

REPORT TO THE HEARING OFFICER

DATE ISSUED: December 4, 2025

HEARING DATE: December 16, 2025 AGENDA ITEM: 5

PROJECT NUMBER: PRJ2024-001301-(2)

PERMIT NUMBERS: Conditional Use Permit (“CUP”) RPPL2024001680
Variance (“VAR”) RPPL2025004039

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 13009 S Main Street, West Rancho Dominguez-Victoria

OWNER: Lift II South Main Street, LLC

APPLICANT: Yellow Iron Real Estate, LLC

CASE PLANNER: Melissa Reyes, Principal Planner
MReyes2@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-001301-(2), CUP No. RPPL2024001680 and Variance No. RPPL2025004039 based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENTS:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024001680 AND VARIANCE NUMBER RPPL2025004039 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- A CUP to authorize 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 County Code Section 22.364.110 (West Rancho Dominguez-Victoria Community Standards District – Zone Specific Standards) and County Code Section 22.84.040 (Green Zones – Standards and Requirements for Specific Uses). A CUP is required because the outside storage yard is located within 500 feet of a Residential Zone or a residential use.
- A VAR to authorize an existing eight-foot-tall fence and an existing 15-foot-tall hedge located along the front property line with a zero-foot setback, in lieu of the required minimum 10-foot 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).

B. Project

The applicant, Yellow Iron Real Estate LLC, is requesting a CUP to continue the outside storage of trucks, trailers, other vehicles, and materials (“Project”), at 13009 South Main Street in the unincorporated community of West Rancho Dominguez-Victoria (“Project Site”). The 1.44-acre (approximately 62,583 square feet) parcel contains a one-story 13,000-square-foot existing metal warehouse building, a 1,259-square-foot covered storage area, a 732-square-foot modular office trailer, and a large outside storage yard area. The project is located within Green Zones District and the West Rancho Dominguez-Victoria Community Standards District (“CSD”), which requires a CUP for outside storage uses on properties located within 500-feet of a residential zone. Furthermore, the West Rancho Dominguez-Victoria CSD requires that all structures on industrially zoned properties, including fences and walls, be set back at least 10 feet from the front property line. A Variance is required to modify that standard.

Although previously approved, CUP No. 201000160 expires in 2031, the applicant is voluntarily seeking to bring the property into compliance with the Green Zones Ordinance (“GZO”) ahead of schedule. No changes to the existing land use, building or operations are proposed. To comply with the GZO, the Project proposes a new 10-foot-deep landscaping buffer along the northern section of the property’s frontage, and the construction of a new 10-foot-tall solid concrete masonry unit wall (“CMU”) that will be approximately 102 feet long. The new CMU wall will be located outside of the protected zone of two oak trees along the property’s frontage. The southern section of the property’s frontage will remain unchanged and already includes an eight-foot-tall fence and 15-foot-tall mature hedge.

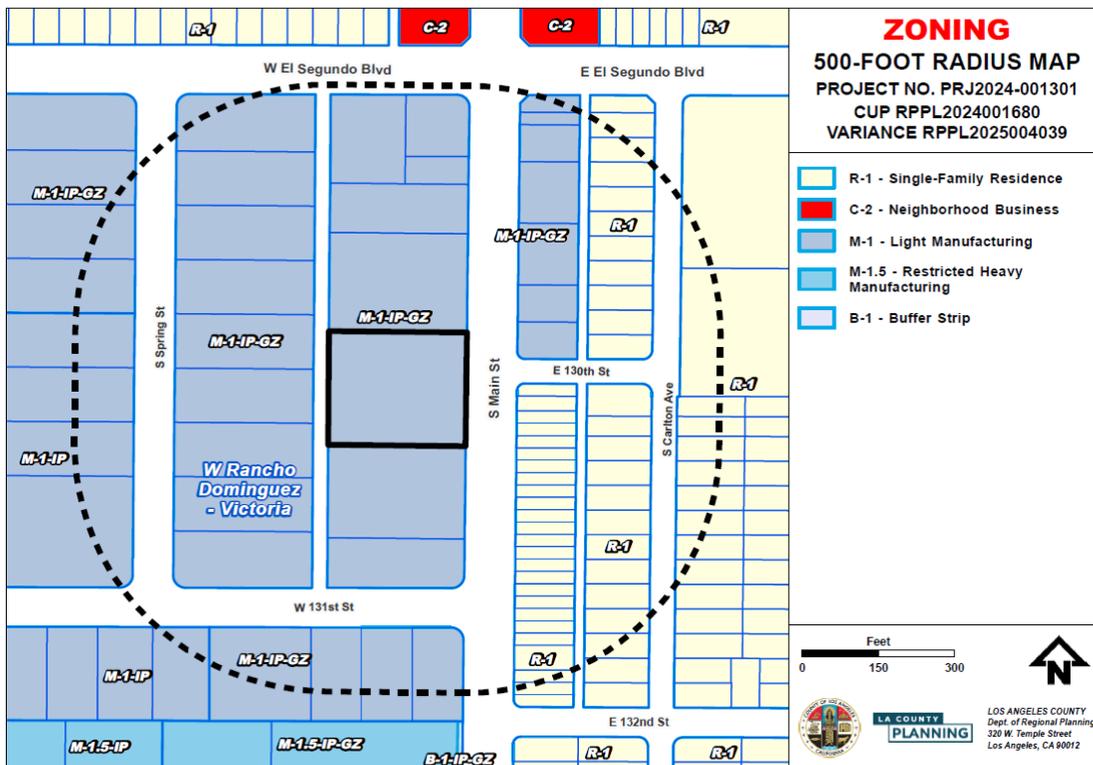
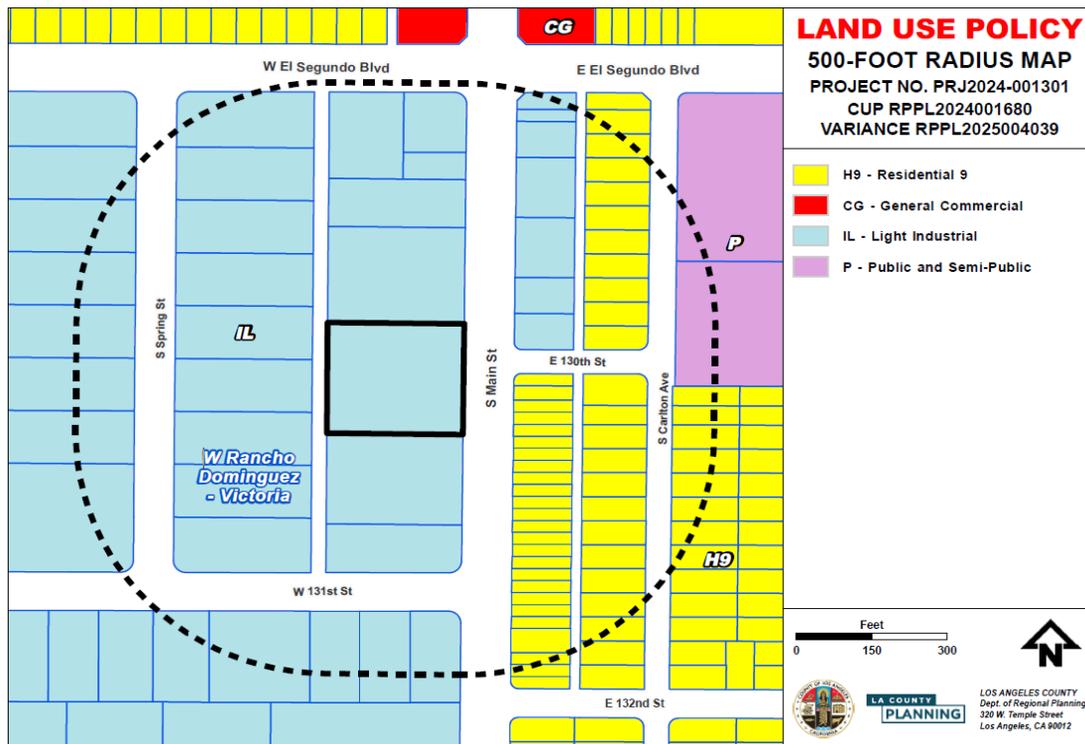
Staff is recommending a 26-year grant term instead of a 20-year grant term because CUP No. 201000160 does not expire until 2031 and the applicant is voluntarily seeking to bring the property into compliance with the GZO ahead of schedule, so the remaining six years

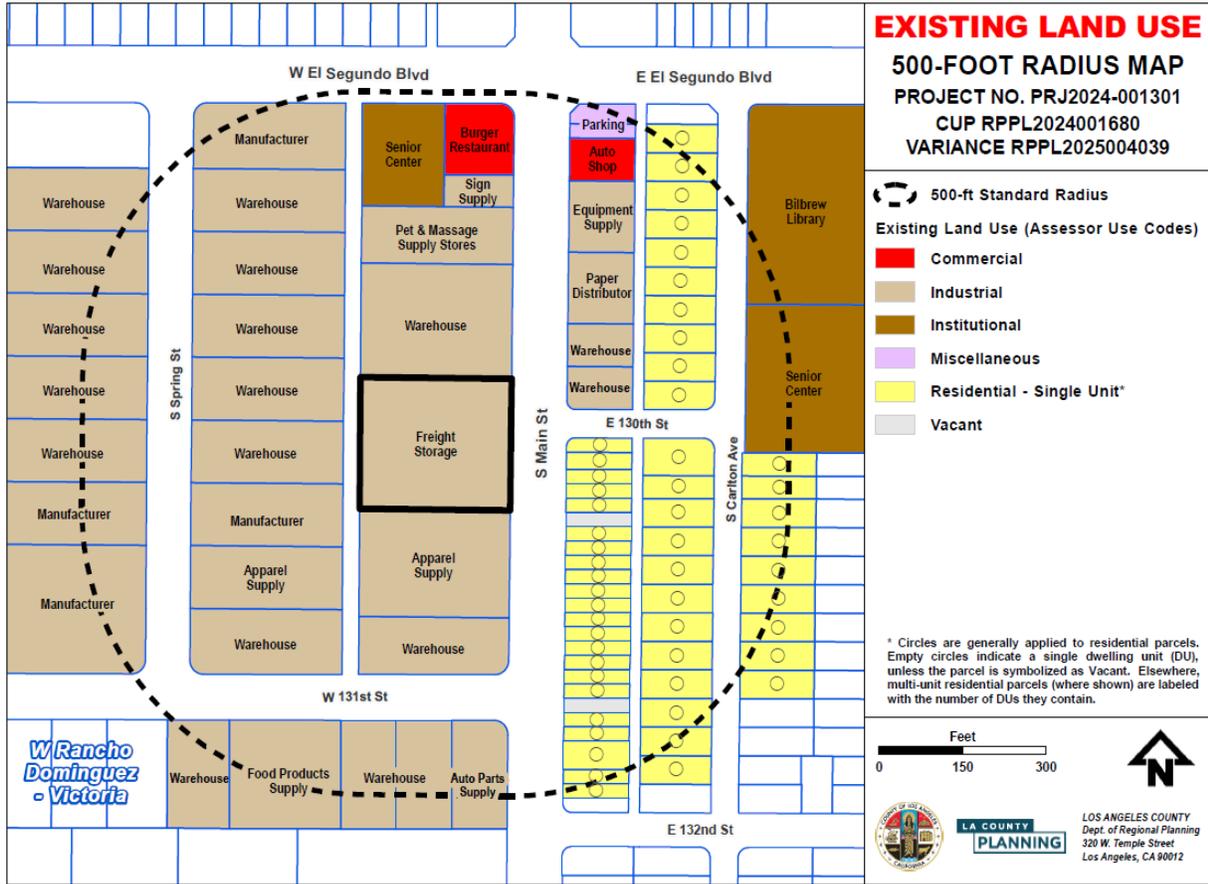
of that grant term are essentially being added to the grant term of this CUP, which will replace CUP No. 201000160 if and when it is approved.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	METRO AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1-IP-GZ (Light Manufacturing – Industrial Preservation – Green Zone)	Warehouse and truck storage
NORTH	IL	M-1-IP-GZ	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





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4520	R-1 (Single-Family Residence)	July 17, 1945
6940	M-1 (Light Manufacturing)	May 15, 1956
2015-0043Z	M-1-IP (Light Manufacturing – Industrial Preservation)	October 16, 2015
2024-0031Z	M-1-IP-GZ (Light Manufacturing – Industrial Preservation – Green Zones)	May 21, 2024

B. Previous Cases

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	January 28, 2013
RPPL2021010597	Zoning Verification Letter	December 22, 2021
RPPL2022013559	Zoning Verification Letter	February 21, 2023
RPPL2025001207	Zoning Verification Letter	March 26, 2025

C. Violations

CASE NO.	VIOLATION	CLOSED
08-0007472	An office trailer maintained on the premises without approval from LA County Planning. Material and/or merchandise is being stored outside of an enclosed building without meeting the current development standards. A land use involving outdoor storage has been established within 500 feet of a residential zone without a CUP.	August 9, 2009
09-0029842	A land use involving outdoor activity is conducted within 500 feet of a residential zone without a CUP. Office trailers are being maintained on the premises without approval from LA County Planning.	September 1, 2011
11-0025424	Items classified as junk and salvage material are maintained on the premises.	October 3, 2011
11-0028570-RZPVIO	Violation of CUP no. 201000160 permit conditions.	November 7, 2011

RPZPE2017024508	Violation of CUP no. 201000160 Condition no. 21, no littering signage, and Condition no. 22, no signage with contact information onsite.	February 5, 2018
RPZPE2018001427	Violation of CUP no. 201000160 Condition no. 15, graffiti, Condition no. 16, Exhibit A, Condition no. 17, hours of operation, Condition no. 19, site maintenance, Condition no. 23, parking, and Condition no. 25, surfacing.	August 1, 2019

ANALYSIS

A. Land Use Compatibility

The Project will comply with all the development standards and requirements prescribed by Title 22 of the County Code for outside storage, solid walls, tree planting, and landscaping and irrigation. The warehouse has existed since 1984 and CUP No. 201000160 authorized outside storage of trucks, trailers, other vehicles, and materials. The Project Site is located within an established industrial preservation area and is adjacent to other light industrial uses to the north, south, and west. These surrounding uses include similar warehouse and storage functions, which are consistent with the character of the M-1 Zone. Single-family residences located to the east of the Project Site are adequately buffered by existing fencing, landscaping, and the physical separation provided by South Main Street. South Main Street is 100-foot-wide and identified as a major highway in County of Los Angeles Department of Public Works (DPW) Master Plan of Highways. These buffers serve to minimize potential noise, visual and operational impacts on the residential neighborhood. The proposed new 10-foot-tall CMU wall in addition to the existing 15-foot-tall hedge and existing eight-foot-tall fence provides an adequate buffer to the existing single-family residences.

B. Neighborhood Impact (Need/Convenience Assessment)

The outside storage of trucks, trailers, other vehicles, and materials is compatible with the industrial character of the surrounding neighborhood. The Project is adjacent to other light industrial uses. Single-family residences that are located to the east are buffered by fencing, landscaping and South Main Street. There is no current zoning violations attributed to the subject parcel or open complaints from the public.

The applicant is proposing to replace a portion of the existing fence along the front property line with a new 10-foot-tall CMU wall because County Code Section 22.140.430.C (Outdoor Storage) requires a solid fence to screen the outdoor storage of

trucks along frontage. However, the applicant is also proposing to maintain a portion of the existing eight-foot-tall fence with a zero-foot setback and an existing 15-foot-tall mature hedge. Maintaining the existing fence, accompanied by the existing landscaped buffer with a 15-foot-tall mature hedge, will have negligible impact because neighboring properties have fences and landscaping with a similar design, height, and distance from the front property line. Pursuant to County Code Section 22.364.110 (Zone Specific Development Standards – West Rancho Dominguez-Victoria CSD), a structure is required to have a required minimum 10-foot setback from the front property line, and the required 10-foot setback must be landscaped. 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.”

The applicant provided four examples of adjacent and nearby industrial properties located near the Project Site with fences that do not comply with the required 10-foot-deep landscaped setback requirement. The four examples are:

- A. 13021 South Main Street
Assessor’s Parcel Number (“APN”): 6132-039-002
- B. 12905 South Main Street
APN: 6132-039-021
- C. 12910 South Main Street
APN: 6130-001-025
- D. 12820 South Main Street
APN: 6130-001-004

Staff’s site visit and review of aerial imagery confirmed that the fences on the neighboring properties do not comply with the required 10-foot-deep landscape setback, demonstrating a consistent pattern among the properties.

C. Design Compatibility

The Project is subject to the Green Zone’s Ordinance Schedule of Compliance, which requires that a solid wall and a minimum five-foot-deep landscaping buffer be maintained onsite. Additionally, one 15-gallon tree must be planted for every 100 square feet of landscaping, and a permanent irrigation system must be installed along the Project Site’s frontage on South Main Street. Similarly, the West Rancho Dominguez Community Standards District (“CSD”) requires a solid wall, a 10-foot-deep landscaping buffer and a permanent irrigation system. The applicant will comply with the CSD by providing a solid CMU wall, a ten-foot-deep landscaping buffer, and four-15-gallon trees, along the northern portion of the South Main Street frontage. However, the southern portion will remain unchanged to ensure that the existing 15-foot-tall mature hedge remains intact. The mature hedge enhances the overall design compatibility of the project by providing substantial visual screening. The mature hedge serves as an effective landscape buffer that softens the appearance of outside storage activities and supports a landscaped edge

along South Main Street. In addition, the height and density of the hedge provide a continuous barrier that screens views of the site from passing motorists and from the single-family residences located across the street, east of the Project Site. The combination of fencing and landscaping enhances screening and reduces visual impacts.

The applicant submitted an oak tree report to ensure that the two existing oak trees are preserved. Upon review, staff recommended that the applicant revise the design of the new solid CMU wall to avoid any potential impacts or encroachments. Since then, the applicant has redesigned the plans and the location of the CMU wall to eliminate any impacts and encroachments to the oak trees.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Sections 22.158.050, 22.84.040.B and 22.194.050. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1, Existing Facilities and Class 5, Minor Alterations to Land Use Limitations) Exemption, under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is a request to continue the outside storage of trucks, trailers, other vehicles, and materials with a reduced front yard setback. Physical improvements are limited to landscaping, irrigation and a new solid 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, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The Department of Public Works, in a letter dated April 10, 2025, recommended that the Project proceed to public hearing with required conditions of approval.

2. The Fire Department, in a letter dated April 11, 2025, recommended that the Project proceed to public hearing.
3. The Fire Department, Forestry Division, did not require review.
4. The Department of Public Health, in a letter dated September 10, 2025, recommended that the Project proceed to public hearing.

B. Other Agency Comments and Recommendations

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

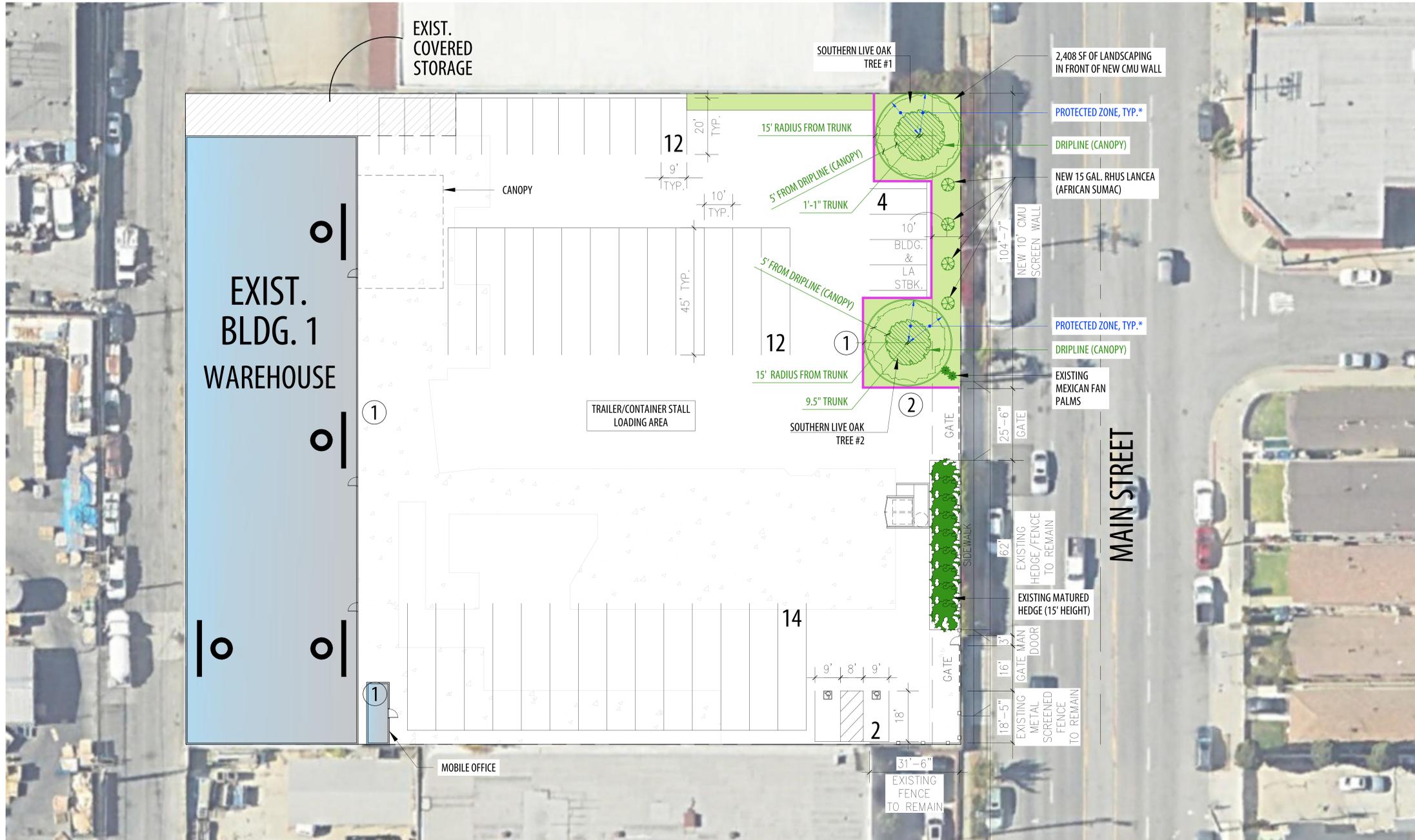
C. Public Comments

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

Report
Reviewed By: *Elsa M. Rodriguez*
Elsa M. Rodriguez, Acting Supervising Regional Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Applicant Correspondence
EXHIBIT K	Oak Tree Report



TABLATIONS

SITE AREA		SF	ACRES
Gross		62,750	1.44
Street Dedication		0	0.00
NET SITE AREA		62,750	1.44
BUILDING AREA		TOTAL	
Ground Floor Office			0
Warehouse			13,000
Total Building Footprint			13,000
Mezzanine			0
TOTAL BUILDING AREA			13,000
COVERAGE (70% Max)			20.7%
FAR (1.0 Max)			20.7%
PARKING REQUIRED			
Office	1/400		0
Warehouse	1/1000		13
TOTAL PARKING REQUIRED			13
PARKING PROVIDED			
PARKING RATIO			1.38/1000
GRADE DOORS			4
TRAILER/CONTAINER STALLS			26
COVERED STORAGE AREA			1,259 SF
LANDSCAPE		%	Area (S.F.)
Provided (% of parking area)		137.3%	3,460

LEGEND

- IMPROVED LANDSCAPE AREA**
NOTE: A PERMANENT WATERING SYSTEM SHALL BE PROVIDED THAT SATISFACTORILY IRRIGATES ALL PLANTED AREAS. WHERE THE WATERING SYSTEM CONSISTS OF HOSE BIBS ALONE, THESE BIBS SHALL BE LOCATED NOT MORE THAN 50' APART WITHIN THE REQUIRED LANDSCAPED AREA.
- 10' CMU WALL**
- WAREHOUSE**
- COVERED STORAGE AREA**
- GRADE LEVEL DOOR**
- EXISTING FENCE W/ CORRUGATED METAL SCREEN**
NOTE: SEE EXISTING FENCE REFERENCE IMAGE
- GATE**
- EXISTING OAK TREE (15' HEIGHT)**
* OAK TREE PROTECTED ZONES @ 15' FROM TRUNK & 5' FROM DRIPLINE
- EXISTING MEXICAN FAN PALMS**
- EXISTING 15 GAL. RHUS LANCEA (AFRICAN SUMAC)**

- 1** "NO IDLING SIGN" TO BE PROVIDED. MINIMUM SIZE 12' WIDE X 18" HEIGHT.
SAMPLE LANGUAGE:
"5-minute idle limit, spare the air, and turn off engine when stopped".
- 2** PERIMETER IDENTIFICATION SIGN TO BE PROVIDED. SIGN SHALL INCLUDE CONTACT INFORMATION FOR PLANNING AND AQMD.
MINIMUM SIGN AREA OF 4 SQUARE FEET AND A MAXIMUM OF 9 SQUARE FEET.









PROJECT NUMBER PRJ2024-001301-(2) **HEARING DATE** December 16, 2025

REQUESTED ENTITLEMENTS
Conditional Use Permit (“CUP”) No. RPPL2024001680
Variance (“VAR”) No. RPPL2025004039

PROJECT SUMMARY

OWNER / APPLICANT

Lift II South Main Street LLC, owner
Yellow Iron Real Estate, LLC, applicant

MAP/EXHIBIT DATE

December 3, 2025

PROJECT OVERVIEW

A CUP to continue the outside storage of trucks, trailers, other vehicles, and materials on the property. A CUP is required because the outside storage yard is located within 500 feet of a Residential Zone or a residential use. A Variance to retroactively authorize an existing eight-foot-tall fence and a 15-foot-tall hedge along the front property line with a zero-foot setback, in lieu of the required 10-foot minimum setback. Physical improvements to the project site are limited to the frontage on South Main Street and include a new 10-foot-deep landscaped buffer, irrigation, and a new 10-foot-tall solid concrete masonry unit wall, which will be approximately 102 feet long. No expansions or any changes are proposed to the existing 13,000-square-foot metal warehouse building.

LOCATION

13009 South Main Street, West Rancho Dominguez-Victoria

ACCESS

South Main Street

ASSESSORS PARCEL NUMBER

6132-039-026

SITE AREA

1.4 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035 / Metro Area Plan

ZONED DISTRICT

Athens

PLANNING AREA

Metro

LAND USE DESIGNATION

IL (Industrial Light)

ZONE

M-1-IP-GZ (Light Manufacturing – Industrial Preservation – Green Zones)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICTS

West Rancho Dominguez-Victoria Community Standards District
Metro Planning Area Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities
Class 5 Categorical Exemption – Minor Alterations to Land Use Limitations

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.84 (Green Zone)
 - Chapter 22.364 (Metro Planning Area Standards District)
 - Section 22.364.110 (West Rancho Dominguez-Victoria CSD)
 - Chapter 22.60 (Industrial Preservation Zone)
 - Section 22.22.060 (Development Standards for Industrial Zones)

CASE PLANNER:

Melissa Reyes

PHONE NUMBER:

(213) 204 - 9945

E-MAIL ADDRESS:

MReyes2@planning.lacounty.gov

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 No. RPPL2024001680 and Variance No. RPPL2025004039.
2. **HEARING PROCEEDINGS.** *Reserved.*
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,	Approved August 31, 2011

	other vehicles, and materials on property	
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 20 years from the expiration date of CUP No. 201000160 (August 31, 2031 + 20 years). Grant term will be August 31, 2051.

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
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 of outside storage of trucks, trailers, other vehicles, and materials on the property, shall terminate on December 31, 2051. 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.

Applicant: Lift II South Main Street LLC

Subject Property (Address or APN): 6132039026

CUP STATEMENT OF FINDINGS

County Code, Section 22.158.050(B)(1).

The Project, which includes the continued operation of an outdoor storage yard for trucks, trailers, other vehicles, and materials and use of an existing 13,000 square foot (“SF”) warehousing building, is consistent with the County’s 2035 General Plan Land Use Element’s Light Industrial (IL) designation because the IL designation is intended for light industrial uses, including light manufacturing, assembly, and warehousing and distribution, such as the Project. The Project further promotes the preservation of industrial land and a diverse economy.

The following General Plan policies are applicable to the Project:

Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.

Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers, appropriate technology, building enclosure, and other design techniques.

Policy LU 7.2: Protect industrial parks and districts from incompatible uses.

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

Goal ED 2: Land use practices and regulations that foster economic development and growth.

Policy ED 2.8: Incentivize as much as feasible, environmentally sustainable practices and high standards of development in the communities that bear disproportionate pollution and health impacts.

The Project would be consistent with the above goals and policies. The Project does not propose interior changes, intensification of use, change in operations, increase in building SF, or change in building footprint. Furthermore, by allowing this outdoor storage yard to continue operating, the County demonstrates its support of industrial commerce and local employment opportunities.

The Project would lessen current operational effects on nearby sensitive uses associated with the existing light industrial use. The landscaping and concrete masonry unit (“CMU”) wall would screen the site operations and outdoor storage of trucks, trailers, other vehicles, and materials from view by the public (residents, pedestrians, and motorists) and minimize operational effects (i.e., aesthetics/lighting and noise), thus, the overall effects to the community while also improving the Project site visually.

County Code, Section 22.158.050(B)(2).

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, change in operations, increase in building

SF, 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 (i.e., Main Street). These proposed improvements, which are limited to improved landscape buffers and construction of a CMU wall (approximately 102 feet long and 10.0 feet tall), are designed to preserve the two existing oak trees and screen the Project site from public view.

The Project alterations would not increase noise, odors, dust, glare, or generate hazardous materials, shadows, or fire hazards. Additionally, through compliance with County Code development standards (i.e., §22.82 (Green Zones), §22.350 (West Rancho Dominguez CSD), and §22.22.110 (M-1 Zone Development Standards), which address aesthetics, air quality, and soil contamination, the Project's effects on neighboring properties would be less than significant. The Project's potential adverse effects have been analyzed in the Project's Environmental Assessment and found to be less than significant, following compliance with the established regulatory framework, which would mitigate any potential adverse effects. Additionally, the proposed improvements would minimize operational effects (i.e., aesthetics/lighting and noise). For these reasons, and given the Project's improvements would be limited, the Project would not: adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the Project site; or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The Project would protect public health and safety and promote environmental sustainability.

County Code, Section 22.158.050(B)(3).

The Project only proposes exterior improvements to the existing Project site, which is adequate in size to support the existing use. As a requirement of the CUP approval, improvements must meet Green Zones Ordinance standards. The proposed improvements would comply with the Green Zones Ordinance, West Rancho Dominguez CSD, and M-1 zoning by providing all required landscaping improvements, screening walls, and setbacks along the street frontage and lot lines adjoining sensitive uses. No outdoor storage would be visible to the public in accordance with LACMC Chapter 22.84 (Green Zone Districts). The Project does not propose any improvement that would change the onsite parking supply or demand. Therefore, parking would continue be provided in accordance with the M-1 zone development standards outlined in LACMC Chapter 22.112 (Parking) and would meet all requirements for auto, bicycle, and loading spaces for warehouse industrial uses.

County Code, Section 22.158.050(B)(4).

The Project site is already developed with an existing outdoor storage yard and warehouse use that is adequately served by the surrounding streets and public utilities and service facilities. The Project proposes various exterior improvements to the property, but no interior or operational changes are proposed. No increase in trucks, intensification of use, or increase in floor are proposed.

GREEN ZONE DISTRICTS
STATEMENT OF ADDITIONAL FINDINGS

Pursuant to County Code Section [22.84.030.B](#) (Additional Findings), when a Conditional Use Permit or a Minor Conditional Use Permit is required by Chapter [22.84](#) (Green Zone Districts) the applicant shall substantiate the following:

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

B.1. 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.

See attached pages.

B.2. 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.

See attached pages.

B.3. The proposed use and development of land protects public health and safety and promotes environmental sustainability.

See attached pages.

Pursuant to County Code Section [22.84.030.D](#) (Modification), when a Minor Conditional Use Permit is required by Chapter [22.84](#) (Green Zone Districts) to modify development standards related to Solid Walls (Subsection C.1.a.ii), Landscaping (Subsection C.1.b.i), Accessory Structures and Utilities (Subsection C.1.i) Signs (Subsection C.1.j.ii), Warehouses (Subsections C.3.c.iii, iv, v, and vi), the applicant shall substantiate the following:

D.2.a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property.

N/A

D.2.b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the community.

N/A

B.1. 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 proposed Project involves minor landscape and hardscape improvements to an existing warehouse and outdoor storage facility to bring the site into full compliance with the Los Angeles County Green Zones Ordinance. The existing and future use of the property does not generate any odors. The Project does not include any intensification of use, expansion of the existing warehouse footprint, or changes to operations that would result in new sources of noise or air pollutant emissions.

To prevent aesthetic and noise-related impacts on neighboring properties, the Project includes installation of a 10-foot-tall concrete masonry unit (CMU) wall and improved landscape buffers along the eastern property frontage (i.e., Main Street). 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 sensitive receptors, including nearby residences located east of Main Street.

The Project complies with all applicable development standards of the Light Manufacturing Zone and Industrial Preservation Combining Zone (M-1-IP), and the West Rancho Dominguez-Victoria Community Standards District (CSD). Moreover, the Project's landscape and hardscape improvements would be compliant with the standards set through the CUP. These standards include setbacks, landscape buffers, screening requirements, and lighting controls above what is required by the underlying zoning. Integrating these features into the Project minimizes the potential for adverse aesthetic, lighting, or operational impacts.

Because no soil disturbance or expansion of operations is proposed, the Project does not pose any new risk of soil contamination. Additionally, by avoiding construction requiring the use of heavy construction equipment and an intensification of use, the Project avoids introducing new emissions sources that could degrade local air quality.

Therefore, the Project's compliance with the Green Zones Ordinance, along with the proposed CMU wall and landscape enhancements, ensures that site operations are appropriately screened and buffered to prevent adverse effects related to aesthetics, noise, air quality, or other environmental concerns on neighboring properties.

B.2. 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 proposed Project is designed to bring the site into compliance with the County's Green Zones Ordinance. It involves only minor physical improvements, specifically the installation of a 10-foot concrete masonry unit (CMU) wall and landscape buffers along the Main Street frontage. These design features serve as physical mitigation strategies 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.

Although the Project does not involve intensification or expansion of the existing use, or any major construction, limited construction activity associated with the wall or landscaping will employ standard best practices for air quality and noise control. Construction is anticipated to require only small-scale equipment such as skid steers, light-duty trucks, and small excavators or augers for wall footings, rather than continuous operation of large, heavy-duty diesel-powered machinery. Any diesel-powered equipment, if used, will meet the latest U.S. Environmental Protection Agency (EPA) emissions standards and will be properly maintained with functional mufflers. Work will adhere to the County construction hours, and equipment staging will occur within the Project site, ensuring there will be no traffic impacts or lane blockages along Main Street during construction. Construction activity will be located as far from sensitive uses as feasible, will implement appropriate stormwater Best Management Practices (BMPs) to control runoff and prevent pollutant discharge, and is expected to be completed within approximately two months. Given the minor nature of the improvements, construction duration and related impacts would be minimal and short-term.

No stationary sources of noise, such as public address systems or new mechanical equipment, are proposed. The existing use of the site for warehouse operations and outdoor storage would continue without intensification or operational change. A single natural gas-powered forklift is used onsite for material handling; its operation is limited to permitted Green Zones business hours and does not involve extended idling or nighttime use. As such, the Project minimizes potential impacts on sensitive receptors through both its physical design and limited construction scope, consistent with the intent of the Green Zones Ordinance.

B.3. 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 Los Angeles County Green Zones Ordinance. Specifically, the Project would install a 10-foot concrete masonry unit (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's continuation of the existing, previously entitled land use (authorized under Conditional Use Permit No. 20100016) does not introduce new health or safety risks, as no new sources of emissions, hazardous materials, or noise are proposed. The existing use is a legal, permitted operation that could continue under the still-valid CUP without the proposed improvements. However, by voluntarily bringing the site into compliance with the current Green Zones development standards ahead of any enforcement deadline, the Project will reduce the existing use's impacts on surrounding sensitive uses earlier than would otherwise occur. These improvements (e.g., installation of the CMU wall and landscaped buffer) will have the effect of reducing operational impacts on nearby residences and advancing the County's environmental justice and sustainability goals, which aim to lessen cumulative environmental burdens on communities historically impacted by industrial land uses. The Project reflects the applicant's good faith commitment to implementing the policy objectives embodied in the Green Zones Ordinance and represents a net positive for the community.

The preservation of two mature oak trees along the frontage, in combination with the new landscape buffer, reflects the Project's commitment to sustainable site design and urban greening. These features support local air quality, reduce urban heat island effects, and enhance the visual and environmental quality of the corridor. Additionally, the Project will continue to comply with applicable County regulations related to stormwater management, solid waste handling, lighting, and noise control, further ensuring protection of public health and environmental resources.

In sum, the Project avoids creating new environmental burdens and instead enhances site conditions in a manner consistent with the Green Zones Ordinance, supporting a healthier interface between industrial operations and the surrounding community.

Pursuant to County Code [Section 22.194.050](#): Findings and Decision, the applicant shall substantiate the following facts:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages)

B.1 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.

B.2 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.

B.3 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.

B.4 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.

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B.1 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.

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 subject property (zoned M-1) is located within the West Rancho Dominguez-Victoria Community Standards District (CSD), which imposes a unique requirement that all structures be set back 10 feet from the front property line. Under the Los Angeles County Code Chapter 22.14 (Definitions), a “structure” is broadly defined as “[a]nything constructed or erected which requires a fixed location on the ground, or is attached to something having a fixed location on the ground.” This definition extends the setback requirement not only to buildings, but also to fences, walls, and hedges. Unlike other M-1 zoned properties outside the West Rancho Dominguez-Victoria CSD, this property is required to apply the 10-foot front yard setback to frontage facing fencing and landscaping that would ordinarily be permitted at the property line.

The site is already developed and operated as a truck storage yard, with an established ficus 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. Strict enforcement of the West Rancho Dominguez-Victoria CSD’s 10-foot setback requirement would require removal and relocation of these improvements further into the yard, reducing usable site area, and disrupting ongoing operations.

Moreover, as shown in Exhibit B, adjacent and nearby industrial properties along Main Street, including 13021 Main Street, 12905 Main Street, 12910 Main Street, and 12820 Main Street, all maintain perimeter fencing and frontage improvements at or near their property lines. These properties demonstrate that frontage fences and walls are characteristic of industrial parcels in this area. Application of the CSD’s 10-foot setback in this case would therefore deprive the subject property of the ability to utilize perimeter fencing and landscaping in the same manner as other nearby industrial parcels also zoned M-1 within the CSD.

This combination of circumstances, including the West Rancho Dominguez-Victoria CSD’s unusually broad application of the 10-foot structure setback to fences, walls, and hedges, the property’s existing truck yard operations, and the consistent pattern of neighboring parcels maintaining fences and walls at the property line, is not shared by other M-1 zoned parcels in the County. As such, strict application of the West Rancho Dominguez-Victoria CSD’s 10-foot setback would deprive the property of the ability to utilize perimeter fencing and landscaping in the same manner as other M-1 zoned parcels in the vicinity that also fall within the West Rancho Dominguez-Victoria CSD.

B.2 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.

Approval of the variance would not create a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

Industrial properties in the vicinity, including those identified in Exhibit B, utilize perimeter fencing and landscaping along the property line to secure and screen their operations. The requested variance simply allows the subject property to retain a portion of the existing hedge and fence in their current location (shown in Exhibit A), consistent with the functional use of fencing and landscaping along other nearby industrial frontages. The existing landscaping, fences, and screening are otherwise compliant with applicable development standards, reasonable in size, and in keeping with the property's industrial surroundings. The variance does not authorize any fence height, wall design, or landscaping treatment beyond what is typical or permissible for industrial properties in the area.

Moreover, the requested modification will not apply to the entirety of the property. The northern frontage will be modified to meet the CSD's 10-foot front yard setback for structures and incorporate the necessary solid wall visual screening, and landscaping.

B.3 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 zoning regulations as they apply to the property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.

The purpose of the CSD's 10-foot front-yard setback for structures in industrial zones is to moderate the visual dominance of frontage improvements and preserve neighborhood character. On this property, the existing ficus hedge and fence already soften and screen the truck storage yard, directly advancing that purpose without adverse effects. Requiring strict compliance would necessitate the removal of mature landscaping and the reconstruction of the fence 10 feet behind the property line, resulting in unnecessary cost and loss of established improvements without providing any corresponding public benefit.

From an operational standpoint, moving the fence line 10 feet into the yard at the specified portion shown in Exhibit A would reduce usable area, complicate on-site circulation, and constrain truck and trailer maneuvering. These inefficiencies would undermine the regulation's visual and character purpose when the existing hedge and fence already meet that intent. The existing landscaping, fences, and screening are otherwise compliant with applicable development standards, reasonable in size, and consistent with the property's industrial surroundings.

B.4 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. B.4 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.

Maintaining the hedge and fence in their current location will not adversely affect public health, safety, or welfare. On the contrary, the fence enhances security by preventing unauthorized access, while the hedge provides an attractive landscaped frontage that buffers views of truck storage activities from the public right-of-way. These improvements contribute to orderly operations on the site, reduce potential visual impacts to adjacent properties, and support neighborhood compatibility. No evidence indicates that granting the variance would impair surrounding property values or the community's general welfare.

Exhibit B



13021 Main St, Los Angeles, CA 90061 – Adjacent Neighboring Property to South



12905 Main St, Los Angeles, CA 90061 – Adjacent Neighboring Property to North



12910 Main St, Los Angeles, CA 90061 – Property Across Street – 100 feet from 13009 Main St



12820 Main St, Los Angeles, CA 90061 – Neighboring Property – 285' from 13009 Main St

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: November 13, 2025
PROJECT NUMBER: PRJ2024-001301-(2)
PERMIT NUMBERS: Conditional Use Permit (“CUP”) RPPL2024001680
Variance (“VAR”) RPPL2025004039
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 13009 S Main Street, West Rancho Dominguez-Victoria
OWNER: Lift II South Main Street, LLC
APPLICANT: Yellow Iron Real Estate, LLC
CASE PLANNER: Melissa Reyes, Principal Planner
MReyes2@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies for Class 1 (Existing Facilities) and Class 5 (Minor Alterations in Land Use Limitations) Categorical Exemption under State CEQA Guidelines Section 15301 and 15305 because the Project is a request to continue the outside storage of trucks, trailers, other vehicles, and materials with a reduced front yard setback. Physical improvements are limited to landscaping, irrigation and a new solid 10-foot-tall solid concrete masonry unit wall. 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.

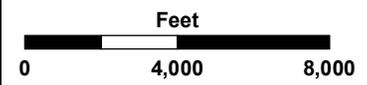
3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-001301

CUP RPPL2024001680

VARIANCE RPPL2025004039



LA COUNTY
PLANNING

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

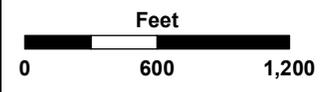
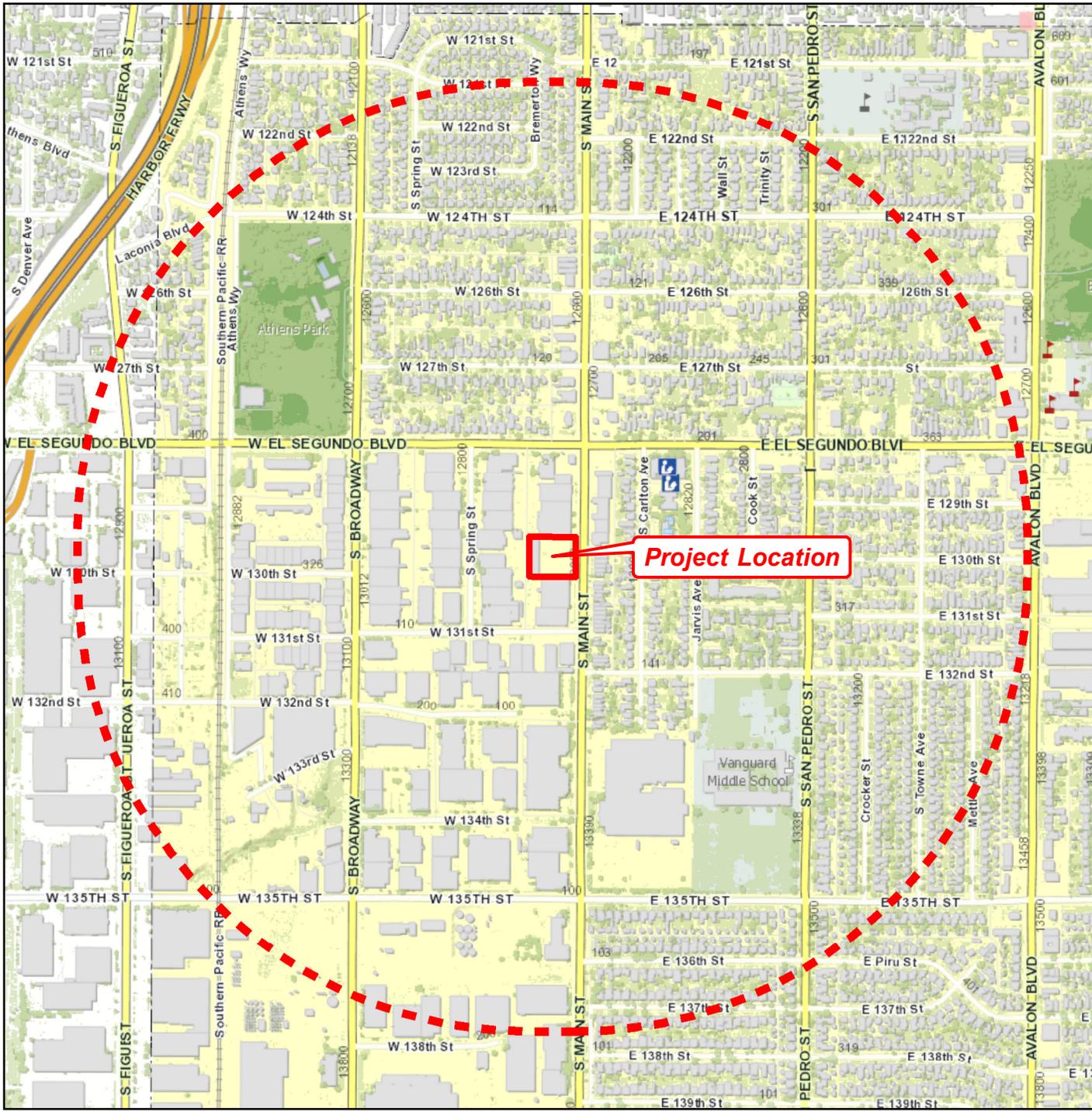
HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-001301

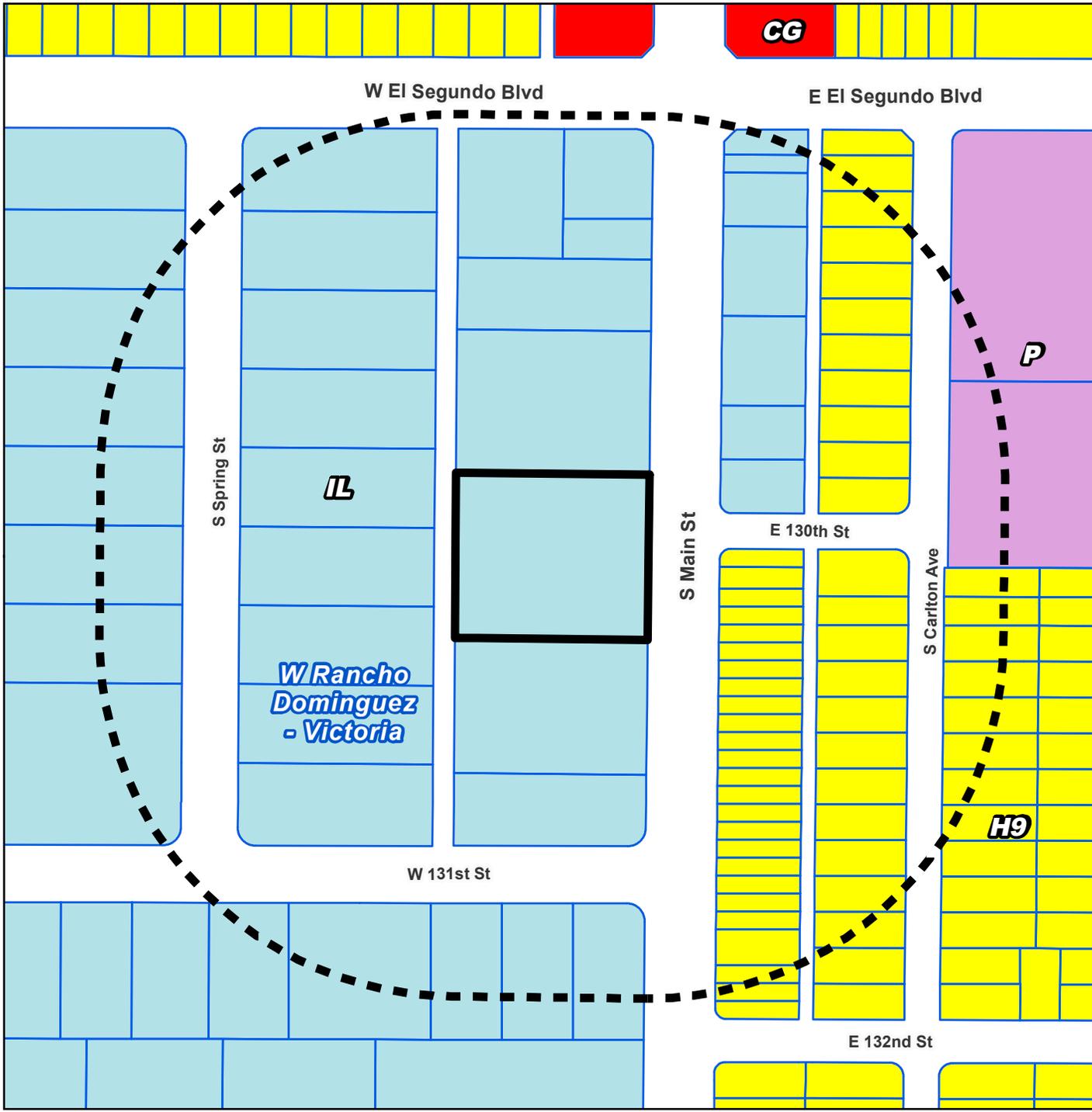
CUP RPPL2024001680

VARIANCE RPPL2025004039



LA COUNTY
PLANNING

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



CG

LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-001301

CUP RPPL2024001680

VARIANCE RPPL2025004039

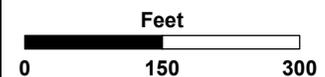
- H9 - Residential 9
- CG - General Commercial
- IL - Light Industrial
- P - Public and Semi-Public

W Rancho Dominguez - Victoria

IL

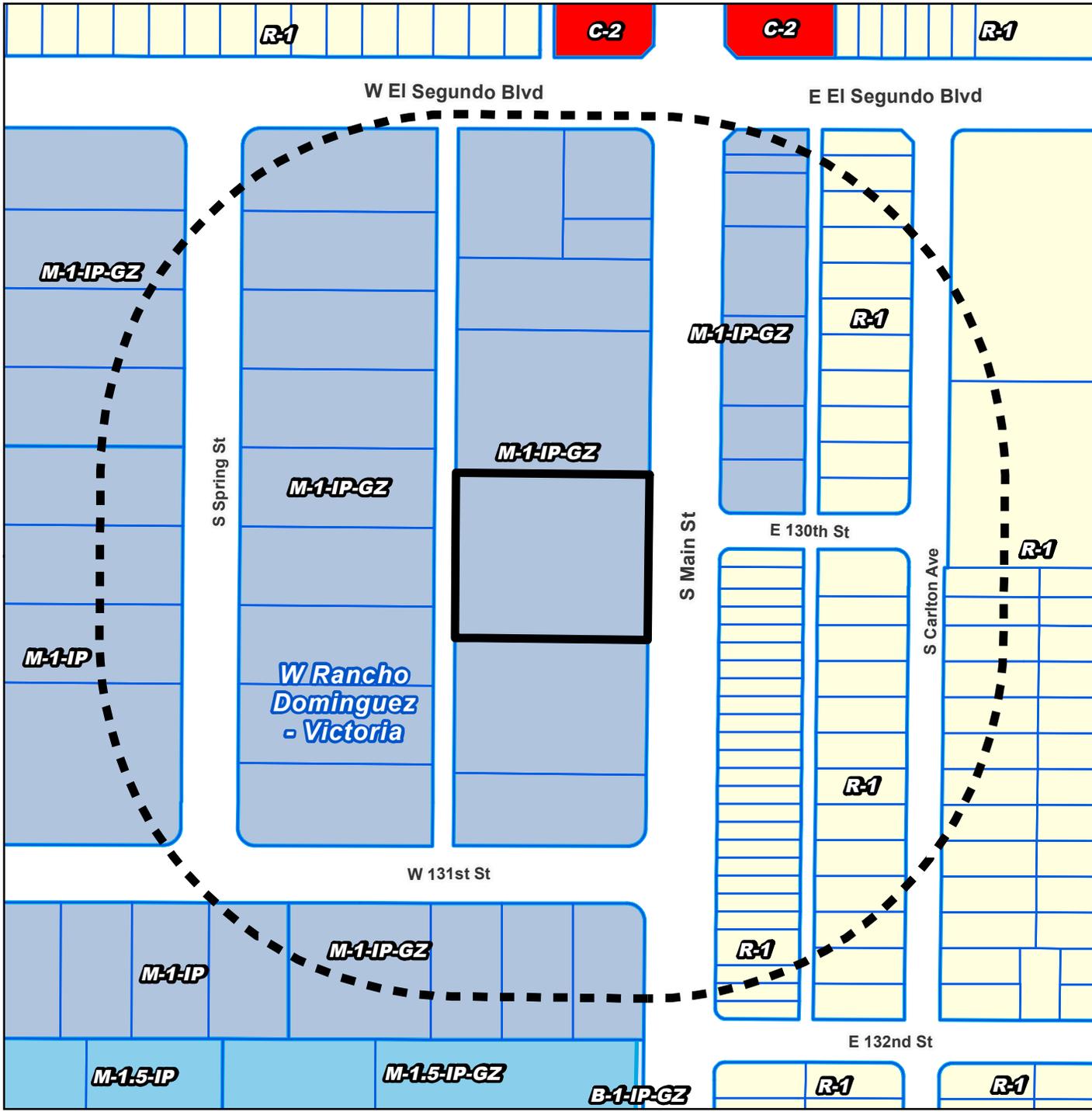
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LA COUNTY
PLANNING

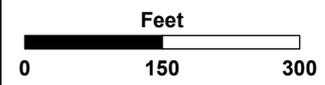
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



ZONING

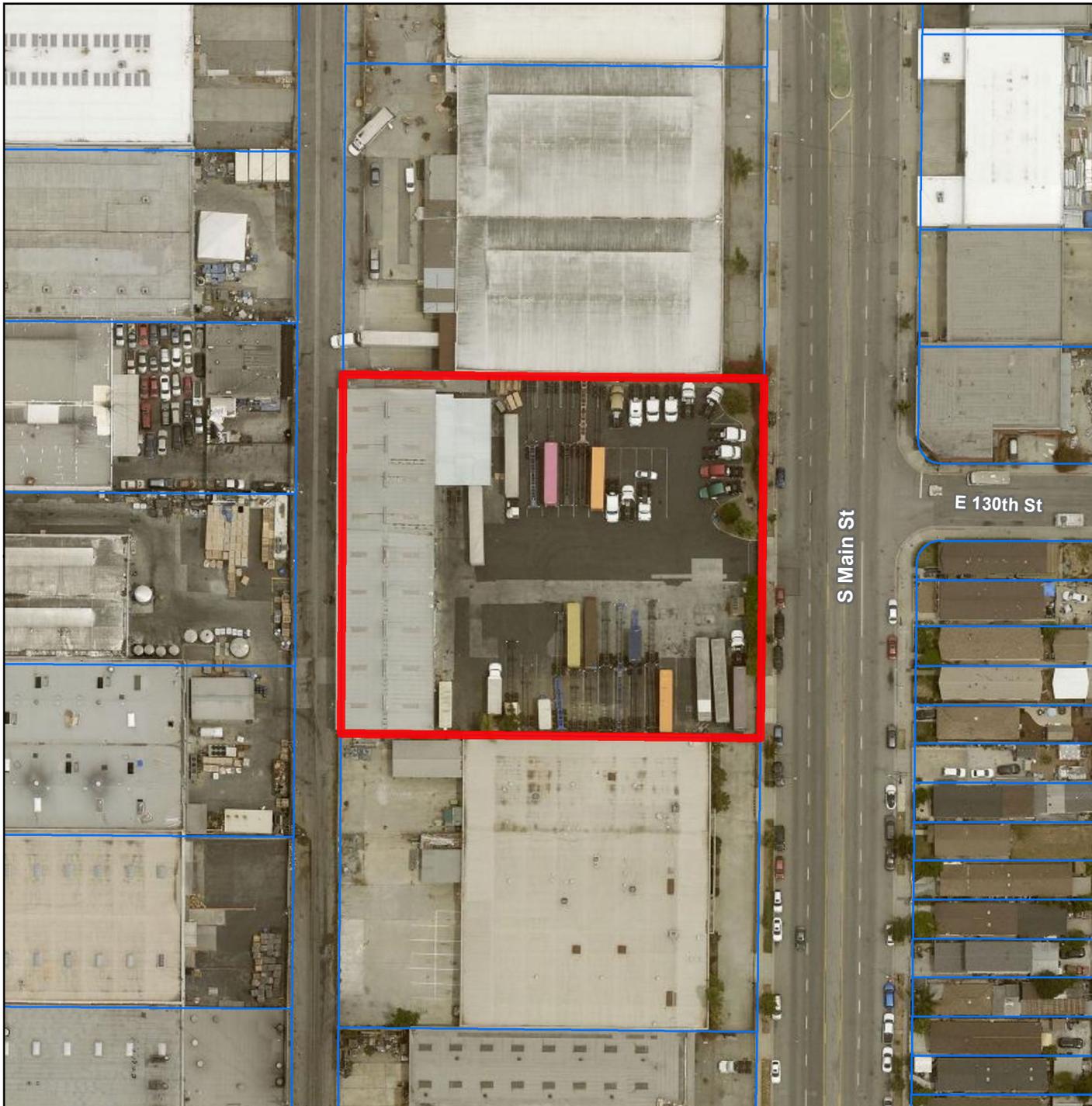
500-FOOT RADIUS MAP
 PROJECT NO. PRJ2024-001301
 CUP RPPL2024001680
 VARIANCE RPPL2025004039

- R-1 - Single-Family Residence
- C-2 - Neighborhood Business
- M-1 - Light Manufacturing
- M-1.5 - Restricted Heavy Manufacturing
- B-1 - Buffer Strip



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 320 W. Temple Street
 Los Angeles, CA 90012



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-001301

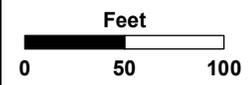
CUP RPPL2024001680

VARIANCE RPPL2025004039

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025

S Main St

E 130th St



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

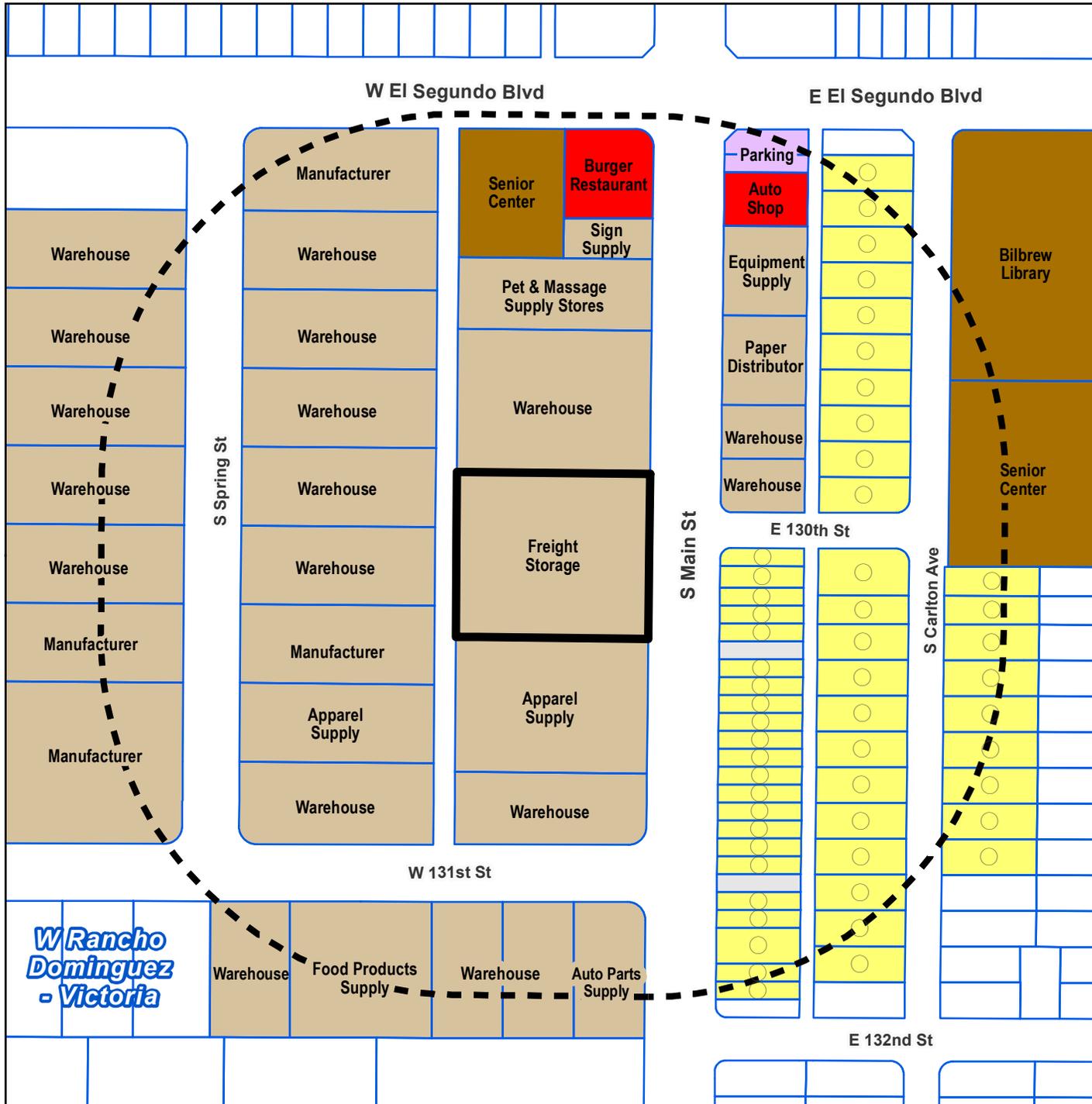
EXISTING LAND USE

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-001301

CUP RPPL2024001680

VARIANCE RPPL2025004039

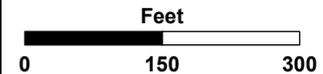


500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

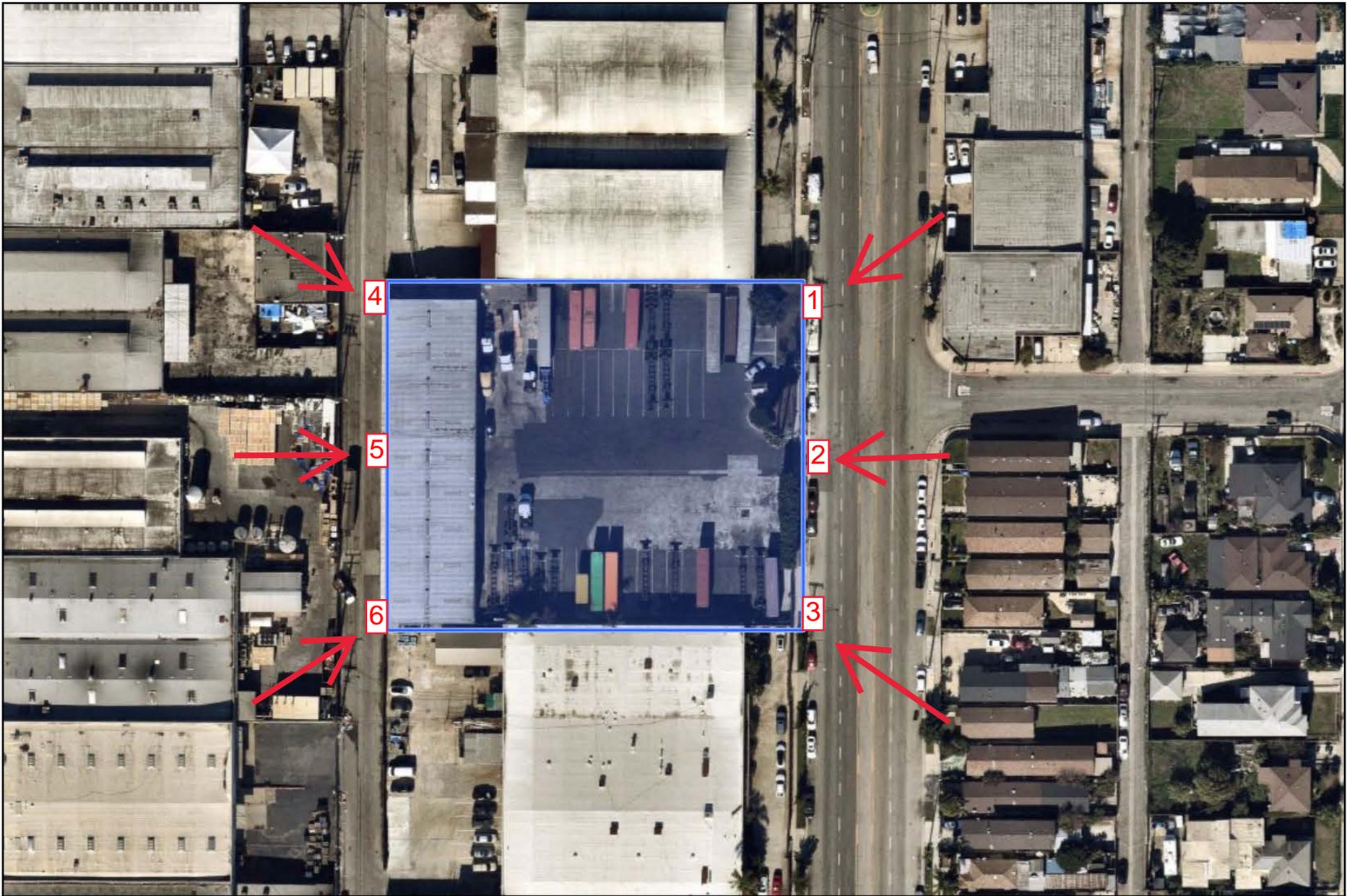
- Commercial
- Industrial
- Institutional
- Miscellaneous
- Residential - Single Unit*
- Vacant

* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



LA COUNTY
PLANNING

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



Kimley»Horn

1100 W. Town and Country Road, Suite 700
Orange, California 92868

PROJECT:

Site Photos Exhibit

TITLE:

**13009 South Main Street Project
Los Angeles, CA 90061**



Photo 1: View facing southwest towards the northeastern corner of the property from S. Main Street.



Photo 2: View facing west towards the property from S. Main Street.

Kimley»Horn

1100 Town and Country Road
Orange, CA 92868
Phone: 714-939-1030

Site Photos

**13009 South Main Street Project
Los Angeles, CA 90061
Site Photos – Existing Conditions**



Photo 3: View facing northwest towards the southeastern corner of the property from S. Main Street.



Photo 4: View facing southeast towards the northwestern corner of the property from the western alleyway.

Kimley»Horn

1100 Town and Country Road
Orange, CA 92868
Phone: 714-939-1030

Site Photos

**1309 South Main Street
Los Angeles, CA 90061
Site Photos – Existing Conditions**



Photo 5: View facing east towards the property from the western alleyway.



Photo 6: View facing northeast towards the property from the western alleyway.

Kimley»Horn

1100 Town and Country Road
Orange, CA 92868
Phone: 714-939-1030

Site Photos

**13009 South Main Street
Los Angeles, CA 90061
Site Photos – Existing Conditions**



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

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

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

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

LIZA FRIAS, REHS
Director of Environmental Health

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

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

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

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First District

Holly J. Mitchell
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Janice Hahn
Fourth District

Kathryn Barger
Fifth District

September 10, 2025

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Melissa Reyes

FROM: Ken Habaradas, REHS, MS
Environmental Health Services Manager
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
13009 S MAIN STREET LOS ANGELES CA 90061
RPPL2024001680**

Thank you for the opportunity to review the application for this project. The applicant is requesting a Conditional Use Permit (CUP) to allow the outdoor storage of trucks, trailers, vehicles, and materials on the site. The proposed project will maintain the current use of the site without increasing building square footage, intensifying activities, or altering existing operations. The existing CUP No. 20100016, valid through 2031, already permits the outdoor storage of these vehicles and materials.

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

Drinking Water Program: Potable Water

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

Public Water Source:

Applicant provided the current water bill from the Golden State Water Company (GSWC) dated 4/24/2025. The water bill shows the property address served, the account holder's name, the account number, and the current amount due at the property listed above.

Onsite Wastewater Treatment (OWT) Program: Wastewater

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

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

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

Community Protection Branch: Environmental Hygiene

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

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

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390 Noise Control Ordinance for the County of Los Angeles.
2. Operational noise generated from the project shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)

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

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

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

Construction Noise Ordinance: Construction Noise Standards (12.08.440)

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

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

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

Table 2. Std = Standard dB that may not exceed

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

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

Table 3. Std = Standard dB that may not exceed

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

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

KH:va



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 10, 2025

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Carmen Sainz
Metro Development Services
Department of Regional Planning

Attention Elsa Rodriguez

FROM: James Chon 
Land Development Division

CONDITIONAL USE PERMIT (RPPL2024001680)
13009 SOUTH MAIN STREET
ASSESSOR'S MAP BOOK 6132, PAGE 39, PARCEL 26
UNINCORPORATED WILLOWBROOK

As requested, Public Works reviewed the zoning permit application and site plan for the continued use of outside storage of trucks, trailers, other vehicles, and materials. New perimeter wall is proposed.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

1. Street

1.1. Provide and continuously maintain 10' x 10' pedestrian sight distance triangles from the driveway to the back of the public sidewalk for all driveways. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5 feet high within the 10' x 10' sight distance triangles.

2. Comply with all previously approved conditions.

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4921 or tduong@pw.lacounty.gov.

DK:la



COUNTY OF LOS ANGELES FIRE DEPARTMENT

FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2024001680 PROJECT NUMBER: Truck Storage @
13009 S Main Street
CITY/COMMUNITY: Willowbrook STATUS: Cleared
PROJECT ADDRESS: 13009 S Main Street DATE: 04/11/2025
Los Angeles, CA 90061

CONDITIONS

1. The proposed CUP is cleared to proceed for the continued used of storage at the existing facility.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.

Reviewed by:



Via Electronic Mail

June 12, 2025

Melissa Reyes
Metro Development Services
mreyes2@planning.lacounty.gov

**Re: Conditional Use Permit Request
Case No. RPPL2024001680
13009 South Main Street
Los Angeles, California 90061**

Dear Ms. Reyes:

As you know, Lift II South Main Street LLC (“Lift”), owner, applied for a Conditional Use Permit (“CUP”) to authorize the continued operation of an outdoor storage yard for trucks, trailers, other vehicles, and materials at the property located at 13009 South Main Street (the “Property”) in the unincorporated community of West Rancho Dominguez in the County of Los Angeles (the “County”). The CUP application is currently under review by the County. Although the existing CUP No. 20100016 is not set to expire until 2031, Lift is voluntarily seeking this CUP to proactively bring the Property into full compliance with the County Green Zones Ordinance. The proposed project maintains the current use of the site without increasing building square footage, intensifying activities, or altering existing operations. Lift is looking forward to making site improvements to bring the project into compliance with the County Green Zones Ordinance.

In connection with the CUP application, we are writing to submit this formal request for a 30-year grant term for the CUP. It is a well-established principle of California law that once a permittee has incurred substantial expense and acted in reliance on a CUP that permittee has acquired a fundamental vested right to continue the conditionally authorized use. (*See Malibu Mountains Recreation, Inc. v County of Los Angeles* (1998) 67 Cal. App. 4th 359, 368-370.) A 30-year term, therefore, is reasonable under these circumstances and is consistent with other CUPs recently granted by the County, including CUP No. RPPL2023001662 and CUP No. RPPL2024000241, which have a 20-year grant term and a 30-year grant term respectively. Please find copies of these approvals attached to this letter.

We look forward to working closely with County staff in the coming weeks to move this project forward. Lift is a full-service real estate investment company with a focus on adaptive reuse and repositioning of industrial and office properties and a proven record of working closely with jurisdictions in which our projects are located. We are now excited to work closely with you, County staff, and our neighbors to ensure our project fosters positive relationships with those who live and work in the community and provides opportunities for local economic development and growth.

We appreciate your consideration of this request and if we can provide any additional information about the proposed project, please do not hesitate to contact us.



Very truly yours,

Lift Partners

A handwritten signature in black ink, appearing to read "Austen Peterson", written over a horizontal line.

By: _____
Austen Peterson
Director

LIFT II SOUTH MAIN STREET

Applicant: Lift II South Main Street LLC

Subject Property (Address or APN): 6132039026

PROJECT NARRATIVE

Existing Conditions, Land Use Designations, and Zoning

The Project site consists of one parcel (APN 6132-039-026) totaling approximately 1.44 acres located at 13009 South Main Street between East El Segundo Boulevard and West 131st Street, in the unincorporated community of West Rancho Dominguez in the County of Los Angeles (“County”). The Project site is currently improved with an approximately 13,000¹-square-foot (“SF”) warehouse, a paved lot for the outside storage of trucks, trailers, other vehicles, and materials, and landscaping (including two oak trees) along the property’s frontage. The Project site is bound to the north, south, and west by industrial uses, and to the east by Main Street, with light industrial uses, East 130th Street, and single-family residential uses beyond Main Street.

The Project site’s General Plan land use designation is Light Industrial (IL)², it is zoned M-1-IP (Light Manufacturing – Industrial Preservation), and falls within the West Rancho Dominguez Community Standards District.³ The Project site is also located within the Green Zones District, thus is subject to the County’s Green Zones Districts Ordinance (“Green Zones Ordinance”). Conditional Use Permit No. 20100016 (“2011 CUP”), which remains valid through 2031, authorizes use and development of the Project site for the outdoor storage of trucks, trailers, other vehicles, and materials. The property has been used for the outdoor storage of trucks, trailers, other vehicles, and materials since approval of the 2011 CUP. The existing warehouse has been used for transloading and short-term cargo storage.

Proposed Project

Applicant is requesting the CUP to authorize the continued operation of an outdoor storage yard for trucks, trailers, other vehicles, and materials on the Project site pursuant to (i) County Code Section 22.350.070 (West Rancho Dominguez-Victoria Community Standards District – Zone Specific Standards) and (ii) County Code Section 22.84.040 (Green Zone Districts, Schedule for Compliance for Existing Established Uses), which requires that an existing land use obtain a CUP and complete all onsite improvements required by County Code Chapter 22.84 (Green Zones Districts).

¹ GAA Architects. (2024). Proposed Greenzone Improvements.

² Department of Regional Planning. (2024). GIS-NET (Planning and Zoning Information for Unincorporated Los Angeles County). Retrieved from: https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public.

³ Department of Regional Planning. (2024). GIS-NET (Planning and Zoning Information for Unincorporated Los Angeles County). Retrieved from: https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public.

Although the 2011 CUP does not expire until 2031, applicant is voluntarily seeking approval of this CUP in a good faith effort to bring the Property into full compliance with the permitting, development, and operational standards applicable under the Green Zones Ordinance. As such, the Project proposes continuation of the Project site's existing land use and no interior changes, intensification of use, change in operations, increase in building SF, 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 (i.e., Main Street). These proposed improvements, which are limited to improved landscape buffers and construction of a concrete masonry unit ("CMU") wall (approximately 102 feet long and 10.0 feet tall), are designed to preserve the two existing oak trees and screen the Project site from public view. The Project's compliance with the Green Zones Ordinance is addressed below.

Green Zones Ordinance. Pursuant to County Code Chapter 22.84 (Green Zone Districts), the Project would comply with the Green Zones Ordinance within the County's established compliance deadline of 2027 through implementation of the landscape and hardscape improvements described above (i.e., improved landscape buffers and CMU wall). The landscaping and CMU wall would screen the site operations and outdoor storage of trucks, trailers, other vehicles, and materials from view by the public (residents, pedestrians, and motorists) and minimize operational effects (i.e., aesthetics/lighting and noise) per County Code Chapter 22.84 standards. The Project will also comply with all operational standards established by the Green Zones Ordinance.

Light Manufacturing Zone and Industrial Preservation Combining Zone (M-1-IP). The Project would not change the property's established uses, thus, would meet County Code Chapter 22.22 (Industrial Zones) and Chapter 22.60 (Industrial Preservation Zone) requirements concerning permissible uses. The proposed improvements would comply with the County Code's M-1 zone development standards concerning drainage, setbacks, and parking, as well as requirements for auto, bicycle, and loading spaces for Warehouse Industrial uses.

West Rancho Dominguez-Victoria Community Standards District (CSD). Pursuant to County Code Chapter 22.350 (West Rancho Dominguez-Victoria Community Standards District), the Project would comply with County Code Section 22.350.070(F), which outlines the permissible uses for the M-1 zone within the CSD. As there is no change in primary use, the Project would be compliant with CSD standards. Moreover, the Project's landscape and hardscape improvements would be compliant with the standards set through the CUP.

It is noted that the Green Zones Ordinance, West Ranch Dominguez-Victoria CSD, and the M-1-IP (Light Manufacturing – Industrial Preservation) zoning.



PROTECTED TREE REPORT

PREPARED FOR

Yellow Iron Real Estate, LLC, Attn: Philip Bruttig

17853 Santiago Blvd, Ste 107-475

Villa Park, CA 92861

PROPERTY

13009 Main St.

Los Angeles, CA 90061

PROPERTY OWNER

Lift II South Main Street, LLC

180 Sutter Street, Suite 400

San Francisco, CA 94101

CONTACT

Philip Bruttig, Yellow Iron Real Estate, LLC

714.334.7040

pbruttig@yellowironre.com

February 12, 2024

PREPARED BY

LISA SMITH, **THE TREE RESOURCE** ®

REGISTERED CONSULTING ARBORIST #464

ISA BOARD CERTIFIED MASTER ARBORIST #WE3782B

ISA TREE RISK ASSESSOR QUALIFIED - INSTRUCTOR

MEMBER OF AMERICAN SOCIETY OF CONSULTING ARBORISTS

P.O. BOX 49314, LOS ANGELES, CA 90049

T 310-663-2290 E lisa@thetreeresource.com

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PROTECTED TREE REPORT

13009 Main St
Los Angeles, CA 90061

SUMMARY

This Oak Tree Report was prepared at the request of the project applicant, Yellow Iron Real Estate.

The proposed project will continue the existing use of the site and will result in neither an increase in building square footage, an intensification of use at the site, or any changes to current operations.

Areas of the site are being reviewed for improvement, to bring the Property into compliance with the development standards established by the Green Zone. Namely, the project may involve the installation of expanded landscaping buffers and a 223 ft screen wall screening operations at the site from the public right-of-way. This report evaluates the health of the oak trees and the impacts of the proposed improvements.

The subject property is 1.44 acres and is located in the Willowbrook community of unincorporated Los Angeles County.

LOS ANGELES COUNTY OAK TREE ORDINANCE

This property is in the jurisdiction of the County of Los Angeles and guided by the Oak Tree Ordinance, which the county has adopted to recognize the aesthetic, environmental, ecological, economic benefits and historical legacy that Oak trees provide the county. This report was prepared in accordance with the ordinance.

Pursuant to the Los Angeles County Oak Tree Ordinance, removal or damage of any tree of the oak genus (*Quercus*) that is 25 inches in circumference (8 inches in diameter), or has a combined trunk circumference of any two trunks of at least 38 inches (12 inches in diameter), as measured 4.5 feet above the mean natural grade (i.e., diameter at breast height [dbh]), is unlawful without a permit (Ordinance 88-0157 1, 82-0168 2, Section 22.56.2050, 1988). Damage is defined as any act causing or tending to cause injury to the root system or other parts of an oak tree, including, but not limited to, burning, application of toxic substances, operation of equipment or machinery, paving, changing of natural grade, and trenching or excavating (i.e., encroached) within the protective zone (the area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline, or 15 feet from the trunk[s] of a tree, whichever distance is greater) of an oak tree.

IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

There are (2) juvenile Southern Live Oak trees (*Quercus virginiana*) trees that located inside the parking lot. These two southern live oak were intentionally installed in the front portion of the parking lot.

The health of the trees and existing location (Appendix B) with the landscape planter is ideal for growth and provides protection from the operations on the site. (I'd like to highlight they are flourishing in their current location)

After a field inspection of the site and review of the proposed improvements (appendix C), it is not recommended to install the proposed screen wall as the screen wall would severely impact the health, vigor and root plate stability of the two oak trees.

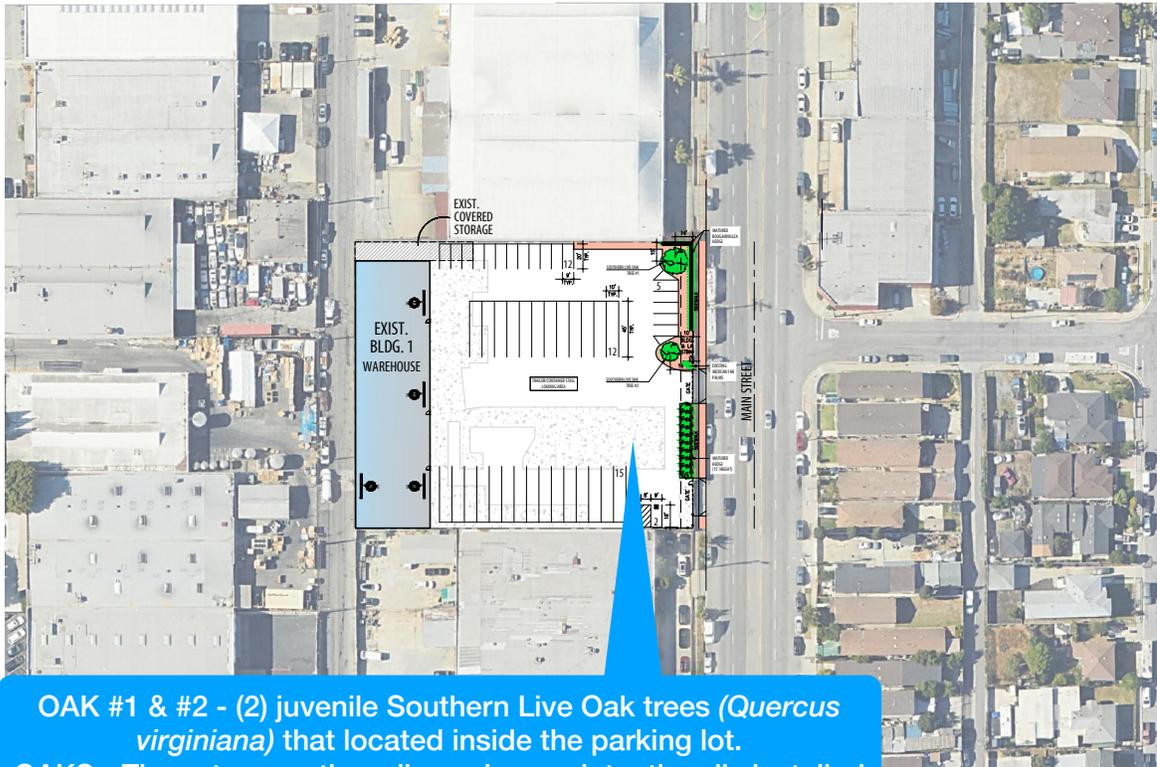
It is recommended to add permanent irrigation, fertilizer (as needed), etc, to ensure proper growth and health of the trees.

APPENDIX A - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

Tree #	Location	Species	Status	DBH (")	Height (')	Spread (')	Protecte d Zone	Summary of Condition	Retain or Remove
1	Parking Lot	Southern Live Oak <i>Quercus virginiana</i>	Protected	13	16	18	28 (18 + 5' on each side of canopy)	B/C (Good/Fair)	Retain
2	Parking Lot	Southern Live Oak <i>Quercus virginiana</i>	Protected	9.5	16	16	26 (16 = 5' on each side of canopy)	B/C (Good/Fair)	Retain

APPENDIX B.1 - TREE LOCATION MAP, REDUCED



OAK #1 & #2 - (2) juvenile Southern Live Oak trees (*Quercus virginiana*) that located inside the parking lot.
 OAKS - These two southern live oak were intentionally installed in the front portion of the parking lot.

TABLATIONS

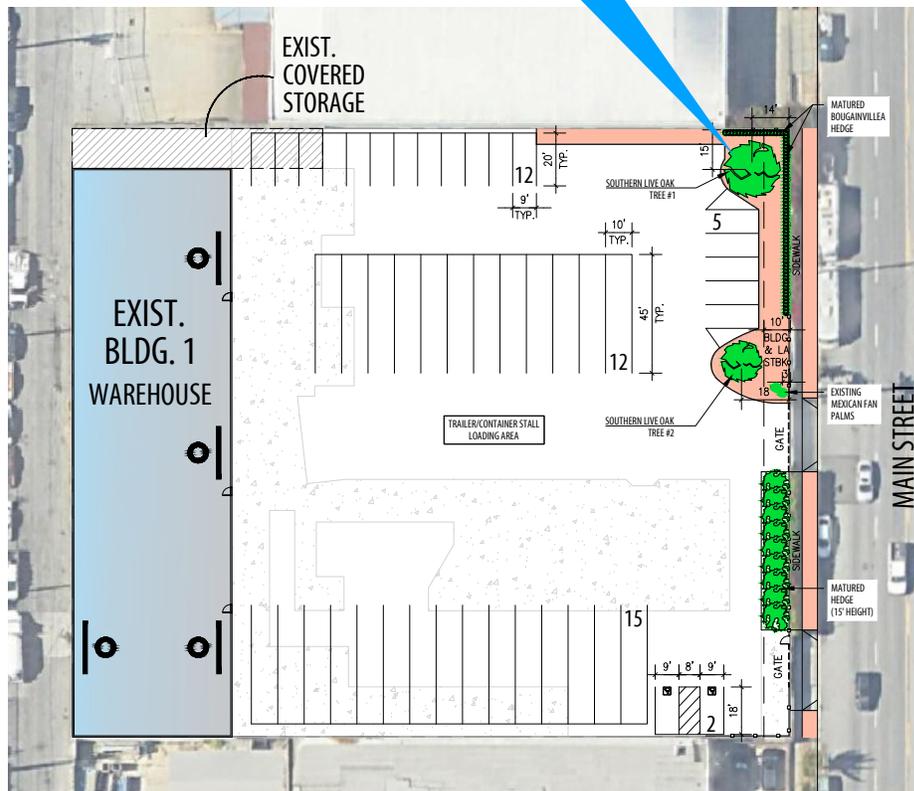
SITE AREA	SF	ACRES
Gross	62,750	1.44
Street Dedication	0	0.00
NET SITE AREA	62,750	1.44
BUILDING AREA		TOTAL
Ground Floor Office		0
Warehouse		13,000
Total Building Footprint		13,000
Mezzanine		0
TOTAL BUILDING AREA		13,000
COVERAGE (70% Max)		20.7%
FAR (1.0 Max)		20.7%
PARKING REQUIRED		
Office	1/400	0
Warehouse	1/1000	13
TOTAL PARKING REQUIRED		13
PARKING PROVIDED		
PARKING RATIO		1.46/1000
GRADE DOORS		4
TRAILER/CONTAINER STALLS		27
COVERED STORAGE AREA		1,259 SF
LANDSCAPE		
Provided (% of parking area)	122.2%	Area (S.F.) 3,080

LEGEND

- UNIMPROVED LANDSCAPE AREA
- WAREHOUSE
- COVERED STORAGE AREA
- GRADE LEVEL DOOR
- EXISTING FENCE W/ CORRUGATED METAL SCREEN (10' HEIGHT)
- GATE
- EXISTING OAK TREE (15' HEIGHT)
- EXISTING MATURE HEDGE (15' HEIGHT)
- EXISTING MEXICAN FAN PALMS

YELLOW IRON REAL ESTATE
 13009 MAIN STREET
 LOS ANGELES, CALIFORNIA

EXISTING SITE PLAN NORTH
G/A/A ARCHITECTS
 8811 Reservoir Drive
 Suite 200
 Irvine, CA 92618
 714.442.1775
 www.GAAArchitect.com



13009 Main St.

APPENDIX C - PHOTOGRAPHS

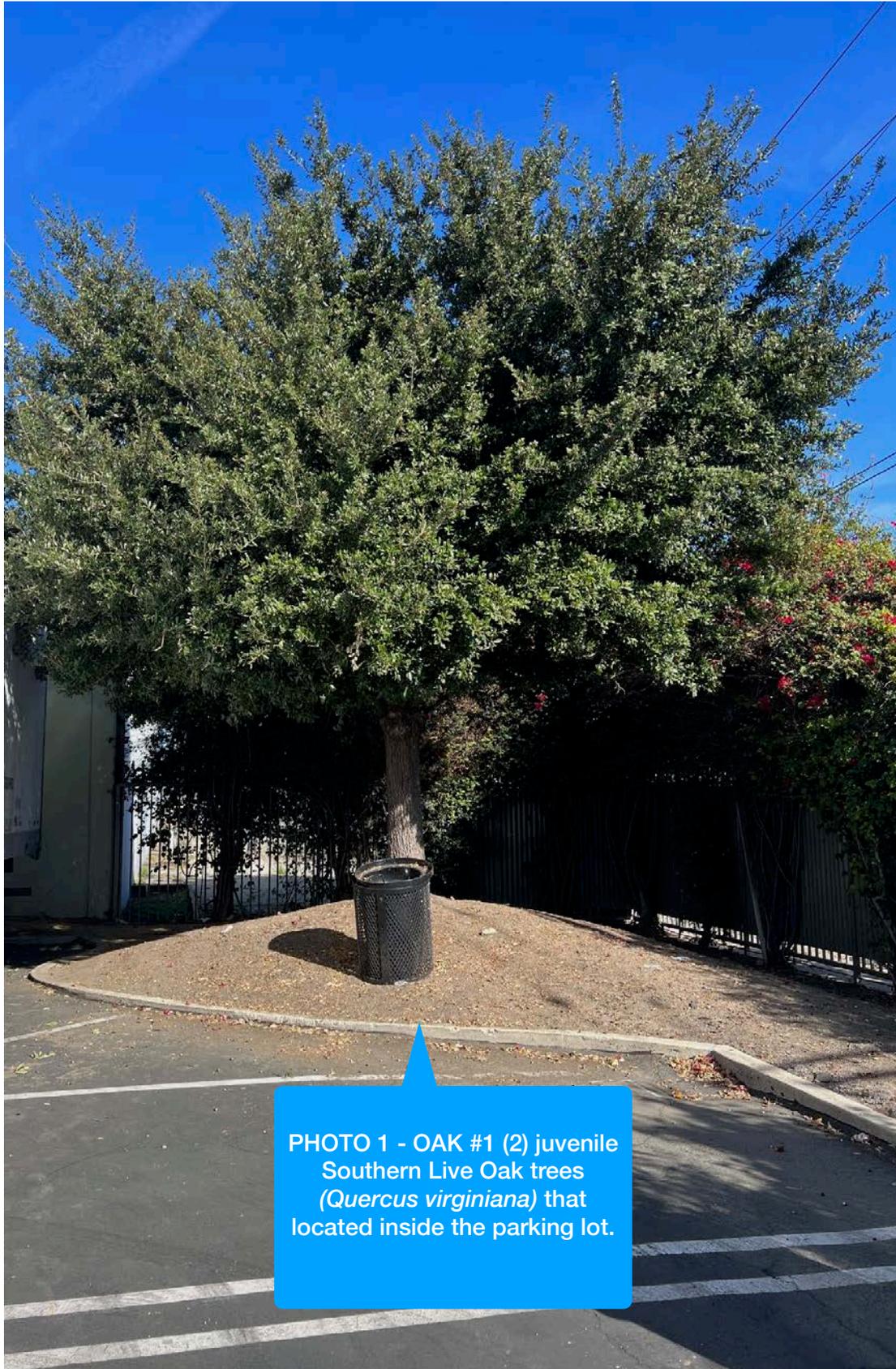


PHOTO 1 - OAK #1 (2) juvenile Southern Live Oak trees (*Quercus virginiana*) that located inside the parking lot.

APPENDIX C - PHOTOGRAPHS



GENERAL RECOMMENDATIONS

During the course of construction, trees can receive much stress, pollution, soil compaction and lack of water. The following general recommendations should be followed to establish and maintain a healthy environment for all retained trees.

WORKING IN THE TREE PROTECTION ZONE

This area generally encompasses an area within the dripline of the tree plus additional feet depending on the species and size of the tree. However, if you should need to encroach within a tree's protected zone, please follow these guidelines.

Observation – All work within the protected zone should be observed by a certified arborist experienced with each specific tree's requirements. The arborist should be contacted in a timely manner to ensure their availability.

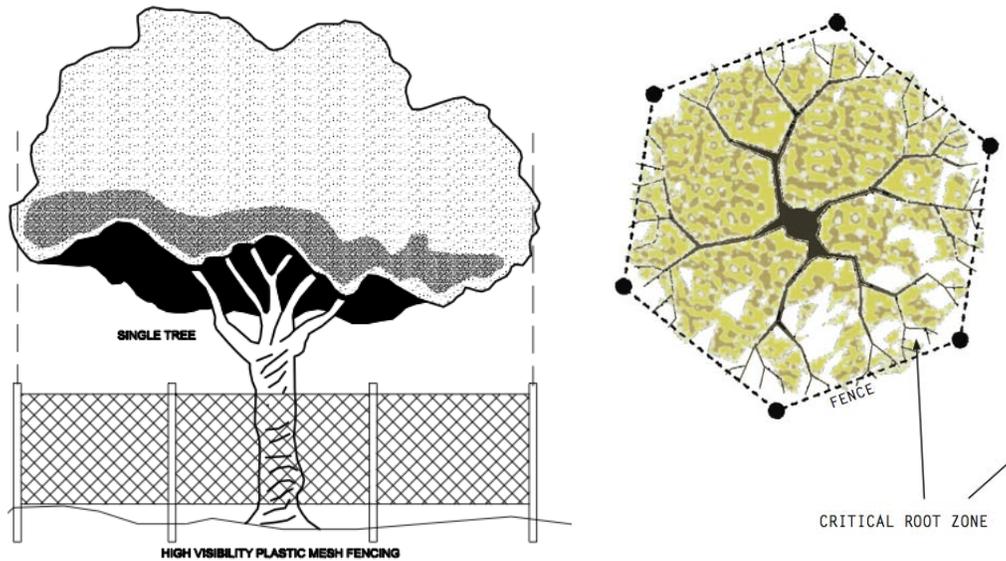
Hand Tools – All work should be performed utilizing hand tools only. To reduce compaction in the root zone, no large equipment, such as backhoes or tractors should be utilized in this protected zone.

Root Pruning - Should there be a need to perform any light root pruning, it should be done carefully. The roots should be exposed through hand digging. **The roots should be cut at a 90-degree angle and cut cleanly.** No roots should be torn or jagged; this can lead to rotting and decay in the root zone and reduced stability and health in the tree. I caution excessive root pruning, and encourage you to err on the conservative side. If a tree is in any existing stress or is lacking in health and vigor, the root pruning can contribute to the quick decline of a tree.

Protective Fencing – If necessary, the arborist should be contacted to develop a specific fencing plan for your trees. Fencing may be of a flexible configuration and be a minimum of 4 feet in height. A warning sign must be displayed on the street side of the fence, stating the requirements of all workers in the protected zone. Throughout the course of construction, maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times.

Irrigation – Irrigate trees for the duration of the project. If the tree is newly planted, deep watering should be weekly during its establishment period. If the tree is quite mature, deep water once per month during spring and summer months.

PROTECTIVE FENCING



Tree protection fencing must be installed at the edge of the Tree Protection Zone (critical root zone) or beyond **prior to the start of any clearing, grading or other construction activity**. If space limits the fencing, place at the furthest possible distance from the trunk.

- 1) Fencing may be of a **flexible configuration or chain-link** and be a minimum of 4 feet in height supported by vertical posts at a maximum of ten-foot intervals to keep the fence upright and in place.
- 2) A warning sign should be posted on the fencing which states, **“Warning: Tree Protection Zone”** and stating the requirements of all workers in the protected zone. Example available upon request.
- 3) Throughout the course of construction, **maintain the integrity of the tree protection zone fencing and keep the site clean and maintained at all times**. No construction staging or disposal of construction materials or byproducts including but not limited to paint, plaster, or chemical solutions is allowed in the Tree Protection Zone.

PLANTING WITHIN THE PROTECTED ZONE

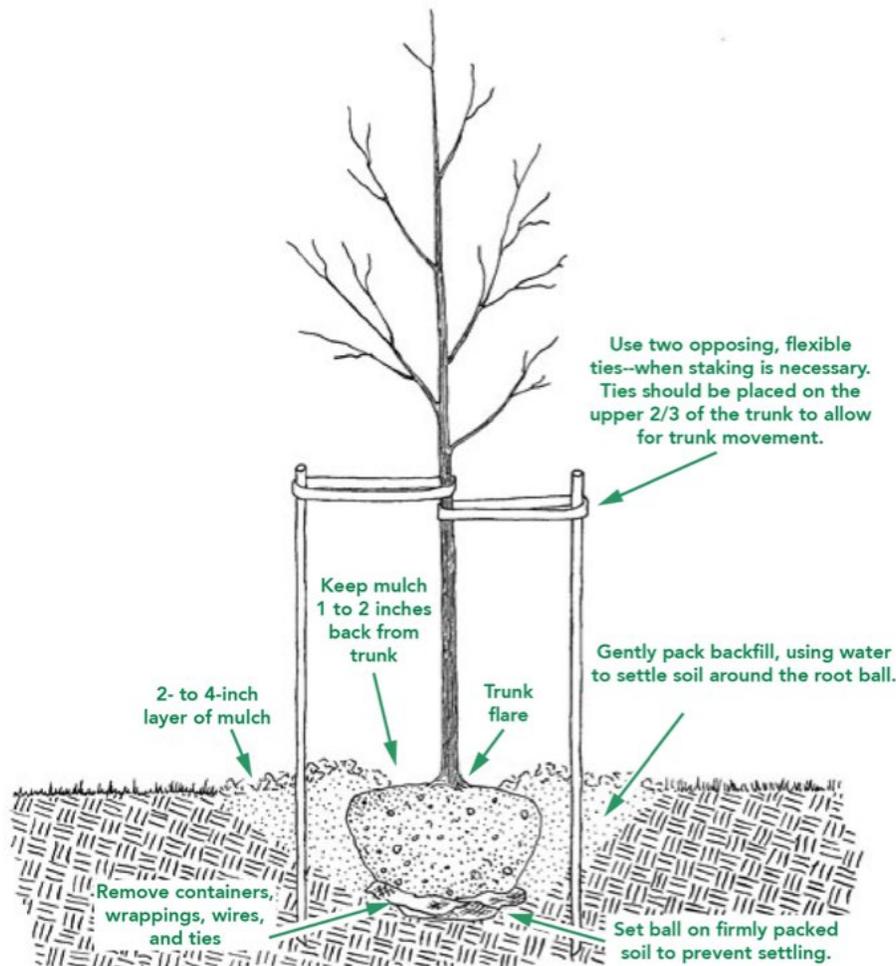
Trees remain healthier and vigorous with NO plantings within the protected zone. The natural leaf litter that the tree provides should be allowed to remain on the ground, to provide natural mulch and nutrients. If planting is desired, please follow these recommendations:

Plant Selection – Only drought tolerant plants that are compatible with the specific trees should be selected. Most importantly, select plants that are resistant to *Armillaria* or *Phytophthora*. Some trees are particularly susceptible to these diseases in urban areas and when under construction stress. Please refer to local guides for acceptable plant recommendations

Irrigation – Water should not be spraying toward the base of the trunk or tree; this can encourage rotting of the root crown. Excessive moisture on the base of the trunk can encourage *Armillaria mellea* (Oak Root Fungus) or *Phytophthora cinnamomi* (Avocado Root rot). Both of these fungus' can reduce the health and vigor of the tree, thus leading to decline and potential failure of the tree (falling over). It is recommended to only provide irrigation to the roots in the warmer months of spring and early summer, thus extending the natural rainy season. This irrigation should be provided via soaker hoses that do not spray upward.

Mulch - Apply a light layer of organic mulch over the root zone (approx. 3- 4 inches thick). The mulch will reduce loss of moisture from the soil, protect against construction compaction, and moderate soil temperatures. It also has been demonstrated that the addition of mulch reduces soil compaction over time. Do not place mulch against the trunk, instead placing at least 3 inches from base.

NEW TREE PLANTING



The ideal time to plant trees and shrubs is during the dormant season, in the fall after leaf drop or early spring before budbreak. Weather conditions are cool and allow plants to establish roots in the new location before spring rains and summer heat stimulate new top growth. Before you begin planting your tree, be sure you have had all underground utilities located prior to digging.

If the tree you are planting is balled or bare root, it is important to understand that its root system has been reduced by 90 to 95 percent of its original size during transplanting. As a result of the trauma caused by the digging process, trees commonly exhibit what is known as transplant shock. Containerized trees may also experience transplant shock, particularly if they have circling roots that must be cut. Transplant shock is indicated by slow growth and reduced vigor following transplanting. Proper site preparation before and during planting coupled with good follow-up care reduces the amount of time the plant experiences transplant shock and allows the tree to quickly establish in its new location. Carefully follow nine simple steps, and you can significantly reduce the stress placed on the plant at the time of planting.

NEW TREE PLANTING, continued

- 1. Dig a shallow, broad planting hole.** Make the hole wide, as much as three times the diameter of the root ball but only as deep as the root ball. It is important to make the hole wide because the roots on the newly establishing tree must push through surrounding soil in order to establish. On most planting sites in new developments, the existing soils have been compacted and are unsuitable for healthy root growth. Breaking up the soil in a large area around the tree provides the newly emerging roots room to expand into loose soil to hasten establishment.
- 2. Identify the trunk flare.** The trunk flare is where the roots spread at the base of the tree. This point should be partially visible after the tree has been planted (see diagram). If the trunk flare is not partially visible, you may have to remove some soil from the top of the root ball. Find it so you can determine how deep the hole needs for proper planting.
- 3. Remove tree container for containerized trees.** Carefully cutting down the sides of the container may make this easier. Inspect the root ball for circling roots and cut or remove them. Expose the trunk flare, if necessary.
- 4. Place the tree at the proper height.** Before placing the tree in the hole, check to see that the hole has been dug to the proper depth and no more. The majority of the roots on the newly planted tree will develop in the top 12 inches of soil. If the tree is planted too deeply, new roots will have difficulty developing because of a lack of oxygen. It is better to plant the tree a little high, 1-2 inches above the base of the trunk flare, than to plant it at or below the original growing level. This planting level will allow for some settling.
- 5. Straighten the tree in the hole.** Before you begin backfilling, have someone view the tree from several directions to confirm that the tree is straight. Once you begin backfilling, it is difficult to reposition the tree.
- 6. Fill the hole gently but firmly.** Fill the hole about one-third full and gently but firmly pack the soil around the base of the root ball. Be careful not to damage the trunk or roots in the process. Fill the remainder of the hole, taking care to firmly pack soil to eliminate air pockets that may cause roots to dry out. To avoid this problem, add the soil a few inches at a time and settle with water. Continue this process until the hole is filled and the tree is firmly planted. It is not recommended to apply fertilizer at time of planting.
- 7. Stake the tree, if necessary.** If the tree is grown properly at the nursery, staking for support will not be necessary in most home landscape situations. Studies have shown that trees establish more quickly and develop stronger trunk and root systems if they are not staked at the time of planting. However, protective staking may be required on sites where lawn mower damage, vandalism, or windy conditions are concerns. If staking is necessary for support, there are three methods to choose among: staking, guying, and ball stabilizing. One of the most common methods is staking. With this method, two stakes used in conjunction with a wide, flexible tie material on the lower half of the tree will hold the tree upright, provide flexibility, and minimize injury to the trunk (see diagram). Remove support staking and ties after the first year of growth.
- 8. Mulch the base of the tree.** Mulch is simply organic matter applied to the area at the base of the tree. It acts as a blanket to hold moisture, it moderates soil temperature extremes, and it reduces competition from grass and weeds. A 2- to 3-inch layer is ideal. More than 3 inches may cause a problem with oxygen and moisture levels. When placing mulch, be sure that the actual trunk of the tree is not covered. Doing so may cause decay of the living bark at the base of the tree. A mulch-free area, 1 to 2 inches wide at the base of the tree, is sufficient to avoid moist bark conditions and prevent decay.

TREE MAINTENANCE AND PRUNING

Some trees do not generally require pruning. The occasional removal of dead twigs or wood is typical. Occasionally a tree has a defect or structural condition that would benefit from pruning. Any pruning activity should be performed under the guidance of a certified arborist or tree expert.

Because each cut has the potential to change the growth of the tree, no branch should be removed without a reason. Common reasons for pruning are to remove dead branches, to remove crowded or rubbing limbs, and to eliminate hazards. Trees may also be pruned to increase light and air penetration to the inside of the tree's crown or to the landscape below. In most cases, mature trees are pruned as a corrective or preventive measure.

Routine thinning does not necessarily improve the health of a tree. Trees produce a dense crown of leaves to manufacture the sugar used as energy for growth and development. Removal of foliage through pruning can reduce growth and stored energy reserves. Heavy pruning can be a significant health stress for the tree.

Yet if people and trees are to coexist in an urban or suburban environment, then we sometimes have to modify the trees. City environments do not mimic natural forest conditions. Safety is a major concern. Also, we want trees to complement other landscape plantings and lawns. Proper pruning, with an understanding of tree biology, can maintain good tree health and structure while enhancing the aesthetic and economic values of our landscapes.

Pruning Techniques – From the I.S.A. Guideline

Specific types of pruning may be necessary to maintain a mature tree in a healthy, safe, and attractive condition.

Cleaning is the removal of dead, dying, diseased, crowded, weakly attached, and low- vigor branches from the crown of a tree.

Thinning is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

Raising removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

Reduction reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.

TREE MAINTENANCE AND PRUNING, continued

How Much Should Be Pruned?

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

Wound Dressings

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

DISEASES AND INSECTS

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

GRADE CHANGES

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

INSPECTION

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

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Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,



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