

SUPPLEMENTAL
REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: June 9, 2026

HEARING DATE: June 10, 2026 AGENDA ITEM: 12

PROJECT NUMBER: PRJ2025-002451-(2)

PERMIT NUMBER: Conditional Use Permit No. RPPL2025003552
Variance No. RPPL2026000396

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 159 East Rosecrans Avenue, West Rancho Dominguez-Victoria

OWNER: Bridge Point Gardena Land II LLC C/O John Maduros

APPLICANT: Kevin Kohan

CASE PLANNER: Evan Sahagun, Planner
ESahagun@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, regarding Project Number PRJ2025-002451-(2), **APPROVAL** of Conditional Use Permit ("CUP") Number RPPL2025003552 and **DENIAL** of Variance No. RPPL2026000396, 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 MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITONAL USE PERMIT NUMBER RPPL2025003552 AND DENY VARIANCE NUMBER RPPL2026000396, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT BACKGROUND

Item No. 12 consists of the following entitlement requests, for the property located at 159 East Rosecrans Avenue in the unincorporated West Rancho Dominguez-Victoria community:

- A Conditional Use Permit (“CUP”) to authorize the continued operation and maintenance of an existing warehouse with a gross floor area of 107,732 square feet in the M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone) Zone pursuant to Los Angeles County Code (“County Code”) Sections 22.22.030 (Land Use Regulations for Industrial Zones) and 22.84.040.A (Application Requirements).
- A Variance 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., daily, as required by County Code Section 22.84.040.E (Performance Standards), pursuant to County Code Section 22.194.020.H (Applicability).

PROJECT UPDATE

On June 8, 2026, Staff received a letter from the project applicant to the Regional Planning Commission (“Commission”) requesting to revise the variance request and modify the draft conditions of approval recommended by Staff, which is attached to this report.

Upon review of the requested modifications, Staff continues to recommend denial of the variance request and approval of the CUP with the conditions as proposed, in accordance with the Report to the Commission dated May 28, 2026.

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

Report
Approved By: Susan M. Tae
Susan M. Tae, Assistant Deputy Director

Attachment:

- 1) Letter from the project applicant dated June 8, 2026

LIST OF REFERENCED EXHIBITS	
EXHIBIT A	Findings (Same as Exhibit C – Findings attached to the Report to the Commission dated May 28, 2026)
EXHIBIT B	Conditions of Approval (Same as Exhibit D – Conditions of Approval attached to the Report to the Commission dated May 28, 2026)



June 8, 2026

Evan Sahagun
Planner, Foothills Development Services
Los Angeles County

RE: FORMAL REQUEST TO THE PLANNING COMMISSION TO CONSIDER a change in term length and increasing hours of Operation for 159 E Rosecrans Avenue and 14220 S Main Street

Dear Evan,

Thank you for providing the staff report posted on May 28th regarding Conditional Use Permits (CUP) No. RPPL2025003552 and RPPL2025003555 and Variance RPPL2026000396 and RPPL2026000397 for our properties. After reviewing the staff report and the proposed conditions with our executive team and capital partner (a large public pension similar to CALPERs), we request that staff consider two critical items as the current recommendations create significant challenges for our properties.

We request that the CUP term length for both properties be extended from 15 years to a minimum of 25 years. Our capital partner conditioned its investment on the County's original project approvals, which we received in 2019 and 2020 respectively. The buildings, as approved by the County, were specifically designed to account for the adjacent residential neighborhood even though the Green Zone ordinance had not yet been adopted. Our site has screened inward facing truck courts, truck access is limited to and from Rosecrans (a major truck route), and our boundary has enhanced landscaping between our property and the adjacent residences, all of which were designed to shield the adjacent uses, which is exactly what the Green Zone now requires. Because the Green Zone ordinance was adopted after our buildings were fully constructed, the properties will be subject to strict operational limits, including restricted operating hours and a total ban on outdoor storage. Given this design and these operational restrictions, an abbreviated 15-year term is unnecessary.

Restricting a CUP to 15 years also jeopardizes the long-term financial viability. We converted a vacant, underutilized property into a best-in-class warehouse asset. A 15-year CUP term will preclude tenants who require long-term lease stability. No institutional tenant will commit to a lease if during their term, there is a new CUP requirement resulting in a lengthy, unpredictable CUP renewal process. These long-term tenants are the very users that the County wants to attract, not discourage. In addition, the County should strive for long term tenants that become a part of the community.

Whatever the term, we request that the term of the CUP does not commence until a CUP is required or on July 14, 2027. Our early submittal for a CUP to come into compliance ahead of the required time should not come at our expense of an even shorter term.

Second, we acknowledge staff's recommendation is to deny our Variance request. We propose a reduction in our request for extended operating hours. We will forego the requested morning extension (from 7:00 AM to 8:00 AM) to solely request two additional hours from 6:00 PM to 8:00 PM. These hours are considered daytime hours under many regulations, including the County's noise ordinance, and we do not



think that operating at this time will cause any inconvenience to the neighbors because the only requested activity is to allow ingress and egress from the truck court – no outdoor operations will be conducted.

Lastly, we ask for formal clarification from staff regarding truck dispatch rules after 6:00 PM. Can trucks that enter during regular operating hours exit the property after 6:00 PM? If not, is it the County's position that drivers cannot legally depart the site at the end of a shift after 6:00 PM, which would result in them effectively being trapped such that drivers have to sleep in their vehicles or leave their vehicles overnight and commute to off-site lodging facility to return the next morning to retrieve their truck? It's hard to consider a truck simply driving the short distance from the dock door to Rosecrans to be considered outdoor operations.

Best Regards,

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Fitzpatrick", with a stylized, cursive script.

Tom Fitzpatrick
Executive Vice President, Development
Kurv Industrial