

**PROJECT NUMBER**

PRJ2025-002451-(2)

HEARING DATE

June 10, 2026

REQUESTED ENTITLEMENT(S)Conditional Use Permit (“CUP”) No. RPPL2025003552
Variance No. RPPL2026000396

PROJECT SUMMARY

OWNER / APPLICANT

Bridge Point Gardena Land II LLC C/O John Maduros

EXHIBIT DATE

December 1, 2025

PROJECT OVERVIEW

A CUP is requested to authorize an existing warehouse with a gross floor area over 100,000 square feet in size in the Green Zone. No changes are proposed to the existing building or site, except for new perimeter identification and “no idling” signage. A Variance is also requested to modify the limited hours of outdoor operation, to allow outdoor operations from 7:00 a.m. to 8:00 p.m. instead of the permitted hours from 8:00 a.m. to 6:00 p.m.

LOCATION

159 East Rosecrans Avenue, West Rancho Dominguez-Victoria

ACCESS

East Rosecrans Avenue

ASSESSORS PARCEL NUMBER

6131-018-032

SITE AREA

5.07 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035

ZONED DISTRICT

Athens

PLANNING AREA

Metro

LAND USE DESIGNATION

IL (Light Industrial)

ZONE

M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone) & B-1-IP-GZ (Buffer Strip - Industrial Preservation - Green Zone)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT(S)

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

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Metro Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Chapter 22.84 (Green Zone requirements)
 - Section 22.158.050 (Conditional Use Permit Burden of Proof Requirements)
 - Section 22.194.050 (Variance Burden of Proof Requirements)
 - Chapter 22.364 (Metro Planning Area Standards District requirements)
 - Section 22.364.110 (West Rancho Dominguez-Victoria CSD requirements)

CASE PLANNER:

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