

CONDITIONAL USE PERMIT BURDEN OF PROOF

PALLET YARD.

433 E. ALONDRA BLVD. GARDENA, CA. 90248.

Owner: ROSA M. PEREZ

A.

1. The types of activities that are carried out in the proposed project consists of three phases, mainly, the dismantling, assembly and the restoration of pallets, which are used, primarily, for industrial and/or commercial fork-lifting purposes. The business does not sell directly to the general public but, on the other hand, the nature of its activities fulfills a role of an intermediary in the productive process, better known as suppliers, that supply a very needed component, namely, pallets, to nearby, commercial and/or industrial operating entities. In addition, the proposed project where such activities are being carried out is in a zone categorized as Commercial/Industrial as opposed to it being located within a Residential zone. Therefore, considering that the activities that the business conducts in the area falls within the scope of what a Commercial/Industrial zone allows it to effectuate, it can be said and reasoned that this type of business is in accordance with the type of usage that the City wishes to reserve for all the properties that fall under the Commercial/Industrial classification.

Secondly, the business, as part of its productive capacity, only uses air compressors and small-scale machinery to cut wood. Aside from the low-level physical capital infrastructure that is currently in place, a large percentage of the time/energy units invested in manufacturing and refurbishing pallets currently lie, in the case of this particular business, in human labor. Because it is a very labor intensive activity in and of itself, and considering that it is a small business, which indicates, in many cases, that it operates with very little physical capital due to stringent financing capabilities, it is reasonable to say that it does not disturb and/or affect adversely the health, peace, comfort or welfare of the people either living and/or working in the surrounding area.

Third, the concerns that arise about possible increases in noise pollution are incorrect in terms of what the pallet manufacturer is doing in the proposed project area. The area that the business occupies and operates has a 8-foot-tall block wall surrounding its premises. The block wall helps contain in the best scenarios most of the generated noise. In the worst scenarios, it will help mitigate any and all generated noises. To deal with possible worst scenarios, that may be caused due to a sustained increase in market demand for pallets, a green area of 6 feet as well as an area of 148 feet consisting of Pallet storage and 30 feet of empty space has been set aside from being used in anything other than storage. It is an area that will not be dedicated to any type of manufacturing activity. These measures will help nullify most of the generated noises and help maintain noise pollution to a reasonable, comfortable and safe level.

2. It is worth noting that no type of solvents and/or color paints are being used during any phase of the pallet manufacturing and refurbishment process. Furthermore, no harmful chemicals are used in the productive process. The main materials in the working site are wood, wood saws, nails, air compressors among other small miscellaneous metallic tools.
3. Having a pallet manufacturing business in an Industrial/Commercial area does not diminish the value of nearby property. On the contrary, it reaffirms the strong economic nature of the designated zone. Valuation is based on the usage or purposefulness given to something by an economic individual and/or company. In this case, a manufacturing entrepreneur, logistically speaking, would desire to acquire a piece of land that is close to very vital suppliers such as, in this case, a pallet supplier. It makes the area, for the producing sector of society, a much more desirable place to situate an economic enterprise. The more concentrated the area designated to entrepreneurial and manufacturing activities, the more desirable it will become to future industrial producing individuals. The more capital it attracts from various businesses, the more jobs it will potentially create for its residents in the long term.
4. As I have specified in the previous points, there are measures being put in place to minimize the impact of noise pollution and to not use any harmful chemicals during the pallet production and refurbishment process.
In addition to the preventive measures, up until now, there has been no registered complaint from either residents or businesspeople concerning the pallets' business activities.

B.

1. The property has all the adequate dimensions and features to serve its business purpose. The dimensions and features are the following:
 1. Parking Area
 2. An 8-foot tall Block Wall on both sides of the property line
 3. Area for Offices
 4. Open Area for Pallet Manufacturing
 5. Area for Pallet Storage
 6. Asphalt Floor covering the property's entire surface
 7. Restroom for employees and customers.
 8. A 6-foot long Green Area with trees and a block wall 8 feet high.
 9. A 30-foot-long area of free space. No work is performed in this area.
 10. Area for Loading and Unloading.

The industrial businesses located to the two adjoining sides of the pallet manufacturing business will not be affected by possible noise pollution or traffic originating from said business. In terms of noise pollution, as I have pointed out, an 8 foot tall block wall has been put in place to mitigate any noise; such wall is an intermediary wall with a green area which consist of trees so it does not affect, visually speaking, the visuals from the restaurant to the pallet working area. The intermediary wall divides both the area of the front restaurant and the pallet manufacturing area.

C.

1. The property is served adequately by the adjoining streets. The property has access to Alondra Blvd. which provides circulation on both sides of the property with a width of 100 feet along with a 10 feet sidewalk on both its left and right sides. These arterial roads are enough to cover the traffic needs generated by the pallet manufacturing business. This is especially true in the east side of the property which has relatively close access of about 800 feet distance to Avalon Blvd, which in turn has a width of 100 feet with double circulation. It is noteworthy to mention that south of Avalon Blvd there is access to the 110 freeway with a distance, relative to the property, of about 5,050 feet.

The type of vehicles circulating in and around the business property are medium size trucks. No big trucks are used. Additionally, there is very little pedestrian circulation. Mostly, in the area surrounding the property, vehicles are the common means of transportation rather than walking.

2. The pallet manufacturing business is adequately served by public entities through their provision of public utilities such as drainage, sidewalks and adjoining roads and/or public services such as sheriff, fire department, schools, libraries, parks and recreational facilities. The people employed do not make use of any such public services because they are not living in the area; they arrive due to working purposes and nothing more. On the part of the sewer, the business does and will not increase the demand for it because it only has one restroom to serve the basic necessities of its employees. In other words, there is and will not be an increase in the demand for the aforesaid public utilities and/or services. In conclusion, the presence of such business, according to the above analysis, does and will not affect negatively the residents living and/or working in the surrounding areas. On the part of private facilities, the business has a network of suppliers that assist them in providing them with the necessary physical capital to continue their enterprise.