



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

