John Davis Jr. of the pallet yard's good relationship with nearby residents. At the end of the meeting, Mr. John Davis Jr. expressed support for the project asking the applicant to consider wider community outreach beyond immediate neighbors and encouraged the applicant to inform community about sustainability through pallet recycling and deconstruction.

13. PUBLIC COMMENTS.

Prior to the publication of the report to the Hearing Officer, staff did not receive any public comments regarding the Project.

14. AGENCY RECOMMENDATIONS.

- A. County Department of Public Works: Recommended clearance to public hearing with no conditions in a letter dated April 10, 2019.
- B. County Fire Department: Recommended clearance to public hearing with no conditions in a letter dated March 27, 2019.
- C. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated November 5, 2019.

15. 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 December 10, 2025, a total of 92 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, including eight notices to those on the courtesy mailing list for the Victoria Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. 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 and outdoor storage. The Hearing Officer further finds that the Project promotes the preservation of light industrial land and a diverse economy.

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

Policy Land Use ("LU") 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.

Policy LU 5.2: Encourage a diversity of commercial land retail services and public facilities at various scales to meet regional and local needs.

Policy Economic Development ("ED") 2.1: Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses.

Policy ED 1.1: Encourage a diverse mix of industries and services in each Planning Area.

Policy ED 2.2: Utility adequate buggering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.

The Project is an outdoor pallet yard that was previously approved on October 1, 1986 under CUP 85-010. The outdoor pallet yard has been in operation for 39 years and is located along Alondra Boulevard, designated as a Major Highway. Parcels south of the Project are in the City of Carson, while parcels east and west of the Project are dedicated to industrial uses. There are approximately 55 parcels of residential uses located within the 500-foot buffer from the Project Site with one parcel sharing a direct boundary with the Project Site. The Project Site maintains a six-foot-deep landscape buffer (467 sq. ft.) and an additional “clear area” buffer of 24 feet (1,847 sq. ft.) between the residential property where no storage or assembly of pallets is allowed. Additionally, the Project conforms to the tree planting requirements prescribed by the West Rancho Dominguez-Victoria CSD, which requires one 15-gallon tree per 50 square feet of landscaping, which is a minimum required 390 square feet of landscaping and eight 15-gallon trees. The Project Site currently has 14 mature cypress trees in the landscape buffer located in the area abutting the residential use.

The Project has been reviewed and conditioned to mitigate negative impacts and ensure compatibility with residential uses located within 500 feet. The Project was referred to Public Health, which reviews noise issues, and they determined that the outdoor pallet yard shall conform to the requirements contained in Title 12 Section 12.08, Noise Control Ordinance for the County of Los Angeles, which prohibits activities from 6:00 p.m. to 7 a.m. This Project is in compliance with Public Health’s conditions due to no industrial activity being conducted between the hours of 4:00 p.m. and 8:00 a.m. The Project Site complies with the required development standards, such as maintaining a solid perimeter fence to screen outdoor activities and providing landscaping to improve the aesthetic appearance between the sensitive use and the pallet yard.

The Project has had a history of Zoning Enforcement violations between 2005 to 2018. These zoning violations were related to outdoor storage height between 20 to 25 feet in height, outdoor storage of pallets in the side yard and rear yard setbacks, unpermitted uses such as the maintenance of a lunch truck on site and operating without a valid land use entitlement. Through the efforts of zoning enforcement and the Permittee, these violations have been abated. The pallet yard is now able to comply with all relevant development standards, as depicted on Exhibit “A.”

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the project is consistent with the M-1.5-DP-IP zoning classification as pallet yards are permitted in such zone with a CUP pursuant to former County Code Section 22.44.130 (West Rancho Dominguez-Victoria CSD), which states that all activities conducted outside an enclosed structure and located within 500 feet of a residential zone, except for parking, vending machines, shopping carts, and accessory uses, shall require a CUP.
19. **FLOOR AREA RATIO.** The Hearing Officer finds that the Project is consistent with the standard identified in former County Code Section 22.32.150 (M-1.5 Zone Development Standards). The Project has a Floor Area Ratio of 0.09, which is within the maximum allowable Floor Area Ratio of 1.0 for the M-1.5-DP-IP Zone.
20. **REQUIRED YARDS.** The Hearing Officer finds that the Project is not consistent with the standards identified in former County Code Section 22.44.130 (West Rancho Dominguez-Victoria CSD). This County Code Section requires that buildings and structures be set back a minimum of 10 feet from the front property line. The existing restaurant is setback one foot 10 inches from Alondra Boulevard, which was established by Building Permit No. 8771-9 and is legal non-conforming with respect to this standard.
21. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in former County Code Section 22.44.130 (West Rancho Dominguez-Victoria CSD). This County Code Section requires that a building or structure located within 250 feet of a Residential Zone not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas. The Project proposes a 15-foot-high covered metal canopy where pallet assembly will take place. There is an existing eight-foot-tall solid wall abutting the residential zone and on the western property line, and an existing eight-foot-tall chain link fence on the eastern property line. The existing single-story commercial restaurant also complies with the height requirement. The metal canopy and the solid walls are less than the maximum allowed 45 feet by this County Code Section 22.44.130 (West Rancho Dominguez-Victoria CSD).
22. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in former County Code Section 22.52.1140 (Vehicle Parking Space for Industrial Uses). This County Code Section requires one space for each two persons employed or intended to be employed on the shift having the largest number of employees and one space for each vehicle used directly in the conducting of the use. The outdoor pallet yard employs eight people and requires four standard vehicle parking spaces. There are two small trucks and two large trucks used in conjunction with the business. Therefore, a minimum of eight parking spaces are required for the pallet yard and eight spaces are provided. The existing restaurant was established in 1959 and is legal nonconforming with respect to parking standards. The restaurant requires nine parking spaces and 22 spaces are provided. A total of 30 standard vehicle parking spaces are provided onsite.

23. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in Current County Code Section 22.84.030.C.1.j (Green Zones Development Standards). Although the requirements of Green Zones do not apply to this application, the applicant has voluntarily complied with this requirement ahead of schedule. 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. The Hearing Officer finds that the Project 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 depicted on the Exhibit “A” and meet the requirements of this County Code Section. No other business signs are proposed.
24. **OUTDOOR STORAGE.** The Hearing Officer finds that the Project is consistent with the standard identified in former County Code Section 22.52.640 (Storage Restrictions). The Project may not store pallets above the height of the fence or wall within 10 feet of said fence or wall; shall be stored in such a manner that it cannot be blown from the enclosed storage area; and shall not be placed or allowed to remain outside of the enclosed storage area. The Project is consistent with these standards, because pallets are stored 10 feet away from the western and eastern property lines. The northern property line that adjoins the single-family residence includes a six-foot landscaped buffer and an additional 24-foot clear area where no storage or structures are proposed. The outdoor pallet yard utilizes four trucks used at different time intervals and three forklifts which will all be stored onsite.
25. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in the County Code 22.44.130 (West Rancho Dominguez-Victoria CSD). The Project Site’s lot coverage (building area) is 15 percent, which is less than the CSD’s maximum lot coverage allowance of 70 percent. Additionally, outside storage must not be visible by pedestrians on adjacent streets adjoining residential zones or by persons on neighboring residentially zoned properties. The Project’s Exhibit “A” depicts a 30-foot-wide buffer between the Project and adjacent residential zones. The buffer features a six-foot-wide landscaping buffer with trees. The CSD’s community-wide development standards addressing graffiti and site maintenance are a part of the Project’s conditions of approval.
26. **TREE PLANTING.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.130 (West Rancho Dominguez-Victoria CSD). The Project is required to provide one 15-gallon tree for every 50 square feet of landscaped area and shall be planted equally spaced within the buffer strip. A total of ten trees are required and a six-foot-deep landscaping strip with 14 mature cypress trees currently exist.

27. **LANDSCAPING.** The Hearing Officer finds that the Project is not consistent with County Code Section 22.44.130 (West Rancho Dominguez CSD which requires that the 10-foot-wide setback from the front property line, be landscaped. No landscaping is provided in the front setback due to a legal non-conforming development built on the lot before current landscaping requirements were in effect. However, the Hearing Officer finds that the Project is consistent with the landscaping requirement in the rear which requires that properties abutting a Residential Zone, provide a landscaped buffer of at least five feet; and this landscaped buffer must be automatically irrigated by a permanent watering system. A total of 467 square feet of landscaping is provided in a six-foot landscaping buffer.
28. **INCLUSIONARY UNITS.** The Hearing Officer finds that the Project is exempt from the Inclusionary Zoning Ordinance because the Project is an industrial use.
29. **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 has been operating as a pallet yard since 1986. The Project is located along Alondra Boulevard, which is predominantly zoned for industrial uses adjacent to residential zones. The Project is proposing several site improvements to enhance the compatibility between the Project and nearby neighbors:
- Maintenance of an existing eight-foot-tall solid concrete block wall abutting residential uses on the northern property line;
 - Maintenance of an existing six-foot-wide landscaping buffer with a permanent irrigation system along the northern property line abutting residential uses;
 - Maintenance of fourteen (14) 15-gallon mature cypress trees along the northern property line abutting residential uses.
30. **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's proposed site plan is consistent with Title 22 requirements for tree planting, landscaping, walls, parking, signage, and outdoor storage. The Project Site is almost one acre in size and has space to accommodate a one-way truck circulation with space to maneuver in the rear portion of the property. The Project Site provides a total of 30 parking spaces, exceeding the minimum required nine parking spaces for the restaurant and eight parking spaces for the pallet yard.
31. **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 Alondra Boulevard, which is designated as a Major Highway by the County's Master

Plan of Highways. With two lanes in either direction, it is sufficiently capable of serving the existing use.

32. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to 10 years.

ENVIRONMENTAL FINDINGS

33. 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 and Class 3, New Construction or Conversion of Small Structures categorical exemption). The Project involved an existing outdoor pallet yard with no expansion to its current site and operation. The new buildings, which include the bathroom, mobile office, and covered area for pallet construction is a total of approximately 1,167 square feet and is below the maximum allowed 10,000 square feet threshold for the Class 3 exemption in urbanized areas. Furthermore, no exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project 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, there are no exceptions to the proposed exemptions and the exemptions still apply to the Project.

ADMINISTRATIVE FINDINGS

34. **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 Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use of 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.

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 (Class 3, New Construction or Conversion of Small Structures categorical exemption).
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2018004607**, subject to the attached conditions.

ACTION DATE: January 27, 2026

EMR:KP

January 22, 2026

c: Hearing Officer, Zoning Enforcement, Building and Safety