

December 16, 2025

Attn: Thomas Kim
Del Amo Plaza
2787 East Del Amo Boulevard
Main Office
Rancho Dominguez, CA 9022

PROJECT NO. PRJ2023-003997-(2)
NONCONFORMING REVIEW NO. RPPL2023005851
2787 EAST DEL AMO BOULEVARD, RANCHO DOMINGUEZ (7306-018-032)

Dear Applicant:

Hearing Officer Tina Fung, by her action of **December 16, 2025**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **December 30, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Thomas Kim
December 16, 2025
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For questions or for additional information, please contact Evan Sahagun of the Metro Development Services Section at (213) 204-9939, or ESahagun@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Elsa M. Rodriguez, Acting Supervising Planner
Metro Development Services Section

EMR:ERS

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Zoning Enforcement
Office of the Treasurer & Tax Collector, Business License Division
Department of Public Health, Environmental Health Division

CP_12.16.2025_7306018032_RPPL2023005851(12162025)_APL

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2023-003997-(2)
NONCONFORMING REVIEW NO. RPPL2023005851

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Nonconforming Review (“NCR”) No. **RPPL2023005851** on December 16, 2025.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on this item on December 16, 2025. Department of Regional Planning (“LA County Planning”) staff (“Staff”) presented on the item to the Commission. Following Staff’s presentation, Hearing Officer Tina Fung (“Hearing Officer”) opened the public hearing.

The applicant, Mr. Thomas Kim, was present at the hearing and spoke in favor of the NCR. One member of the public, Mr. John Davis, was also present and spoke in favor of the NCR. Without further testimony or questions, the Hearing Officer closed the public hearing and found the project to be categorically exempt from environmental review. The Hearing Officer subsequently approved the NCR.

3. **ENTITLEMENT REQUESTED.** The permittee, Thomas Kim on behalf of SENT-PAC CORP (“Permittee”), requests the NCR to authorize the continued operation of an indoor swap meet in an existing 105,758-square-foot warehouse building, which is nonconforming due to use in the M-2-IP (Heavy Manufacturing – Industrial Preservation) Zone (“Project”) on a property located at 2787 East Del Amo Boulevard in the unincorporated community of Rancho Dominguez (“Project Site”) pursuant to Los Angeles County Code (“County Code”) Section 22.172.060 (Review of Amortization Schedule or Substitution of Use).
4. **ENTITLEMENT REQUIRED.** The NCR is required to extend the time within which nonconforming uses must be discontinued and removed from the Project Site, pursuant to County Code Section 22.172.060.A (Applicability), thereby allowing for the continued operation of the indoor swap meet.
5. **TERMINATION TIME LIMIT.** The Project Site was rezoned to M-2-IP on November 5, 2015, which prohibits swap meets and various commercial uses operating within the swap meet. Pursuant to County Code Section 22.172.050.B.1.e (Termination by Operation of Law), nonconforming uses carried on in a conforming structure shall be discontinued and removed from their sites within five years, except when extended upon approval of an NCR.
6. **LOCATION.** The Project is located at 2787 East Del Amo Boulevard within the Del Amo Zoned District and Gateway Planning Area.

7. PREVIOUS ENTITLEMENTS.

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan (“PP”) No. 201400601	Business signage.	Approved on July 2, 2014.
Conditional Use Permit (“CUP”) No. 200900110	Authorize continued operation of three tattoo and body piercing parlors and one massage establishment.	Approved on December 7, 2010.
Parking Permit (“PKP”) No. 200900008	Authorize less than the required amount of parking and off-site parking.	Approved on December 7, 2010.
CUP No. 02-270-29099	Authorize operation of three tattoo and body piercing parlors and one massage establishment.	Approved by the Regional Planning Commission on September 22, 2004. Applicant’s appeal of conditions was denied by the Board of Supervisors on January 25, 2005.
PKP No. 02-270-28079	Authorize less than the required amount of parking and off-site parking.	Approved by the Regional Planning Commission on September 22, 2004. Applicant’s appeal of conditions was denied by the Board of Supervisors on January 25, 2005.
PKP No. 95-072-24740	Authorize less than the required amount of parking and off-site parking.	Withdrawn on January 7, 2003, superseded by PKP No. 02-270-28079.
PKP No. 90-426-23174	Authorize less than the required amount of parking and off-site parking.	Approved on September 23, 1991.
PP No. 14949	Convert a 20,000-square-foot portion of the warehouse to a swap meet.	Approved on November 2, 1990.

8. LAND USE DESIGNATION. The Project Site is located within the IH (Heavy Industrial) land use category of the General Plan Land Use Policy Map.

9. ZONING. The Project Site is located in the Del Amo Zoned District and is currently zoned M-2-IP. Pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), an NCR is required to allow the continued operation of an existing, legally-established nonconforming use.

10. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	IH (Heavy Industrial)	M-2-IP (Heavy Manufacturing – Industrial Preservation)	Warehouses
EAST	P (Public and Semi-Public), W (Water)	M-2 (Heavy Manufacturing)	LA Metro A (Blue) Line – Del Amo Station, parking, Compton Creek (flood control channel)
SOUTH	City of Carson	City of Carson	Warehouses, restaurant
WEST	IH	M-2-IP, M-2	Warehouses, truck storage, parking

11. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 4.79 net acres in size and consists of one legal lot. The Project Site is irregular in shape, has generally flat topography, and is developed with a warehouse building used as an indoor swap meet and surface parking.

B. Site Access

The Project Site is accessible via East Del Amo Boulevard to the south and South Santa Fe Avenue to the east. Primary access to the Project Site will be via an entrance/exit on East Del Amo Boulevard. Secondary access to the Project Site will be via two entrances/exits on South Santa Fe Avenue.

C. Site Plan

The site plan depicts the existing 105,758-square-foot warehouse building used as an indoor swap meet, which occupies the middle portion of the lot, and the surrounding surface parking lot. A driveway aisle is provided for vehicular travel in a clockwise direction around the building, with angled parking along the northern and eastern sides of the building, while two driveway aisles are provided at the southern portion of the lot fronting East Del Amo Boulevard.

D. Parking

The Project Site includes a total of 276 existing parking spaces, comprised of 175 standard, 94 compact, and seven (7) accessible for persons with disabilities in accordance with the Americans with Disabilities Act (“ADA”). Pursuant to County Code Section 22.112.070 (Required Parking Spaces), one (1) parking space is required for each 250 square feet of commercial floor area, or 423 spaces.

However, the Project Site is adjacent to the Del Amo Station on the LA Metro (Los Angeles County Metropolitan Transit Authority) A (Blue) Line, which is a major transit stop as defined in California Public Resources Code section 21064.3. Therefore, pursuant to California Assembly Bill No. 2097 (“AB 2097”), minimum parking requirements do not apply to the Project.

12. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the continued operation of an indoor swap meet in an existing warehouse building, which does not include any expansion in floor area or intensification. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources onsite, and the Project Site is not listed in the Department of Toxic Substances Control’s list of hazardous waste or cleanup sites.

13. COMMUNITY OUTREACH. Staff is not aware of any community outreach conducted by the Permittee that occurred before the Report to the Hearing Officer was issued on December 4, 2025.

14. PUBLIC COMMENTS. Staff did not receive any public comments before the Report to the Hearing Officer was issued on December 4, 2025.

15. AGENCY RECOMMENDATIONS.

- A. County Department of Public Works: did not require review of the Project.
- B. County Fire Department: Recommended clearance to public hearing with no conditions in a letter dated November 18, 2024.
- C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated October 3, 2024.

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, 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 fourteen (14) Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as three (3) notices to those on the courtesy mailing list for the Del Amo 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 IH designation is intended for Heavy industrial uses, and other labor- and capital-intensive industrial activities. The Hearing Officer finds that although the Project is a commercial use, the swap meet provides a place of employment for small business operators.

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.
- **Policy LU 7.2:** Protect industrial parks and districts from incompatible uses.
- **Policy LU 10.10:** Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces.

The Project is consistent with these policies of the General Plan because it preserves an existing indoor swap meet operating out of an industrial building. The use has been in operation for over 35 years and involves a large density of micro-commercial uses operating out of the indoor swap meet. Therefore, the Project would ensure that this industrially designated land continues to be used for various employment opportunities serving the surrounding area. Furthermore, the site is conveniently positioned adjacent to the Del Amo Station on the LA Metro A (Blue) Line, as well as a major highway intersection. The indoor swap meet operating out of an industrial building is architecturally compatible with the surrounding industrial area. Featuring artwork on its building frontages, the Project Site serves as a focal point at this prominent location. In consideration of these factors, approval of the Project is consistent with the goals and policies of the General Plan.

ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is not consistent with the M-2-IP zoning classification as swap meets, various retail, and various service uses are prohibited in such zone pursuant to County Code Section 22.60.030 (Prohibited Uses).

20. **REQUIRED YARDS.** The Hearing Officer finds that no yards are required in the basic M-2 zone pursuant to County Code Section 22.22.060 (Development Standards for Industrial Zones).

21. **HEIGHT.** The Hearing Officer finds no height limit is established in the basic M-2 zone pursuant to County Code Section 22.22.060 (Development Standards for Industrial Zones). The existing building is 24 feet and seven inches tall.

22. **FLOOR AREA RATIO (“FAR”).** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.22.060 (Development Standards for Industrial Zones) which allows a maximum FAR of 1.0. The existing building has a floor area of approximately 105,758 square feet, occupying the 208,863-square-foot lot, for a FAR of 0.51, within the allowable FAR.
23. **PARKING.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.112.070 (Required Parking Spaces) which requires one vehicle parking space for every 250 square feet of retail floor area, or 423 spaces, while 276 spaces are provided. Pursuant to AB 2097, because the Project Site is located less than a half-mile from the Del Amo Station on the LA Metro A (Blue) Line, minimum parking requirements do not apply to the Project. Therefore, the Hearing Officer finds that the Project is exempt from this standard.
24. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.114 (Signs). A maximum of three square feet of wall signage is allowed per linear foot of building frontage. The southern building wall facing East Del Amo Boulevard is 232 feet and seven inches wide, and the eastern building wall facing South Santa Fe Avenue is 405 feet wide, which allows a maximum sign area of 697.75 square feet and 1,215 square feet, respectively. The southern building wall facing East Del Amo Boulevard has eight (8) wall signs with a combined area of 489.33 square feet, and the eastern building wall facing South Santa Fe Avenue has three (3) wall signs with a combined area of 119.50 square feet, which is within the allowable sign areas per building frontage. Two outdoor advertising signs exist on the Project Site, each having 672 square feet in area.
25. **TREE PLANTING.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.126.030 (Tree Requirements) which requires that a minimum of three (3) trees for every 10,000 square feet of developed lot area, or 21 trees, be planted. These standards also require trees to provide a minimum 50 percent (50%) shade coverage of new or expanded uncovered parking areas with 15 or more spaces. The Project Site includes four (4) existing trees and was developed in 1966, prior to tree planting requirements which became effective in 2016. Therefore, the Hearing Officer finds that the Project is legal nonconforming with respect to this standard. Furthermore, the Commission finds that this standard does not apply to the Project pursuant to County Code Section 22.126.020 (Applicability) because the Project does not include any new floor area or any new uncovered parking spaces.

NONCONFORMING REVIEW FINDINGS

26. **The Hearing Officer finds that to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.** The Project Site has been operating as an indoor swap meet for over 35 years. The surrounding area is highly lacking in commercial uses, which have been prohibited for the last 10 years by rezoning efforts. The Project allows for commercial uses to be maintained at a high density at this prominent location served by high-quality transit. Cessation of such use would

negatively impact the economic well-being of over 100 commercial tenants, and surrounding area with the loss of such services, provided by the indoor swap meet.

27. **The Hearing Officer finds that such use, building or structure will not adversely affect the health, peace or welfare of persons residing or working in the surrounding area; will not be detrimental to the use, enjoyment, or valuation of the 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 Site in its current operation as an indoor swap meet has not been detrimental to the surrounding area in the matters indicated above. Rather, providing a high density of commercial uses within the existing industrial building, at a prominent location served by high-quality transit, has been beneficial to the surrounding area. Benefits that the indoor swap meet provides include entrepreneurship opportunities for small business owners, commercial activity, services for workers at the surrounding industrial businesses, and visitors to the area.
28. **The Hearing Officer finds that a grant term is not necessary for the NCR.** A grant term is not necessary for the NCR given the compatibility between the Project and the surrounding land uses. Pursuant to Condition No. 11, the Regional Planning Commission or a Hearing Officer, after conducting a public hearing, can subsequently revoke or modify the NCR if the business violates its conditions or if the business is otherwise detrimental to the public's health or safety or operates as a nuisance.

ENVIRONMENTAL FINDINGS

29. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project consists of the continued operation of an indoor swap meet in an existing warehouse building. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on site, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or cleanup sites.

ADMINISTRATIVE FINDINGS

30. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

- B. To require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.
- C. The proposed use at the site will not adversely affect the health, peace or welfare of persons residing or working in the surrounding area; will not be detrimental to the use, enjoyment, or valuation of the 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.

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
- 2. Approves **NONCONFORMING REVIEW NO. RPPL2023005851**, subject to the attached conditions.

ACTION DATE: December 16, 2025

MG:EMR:ERS

December 4, 2025

- c: Zoning Enforcement; Office of the Treasurer & Tax Collector, Business License Division; Department of Public Health, Environmental Health Division

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-003997-(2)
NONCONFORMING REVIEW NO. RPPL2023005851

PROJECT DESCRIPTION

The project is the continued operation and maintenance of an indoor swap meet in an existing 105,758-square-foot warehouse building, which is nonconforming due to use. For the purposes of County Code Section 22.222.280 (Cessation of Use), the indoor swap meet shall be considered the use for which this Nonconforming Review is granted, not any individual commercial business within the indoor swap meet. The indoor swap meet shall be 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. 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. This grant shall not expire. However, this grant may be revoked or modified pursuant to Condition No. 11, below.**
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the indoor swap meet and satisfaction of Condition No. 2 shall be considered use of this grant.
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 Exhibit "A" on file. The Permittee shall deposit with the County the sum **\$2,280.00**, 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 **five (5)** 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.
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of 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 by the manager of the indoor swap meet and shall be immediately produced upon request by any County Sheriff, County Public Health inspector, County Tax and License inspector, or LA County Planning staff member. The manager and operating staff of the indoor swap meet shall be knowledgeable of the conditions herein. The Permittee shall ensure that commercial business tenants, and all employees thereof, are knowledgeable of Condition Nos. 30 through 34, below. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PROJECT SITE-SPECIFIC CONDITIONS – NONCONFORMING USE

20. **Scope of Approval.** This grant shall authorize the following, subject to these conditions of approval:
 - a. The continued operation and maintenance of an indoor swap meet in an existing 105,758-square-foot warehouse building, which is nonconforming due to use because the property is located in the Industrial Preservation (-IP) Combining Zone and "swap meets" is listed as a prohibited use pursuant to County Code Section 22.60.030 (Prohibited Uses), while the indoor swap meet was legally established before the property was rezoned to M-2-IP (Heavy Manufacturing – Industrial Preservation);
 - b. The continued operation of any commercial business within the indoor swap meet that is nonconforming due to use, because it is listed as prohibited use in the -IP Combining Zone pursuant to County Code Section 22.60.030 (Prohibited Uses), and was a legally established commercial business within the indoor swap meet before the property was rezoned to M-2-IP;

- c. Notwithstanding County Code Section 22.60.030 (Prohibited Uses), the establishment of any commercial business that is allowed with a Site Plan Review in the M-2 (Heavy Manufacturing) Zone in any tenant space(s) within the indoor swap meet; and
 - d. The relocation of any existing commercial business within the indoor swap meet from one tenant space(s) to a different tenant space(s).

21. **Floor Plan.** The Permittee shall maintain a floor plan and list of all commercial business tenants on the premises. The Permittee shall make updates to reflect changes in tenancy and shall submit it to LA County Planning on an annual basis following the date of decision. The list shall contain the following:
 - a. Leased space identification letter(s), number(s), or combination thereof;
 - b. Square footage of the leased space(s);
 - c. Name of the business operator or manager;
 - d. Phone number of the business or its operator or manager;
 - e. Name of the business, or its "Doing Business As" fictitious name;
 - f. Type of business (e.g. beauty and barber shop, clothing store, jewelry store, tattoo and body piercing parlor, restaurant, etc.);
 - g. Whether the business requires a County Business License; and
 - h. Whether the business requires a County Public Health Permit.

22. **Lease Agreements.** The Permittee shall include the provisions of Condition Nos. 30 through 34, below, in any new agreement for a commercial business to lease space within the indoor swap meet. In the lease agreement, the Permittee shall require the lessee to certify their agreement to the provisions therein. Any amendment, extension, or renewal of an existing lease agreement shall comply with this condition.

23. **Hours of Operation.** The hours of operation for the indoor swap meet shall be limited from 10:00 a.m. to 10:00 p.m., daily. This condition shall not restrict the ability of security personnel to surveil the premises outside of these hours.

24. **Hours for Maintenance Activities.** Notwithstanding Condition No. 23, above, loading, unloading, and other similar site maintenance activities are permitted from 8:00 a.m. to 10:00 p.m., daily.

25. **Recycling and Solid Waste Storage.** Recycling and solid waste generated on-site shall be stored in closed receptacles, within a designated area as depicted on the approved Exhibit "A," and shall not be visible from the street.

26. **Outdoor Uses Prohibited.** The following are strictly prohibited outside of a fully enclosed building or structure:
 - a. Commercial uses or activities;
 - b. Outdoor music or any amplified sound;
 - c. Outdoor activities or events, except those authorized by a Special Events Permit pursuant to County Code Chapter 22.188 (Special Events Permits);
 - d. Outdoor storage or display of goods, equipment, merchandise, or exhibits;

- e. Donation boxes or bins, such as those for, but not limited to, the collection of clothing or items for donation or recycling;
 - f. Structures or machines that are internally illuminated or have moving parts, flashing lights, or make noise, such as photo booths, fortune-telling machines, penny-crunching machines, video games, or the like; and
 - g. Inanimate figures, such as statues or sculptures of animals or mannequins, cartoon figures, or human figures.
27. **Exterior Lighting.** All exterior lighting fixtures used on-site shall be full cutoff fixtures. All exterior lighting fixtures shall be fully shielded to confine light spread on-site. Lighting used on-site shall be hooded and not impact surrounding or neighboring properties. The type and location of site and building lighting shall preclude direct glare onto adjoining properties, streets, or skyward.
28. **Signage.** All business signage shall comply with County Code Chapter 22.114 (Signs) regulations applicable to the M-2 (Heavy Manufacturing) Zone. Notwithstanding County Code Section 22.114.020.B (Application Requirements), signage permitted with a Ministerial Site Plan Review shall be subject to a Revised Exhibit "A" pursuant to Condition No. 18, above. Banners and pennants are prohibited.
29. **Loitering.** Loitering, including loitering by employees of the subject property, shall be prohibited on or within the immediate vicinity of the subject property, including adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the exterior of the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.

OPERATIONAL CONDITONS – COMMERCIAL BUSINESS TENANTS

30. **County Treasurer and Tax Collector ("TTC").** The Permittee shall ensure that all commercial business tenants and any employee, volunteer, or other individual involved in rendering services therein, comply with the requirements of Title 7 (Business Licenses) of the County Code to the satisfaction of TTC.
31. **County Department of Public Health ("Public Health").** The Permittee shall ensure that all commercial business tenants and any employee, volunteer, or other individual involved in rendering services therein, comply with the requirements of County Code Chapter 8.04 (Public Health Licenses) to the satisfaction of Public Health.
32. **Compliance.** The Permittee shall ensure that any permit, license, or registration required by TTC or Public Health is maintained valid, current, and clear of violations. Commercial business tenants, and any licensed or registered individual involved in rendering services therein, shall not operate under any other name than the name set forth thereon nor beyond the expiration date, if applicable. Any violation thereof shall be considered a violation of this grant.

33. **Display of Permits.** The Permittee shall ensure that commercial business tenants display at all times a copy of any permit, license, and registration required by TTC or Public Health. Such copies shall be displayed in a clearly visible place within the leased area and shall be immediately produced upon request by any LA County Planning staff member, TTC inspector, Public Health inspector, or County Sheriff.
34. **Referrals.** If LA County Planning is notified of a violation of County Code or State law, as a result of an inspection by TTC or Public Health, it shall be considered a violation of this grant and may result in a revocation or modification pursuant to Condition No. 11, above.

Attachments:

Exhibit D-1 Public Health Department Letter dated November 18, 2024



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

NICHOLE QUICK, M.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/

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Kathryn Barger
Fifth District

November 18, 2024

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Elsa Rodriguez

FROM: Charlene Contreras *ccg*
Director, Community Protection Branch
Department of Public Health

**SUBJECT: NON-CONFORMING USE-BUILDING and STRUCTURES
CASE: RPPL2023005851
2787 E. DEL AMO BLVD. COPMTON CA 90021**

Thank you for the opportunity to review the application and project located at the subject property. The applicant requests approval to repurpose an existing one story 101,000 square-foot warehouse building as an indoor multi-tenant retail shopping center which currently accommodates 126 tenants.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program: Potable Water

1.1 The applicant provided a water “Will Serve” letter from California Water Service dated November 08, 2024. The letter is valid for two years from the date of the letter.

For questions regarding drinking water, please contact Bharat Dungrani, Drinking Water Program at (626) 430-5420 or bdungrani@ph.lacounty.gov.

2. Onsite Wastewater Treatment Program: Wastewater

2.1 According to the most recent property tax bill’s direct assessment information, Los Angeles County Sanitation Districts currently service the project site.

For questions regarding onsite wastewater treatment program, please contact Tigran Khachatryan at (626-430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

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

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

3.1 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 (See Table 1):

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
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

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

Carmen Sainz
November 18, 2024
Page 3 of 3

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_2787 E. DEL AMO BLVD. COMPTON CA 90221_RPPL2023005851_11.18.2024

Affidavit of Acceptance Instructions

STEP 1: NOTARIZE AFFIDAVIT: In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: COUNTY REGISTRAR-RECORDER: Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.

b) **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: LA COUNTY PLANNING: Please submit the following items:

a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

**Department of Regional Planning
320 W Temple Street, 13th Floor
Los Angeles, CA 90012**

b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through <https://epicla.lacounty.gov/>.

STEP 4: OBTAIN BUILDING PERMITS: Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

** Does not apply to subdivision cases.*



Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES

REGARDING: PROJECT NO. PRJ2023-003997-(2)
NONCONFORMING REVIEW NO. RPPL2023005851
2787 EAST DEL AMO BOULEVARD, RANCHO DOMINGUEZ
APN: 7306-018-032

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of \$2,280.00 payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

Owner's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____