



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

## PROJECT SUMMARY

<b>OWNER / APPLICANT</b> Andrea Vargas / Cliff Ong	<b>MAP/EXHIBIT DATE</b> 1/11/2024
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**PROJECT OVERVIEW**  
 The applicant, Cliff Ong, is requesting a minor conditional use permit (“MCUP”) to authorize the operation of an existing, unpermitted pallet yard in the M-1-BE-IP (Light Manufacturing – Billboard Exclusion – Industrial Preservation) Zone pursuant to Los Angeles County Code Sections 22.22.030.C (Land Use Regulations for Industrial Zones) and 22.140.700 (Pallet Yards).

<b>LOCATION</b> 212 8 <sup>th</sup> Avenue, La Puente (Avocado Heights)	<b>ACCESS</b> via 8 <sup>th</sup> Avenue
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<b>ASSESSORS PARCEL NUMBER(S)</b> 8208-008-002	<b>SITE AREA</b> 0.63 Acres
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<b>GENERAL PLAN / LOCAL PLAN</b> East San Gabriel Valley Area Plan	<b>ZONED DISTRICT</b> Puente	<b>PLANNING AREA</b> East San Gabriel Valley
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<b>LAND USE DESIGNATION</b> IL (Light Industrial)	<b>ZONE</b> M-1-BE-IP
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<b>PROPOSED UNITS</b> N/A	<b>MAX DENSITY/UNITS</b> N/A	<b>COMMUNITY STANDARDS DISTRICT</b> Avocado Heights
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**ENVIRONMENTAL DETERMINATION (CEQA)**  
 Class 1 Categorical Exemption – Existing Facilities

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

<b>CASE PLANNER:</b> Steve Mar	<b>PHONE NUMBER:</b> (213) 893-7009	<b>E-MAIL ADDRESS:</b> smar@planning.lacounty.gov
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