

## REPORT TO THE HEARING OFFICER

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DATE ISSUED:	January 15, 2026	
HEARING DATE:	January 27, 2026	AGENDA ITEM: 10
PROJECT NUMBER:	2018-003016-(2)	
PERMIT NUMBER:	Conditional Use Permit ("CUP") RPPL2018004607	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	433 East Alondra Boulevard, West Rancho Dominguez-Victoria	
OWNER:	Rosa M. Perez Cortez	
APPLICANT:	Rosa M. Perez Cortez	
CASE PLANNER:	Kevin Pascasio, Planner kpascasio@planning.lacounty.gov	

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### 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 **APPROVAL** of Project Number 2018-003016-(2), CUP Number RPPL2018004607, 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, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### **ENTITLEMENT:**

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2018004607 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement Requested**

- A CUP to authorize the continued operation and maintenance of an outdoor pallet yard (“Project”) in the M-1.5-DP-IP (Restricted Heavy Manufacturing, Development Program, Industrial Preservation) Zone pursuant to former County Code Section 22.44.130 (West Rancho Dominguez-Victoria CSD – Zone Specific Standards).

### **B. Project**

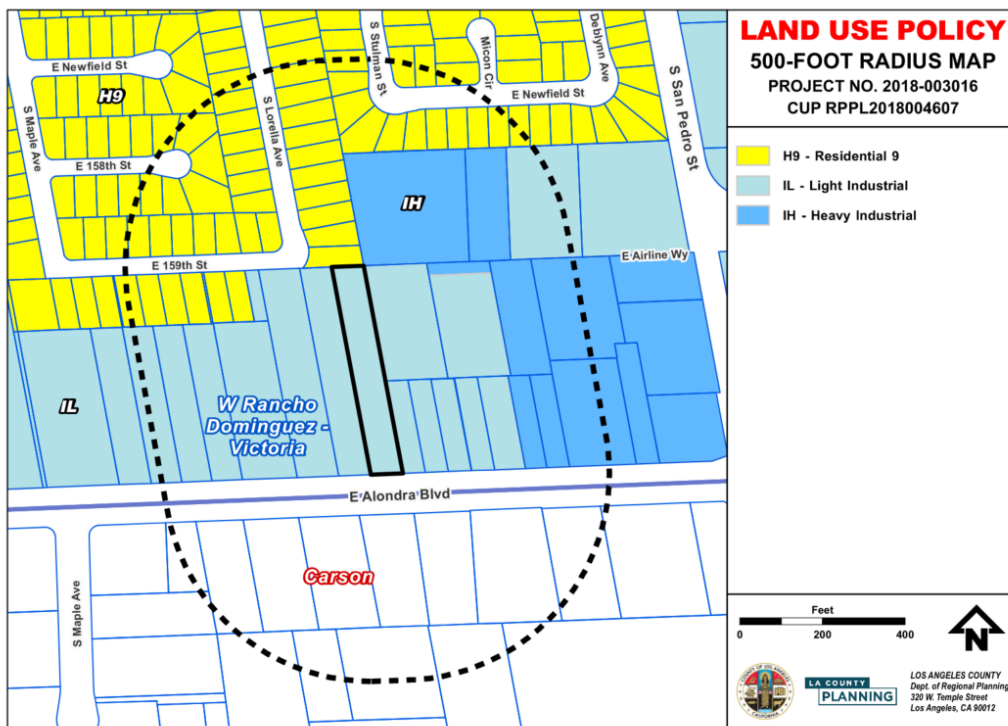
The Project consists of a pallet yard and office (“A V Pallets”) located at 433 East Alondra Boulevard in West Rancho Dominguez-Victoria (“Project Site”). The Project was previously authorized by CUP 85-010 approved on October 1, 1986, and expired on October 1, 1989. The Project is located on the rear half of the subject property. The front half of the subject property contains a restaurant which was previously established under building permit no. 8771-9 on October 23, 1959. The Project Site adjoins a single-family residence to the rear and is secured by an existing eight-foot-tall concrete masonry unit (“CMU”) wall and 467-square feet of landscaping that provides a six-foot-deep buffer. A new 81-square foot bathroom is proposed, a new 96-square-foot prefabricated mobile office is proposed, a new 990-square-foot covered pallet construction area is proposed, and no other changes are proposed. The business employs eight people, and the current hours of operation are Monday to Friday 8:00 a.m. to 4:00 p.m. The site is paved and will include 30 total standard vehicle parking spaces, one of which is ADA accessible. Pallets are assembled using hand tools in a covered structure and pallets are stored outdoors in the open yard area. Two small flatbed trucks, two large flatbed trucks and three forklifts are used in conjunction with the business and will be stored onsite.

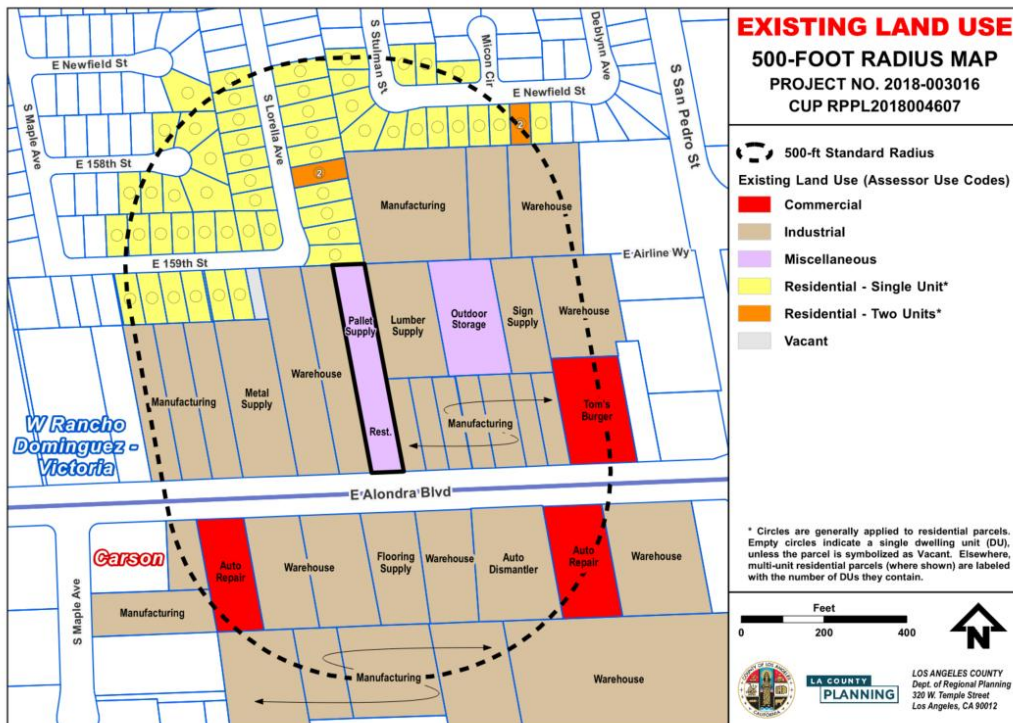
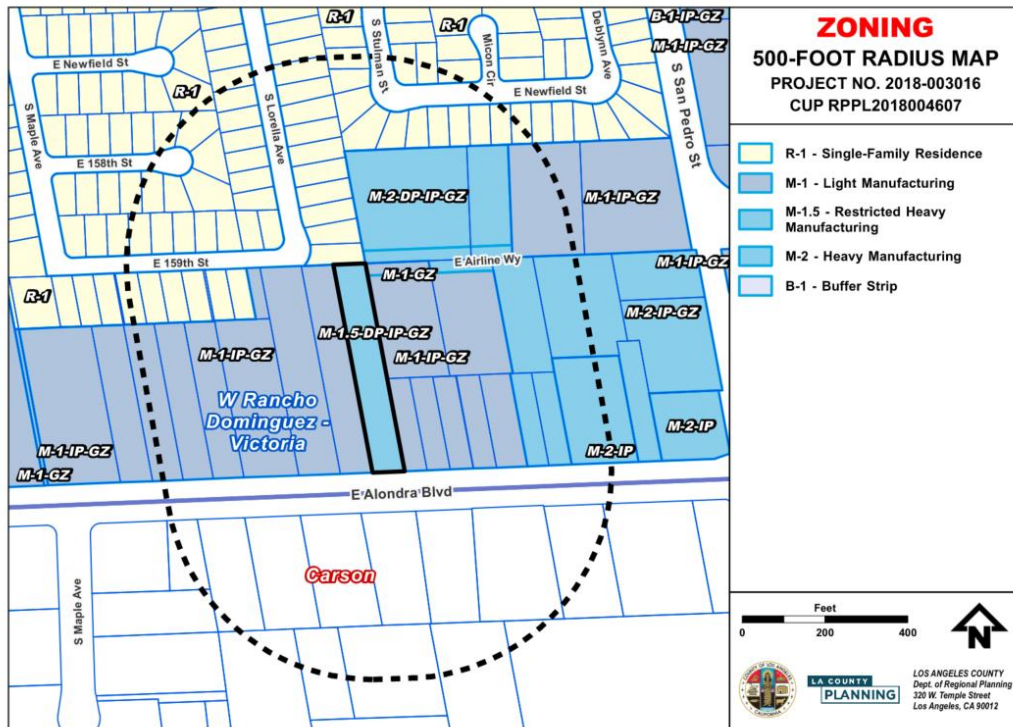
## **SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING*	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1.5-DP-IP	Pallet yard and restaurant
NORTH	H9 (Residential- Nine Units per Acre), IH (Heavy Industrial)	R-1 (Single-Family Residence), M-2- DP-IP (Heavy Manufacturing, Development Program, Industrial Preservation)	Single-family residences, manufacturing

\* Note: The zoning was changed to M-1.5-DP-IP-GZ in conjunction with the adoption of the Green Zones Ordinance on July 14, 2022. The Metro Area Plan was adopted on May 21, 2024, but the land use category IL remained unchanged. Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the land use policies, zoning, and regulations in effect at the time it was submitted on September 11, 2018.







## **PROPERTY HISTORY**

### **A. Zoning History**

<b>ORDINANCE NO.</b>	<b>ZONING</b>	<b>DATE OF ADOPTION</b>
6756	M-1	September 6, 1955
880099z	M-1.5-DP (Restricted Heavy Manufacturing, Development Program)	June 7, 1988
20150043z	West Rancho Dominguez CSD M-1.5-DP-IP (Restricted Heavy Manufacturing, Development Program, Industrial Preservation)	October 6, 2015
2019-0004	West Rancho Dominguez CSD M-1.5-DP-IP (Restricted Heavy Manufacturing, Development Program, Industrial Preservation)	December 11, 2019
2024-0028	M-1.5-DP-IP-GZ(Restricted Heavy Manufacturing, Development Program, Industrial Preservation, Green Zones)	April 22, 2024

### **B. Previous Cases**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
CUP85-010	Pallet Yard	October 14, 1986
ZC85-006	Zone Change	October 14, 1986
Parking Permit No. 85-800	Parking Permit	October 14, 1986

### **C. Violations**

<b>CASE NO.</b>	<b>VIOLATION</b>	<b>CLOSED/OPEN</b>
05-0012218	Violation of Conditions	Closed 9/28/2005
06-0006331	Violation of Conditions regarding storage height. Pallets stored over the 20 feet height limit and located in the setbacks. Illegal business sign on site.	Closed 3/14/2006

08-0024656	Lunch truck maintained on property.	Closed 10/29/2008
09-0028013	Storage of pallets in the rear 30-foot buffer.	Closed 04/02/2010
13-0005407	Pallet storage exceeding 25 feet in height.	Closed 05/15/2013
RPCE2018003702	Active pallet construction, storage, and truck loading onsite without the proper entitlements. Parking violations.	Closed 12/13/2018
RPCE2018003735	Operating with the proper permits/entitlements.	Active Monitoring / Hold
RFS2025004714	Substandard building conditions.	Pending
RFS2025005888	Unpermitted additions/interior alterations, non-approved business activity, junk and debris.	Closed

## **ANALYSIS**

### **A. Land Use Compatibility**

The Project is an existing pallet yard that has operated onsite since 1985. The Project adjoins other industrial uses to the west and east. Therefore, the proposed use is compatible with other industrial uses along Alondra Boulevard. For the last 39 years the business has provided a needed service to store, manage, and exchange pallets in order to efficiently carry out operations for other industrial uses. The existing single-family residence in the rear is adequately buffered by the existing 14 mature cypress trees, an existing six-foot deep landscaping buffer and existing eight-foot-tall solid concrete block wall. Lastly, the last 24 feet of the property are to be maintained cleared from pallets at all times further buffering the pallet yard from the residences.

Pursuant to Chapter 2 (Applicability) of the County General Plan County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the land use, zoning, and regulations in effect at the time it was submitted on September 11, 2018. A CUP was required at that time for all activities conducted outside an enclosed structure and located within 500 feet of a Residential Zone or a sensitive use pursuant to County Code Section 22.44.130 (West Rancho Dominguez-Victoria Community Standards District).

**B. Neighborhood Impact (Need/Convenience Assessment)**

The pallet yard serves a need in the community by complementing nearby industrial uses and provides nearby residents with a location to recycle and discard pallets. The pallet yard is well-maintained and orderly and not anticipated to adversely impact the surrounding area with approval of the Project. The pallet yard is accessible via Alondra Boulevard, which is designated as an existing Major Highway in the County's Master Plan of Highways, and is served by existing public water, sewer and utility facilities.

**C. Design Compatibility**

The Project will comply with all the development standards and requirements prescribed by Title 22 of the County Code for outside storage, solid walls, tree planning, and landscaping and irrigation. The Project Site is secured by an existing eight-foot-tall solid CMU wall along the northern property lines. The western property line has an existing six-foot-tall solid CMU wall and the eastern property line contains an existing two-foot-tall CMU wall with a six-foot-tall view obstructed chain link above. The existing six-foot-deep 467 square-foot landscaping buffer includes 14 mature cypress trees that will enhance the aesthetic qualities of the neighborhood and provide a necessary buffer for the sensitive use in the rear. The existing eight-foot-tall solid wall along the northern property line will screen the outside storage of pallets from the nearby residential community. The landscaping buffer will also further mitigate any noise and visual impacts from the outside storage of pallets to the residential uses adjoining the site. Changes to the Project Site consists of a proposed 81-square-foot bathroom, a proposed 96-square-foot prefabricated mobile office, and a proposed 990-square-foot covered pallet construction area. The outdoor pallet storage area will remain unchanged. The lot is 244 feet deep and approximately 131 feet past the end of the restaurant is an existing eight-feet high CMU wall with landscaping, and an existing eight-foot-tall iron gate separating the pallet area from the restaurant. The site plan depicts a two-way 26-foot driveway running through the center of the pallet yard with trucks circulating in a one-way direction via a 24-foot-wide maneuvering area in the rear portion of the parcel.

**GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

**ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

**BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by former County Code Section 22.56.040 (Applicant Burden of Proof). The Burden of Proof with applicant's responses is

attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities and a Class 3 Exemption, New Construction or Conversion of Small Structures), under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project involves the continued operation and maintenance of an outdoor pallet yard with a new bathroom, new prefabricated office, new canopy for a pallet assembly area, landscaping, and permanent irrigation. Project does not qualify for an exception to the CEQA exemption because it is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

### **COMMENTS RECEIVED**

#### **A. County Department Comments and Recommendations**

1. County Department of Public Works: Recommended clearance to public hearing with no conditions in a letter dated April 10, 2019.
2. County Fire Department: Recommended clearance to public hearing with no conditions in a letter dated March 27, 2019.
3. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated November 5, 2019.

#### **B. Public Comments**

Staff has not received any comments at the time of report preparation.

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

Report  
Approved By: Rob Glaser for Mitch Glaser  
Mitch Glaser, Assistant Deputy Director

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Public Correspondence



--- ALL REQUIREMENTS OF THE ZONING ORDINANCE AND OF THE SPECIFIC ZONING OF THE SUBJECT PROPERTY MUST BE COMPLIED WITH UNLESS OTHERWISE SET FORTH IN THESE CONDITIONS OR SHOWN ON THE APPROVED PLANS.

--- REMOVE ALL PORTABLE SIGNAGE AND BANNERS - 22.52.800 AND 22.52.990 (F).

--- ALL STRUCTURES SHALL CONFORM WITH THE REQUIREMENTS OF THE DIVISION OF BUILDING AND SAFETY OF THE DEPARTMENT OF PUBLIC WORKS.

--- REMOVE ALL UNPERMITTED STRUCTURES. ALL STRUCTURES TO BE PERMITTED BY THE DIVISION OF BUILDING AND SAFETY (INCLUDING THE OFFICE AND PERMANENT RESTROOM FACILITY).

--- THE NORTHERLY 30 FEET OF THE SUBJECT PROPERTY SHALL BE USED FOR VEHICULAR ACCESS AND LANDSCAPING AND FOR NO OTHER PURPOSE. NO VEHICLES SHALL BE PARKED, STORED LOADED OR UNLOADED; NOR SHALL ANY REPAIR OR STORAGE OF PALLETS OR OTHER MATERIALS BE PERMITTED WITHIN SAID NORTHERLY 30 FEET OF THE SUBJECT PROPERTY.

--- REMOVE ALL PALLETS AND MATERIALS FROM THIS AREA.

--- A SOLID MASONRY WALL, NOT LESS THAN 8 FEET IN HEIGHT, SHALL BE CONSTRUCTED ON THE SUBJECT PROPERTY TO ATTENUATE THE NOISE GENERATED BY THE PALLET REPAIR ACTIVITY. SUCH WALL SHALL BE SHOWN ON A REVISED SITE PLAN AND APPROVED BY THE DIRECTOR OF PLANNING. SUCH WALL SHALL BE LOCATED PARALLEL TO AND NOT LESS THAN 220 FEET SOUTHERLY OF THE NORTHERLY PROPERTY LINE.

--- SUBMIT A REVISED PLANS ILLUSTRATING THE LOCATION OF THIS WALL AND PROVIDE PERMITS FROM THE DIVISION OF BUILDING AND SAFETY APPROVING ITS CONSTRUCTION.

--- ALL PALLET REPAIR, RECONSTRUCTION, RECONDITIONING, DISASSEMBLY OR REASSEMBLY SHALL BE CONFINED TO THE AREA SOUTH OF AND BEHIND SAID WALL.

--- ANY STRUCTURES TO BE LOCATED ON THE SUBJECT PROPERTY SHALL BE SHOWN ON REVISED SITE PLAN APPROVED BY THE DIRECTOR OF PLANNING.

--- HOURS OF OPERATION FOR SAID PALLET REPAIR AND STORAGE BUSINESS SHALL BE CONFINED TO THE HOURS OF 8:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY.

--- NO AMPLIFIED MUSIC OR PUBLIC ADDRESS SYSTEM SHALL BE USED ON THE SUBJECT PROPERTY WHICH IS AUDIBLE BEYOND THE EXTERIOR BOUNDARIES OF THE SUBJECT PROPERTY.

--- PALLETS STORED ON THE SUBJECT PROPERTY SHALL NOT EXCEED A HEIGHT OF 20 FEET AND SHALL BE STACKED IN A NEAT AND ORDERLY MANNER AND IN COMPLIANCE WITH PART 7 OF CHAPTER 22.42 OF THE LOS ANGELES COUNTY CODE.

--- A MINIMUM OF 44 PAVED OFF-STREET SPACES FOR PARKING SHALL BE MAINTAINED.

--- RESTRIPE PARKING TO INDICATE THAT THE MINIMUM SPACES NEEDED ARE PROVIDED. PLEASE RESTRICT THE USE OF THESE SPACES FOR PARKING ONLY. NO LOADING OR UNLOADING OF PALLETS OR STORAGE OF TRAILERS WILL BE ALLOWED IN THIS AREA.

PARKING CALCULATIONS

SPACE USE:  
**RESTAURANT**  
REQUIRED : 1 SPACE PER 3 OCCUPANTS  
=> 182 / 3 = 61  
SPACES PROVIDED : 22 SPACES \*  
\* THE RESTAURANT WAS BUILT IN 1960 AND IS NONCONFORMING DUE TO PARKING.  
( USE SUBJECT TO PARKING REQUIREMENTS AT THE TIME OF CONSTRUCTION. )

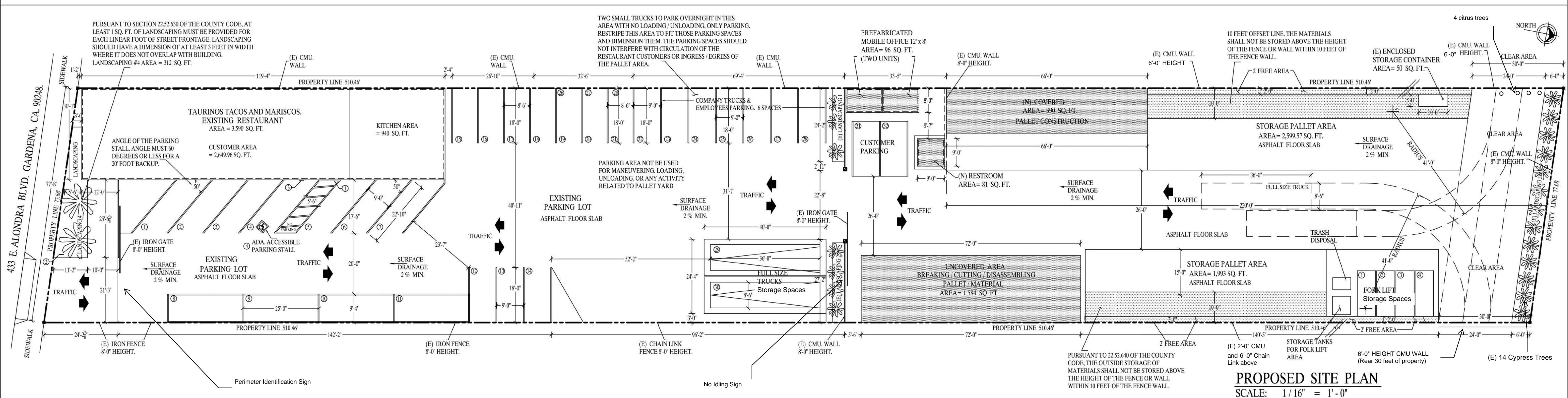
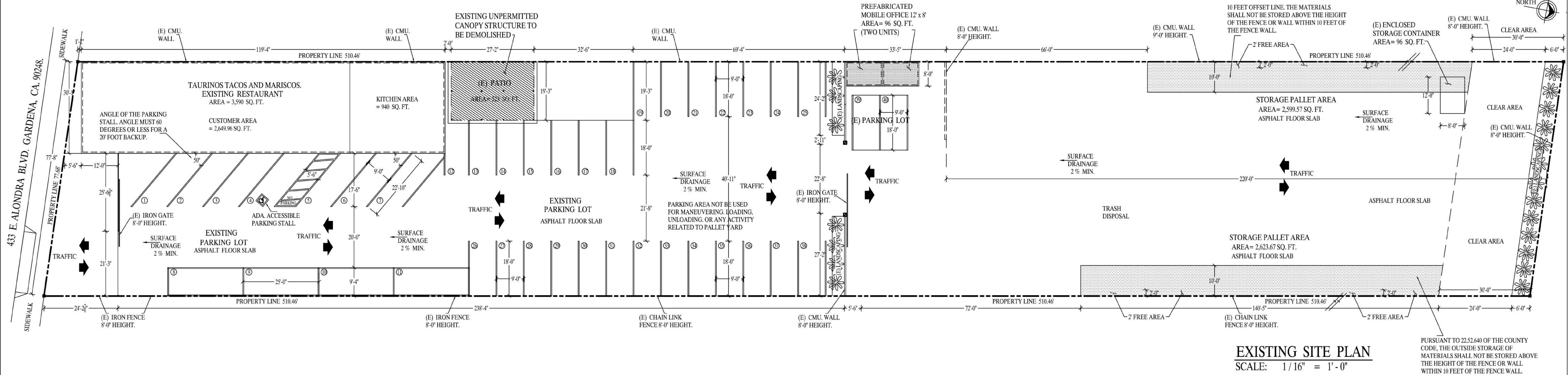
PALLET YARD

1 SPACE FOR EACH VEHICLE USED DIRECTLY IN THE CONDUCTING OF SUCH USE + 1 SPACE FOR EACH 2 PERSONS WORKING THE LARGEST SHIFT.  
REQUIRED : 8 EMPLOYEES ==> 4 SPACES + 2 SMALL TRUCKS + LARGE TRUCKS + 3 FORK LIFT = 11 SPACES.  
PROVIDED : 13 SPACES.

PLAN INDEX FOR PROJECT	
A-1	EXISTING AND PROPOSED SITE PLAN & NOTES
A-2	RESTROOM, OFFICE & COVERED PALLETS AREA. FLOOR PLAN & ELEVATIONS
DIRECTORY	
DRAWING:	FLAVIANO RAMIREZ 8692 CHESTNUT AVE. SOUTH GATE, CA. 90280 PHO: (323) 835-7937
① PROVIDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN AT THE PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL. THE SIGNS SHALL DIRECT PERSONS TO ACCESSIBLE ENTRANCES AND FACILITIES. MOUNTING HEIGHT FOR SIGNS AT DOORS SHALL BE 60 INCHES FROM THE WALKING SURFACE TO THE CENTERLINE OF THE SIGN. THE SYMBOL SHALL BE PROPORTIONALLY SIMILAR TO THAT SHOWN IN DETAIL 300-2 WITH A MINIMUM SIZE OF 6" X 6".	
② PROVIDE A CONSPICUOUS SIGN AT EACH ENTRANCE TO PARKING. SIGN TO BE A MINIMUM OF 17" X 22" WITH 1" HIGH LETTERING THAT STATES "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT FILL IN WITH APPROPRIATE INFORMATION OR BY TELEPHONING	
③ INSTALL 70 SQ. IN. ACCESSIBILITY SIGN PER SECTION 1120B.5	
④ EXISTING ACCESSIBLE DISABLED PARKING SPACE TO REMAIN. WITH UNLOADING AREA AND PAINTED SYMBOL. 4" WIDE DIAGONAL STRIPES TO BE PAINTED AT 3'-4" OC (BLUE TRAFFIC PAINT). ALSO, PROVIDE WHEEL STOP SIGN AND 12" HIGH "NO PARKING" LETTERS IN EACH UNLOADING AISLE PAINTED IN WHITE LETTERS AND VISIBLE TO TRAFFIC ENFORCEMENT	

PROJECT INFORMATION	
ADDRESS :	433 E. ALONDRA BLVD, GARDENA, CA. 90248.
OWNER :	ROSA M. PEREZ      PHONE: (562) 810 - 5996
SUMMARY INFORMATION	
APN NUMBER:	6125-008-001
LEGAL DESCRIPTION :	THORPE'S RESUB OF LOT 52 GARDENA TRACT LOT COM AT NE COR OF LOT 1 WITH W ON N LINE OF SD LOT 77.68 FT TH SE PARALLEL WITH NE LINE OF SD LOT TO N LINE OF ALONDRA BLVD TH E THEREON 77.68 FT TH NW TO BEG PART OF LOT J
OCCUPANCY GROUP :	COMMERCIAL / INDUSTRIAL
PROPERTY TYPE :	COMMERCIAL / INDUSTRIAL
SPRINKLED :	NO
NUMBER OF STORIES :	ONE
LANDSCAPE AREAS	
(E) AREA 1 =	97 SQ. FT.
(E) AREA 2 =	105 SQ. FT.
(E) AREA 3 =	461 SQ. FT.
NEW AREA 4 =	312 SQ. FT.
TOTAL AREAS =	975 SQ. FT.

BUILDING AREA SUMMARY	
(E) RESTAURANT AREA	3,590 SQ. FT.
(E) ENCLOSED STORAGE CONTAINER AREA	96 SQ. FT.
(N) RESTROOM	81 SQ. FT.
(N) PREFABRICATED MOBILE OFFICE	192 SQ. FT.
(N) COVERED PALLET CONSTRUCTION AREA	990 SQ. FT.
(N) BREAKING / CUTTING / DISASSEMBLING AREA	1,584 SQ. FT.
EXISTING & NEW TOTAL AREA	6,533 SQ. FT.
LOT AREA	37,479 SQ. FT.
LOT COVERAGE AREA	17.43 %
MAXIMUM LOT COVERAGE AREA	70 %
EXISTING UNPERMITTED CANOPY STRUCTURE TO BE DEMOLISHED	523 SQ. FT.
BUSINESS USE : PALLET MANUFACTURING	
SCOPE OF WORK:	
1- (N) COVERED PALLET CONSTRUCTION AREA.	
2- (N) RESTROOM.	
3- TWO (N) PREFABRICATED MOBILE OFFICE	
4- (N) UNCOVERED BREAKING / CUTTING / DISASSEMBLING AREA	
5- REMOVE COVERED CANOPY STRUCTURE NEAR RESTAURANT.	
6- ADD LANDSCAPING.	
7- RESTRIPE PARKING AREA	



REVISIONS:

PREPARED BY:

FLAVIANO RAMIREZ  
8692 CHESTNUT AVE.  
SOUTH GATE, CA. 90280.  
TEL: 1 - (323) - 835-7937  
RAMIREZFLAVIANO@HOTMAIL.COM

ENGINEER:

PROJECT NAME:

PALLET YARD

OWNER:

ROSA M. PEREZ  
433 E. ALONDRA BLVD. GARDENA, CA. 90248.

CONTENT:

EXISTING AND PROPOSED SITE PLAN & NOTES

DATE:

03 / 18 / 19

SCALE:

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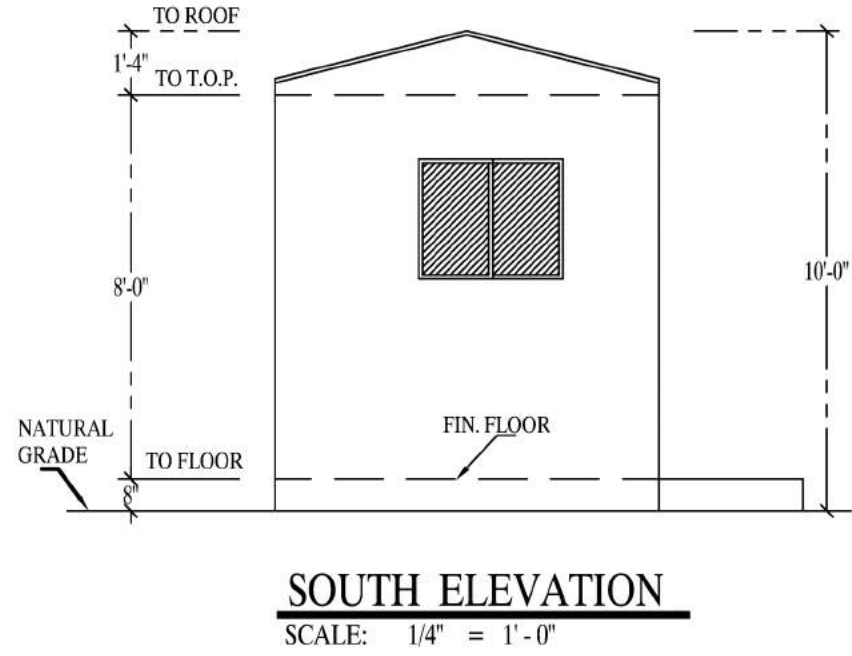
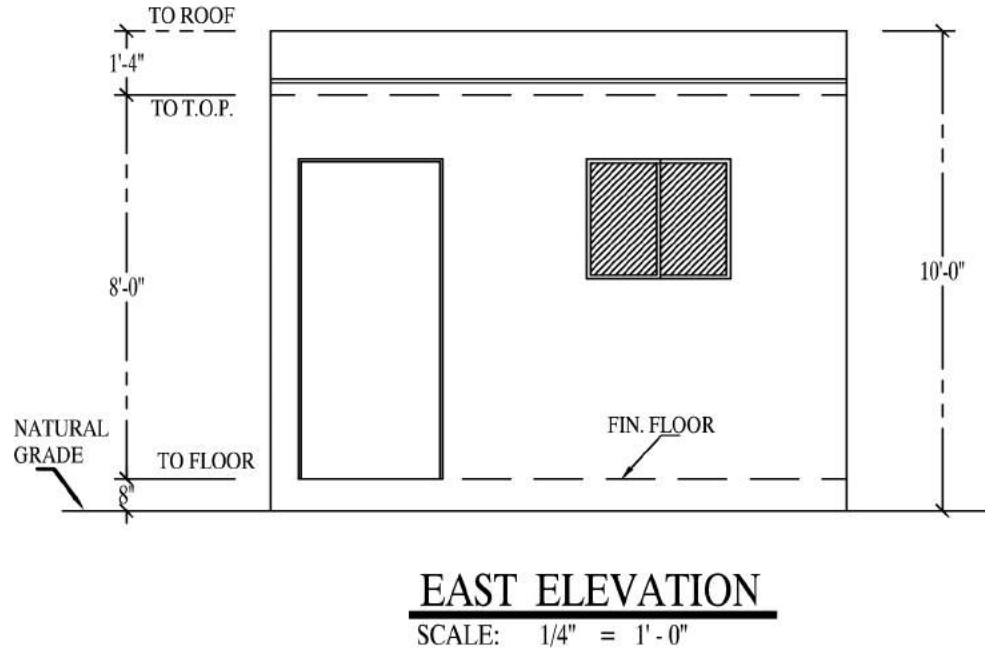
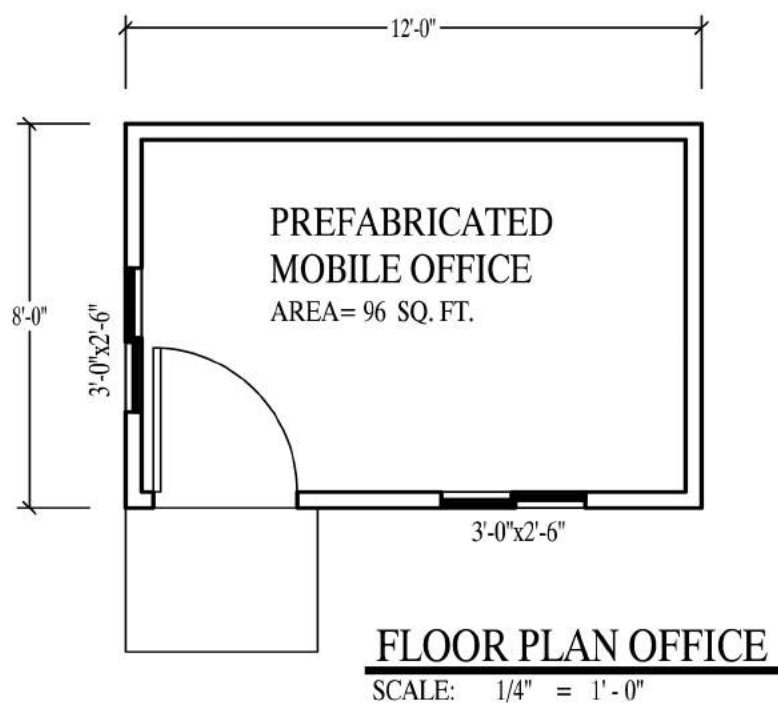
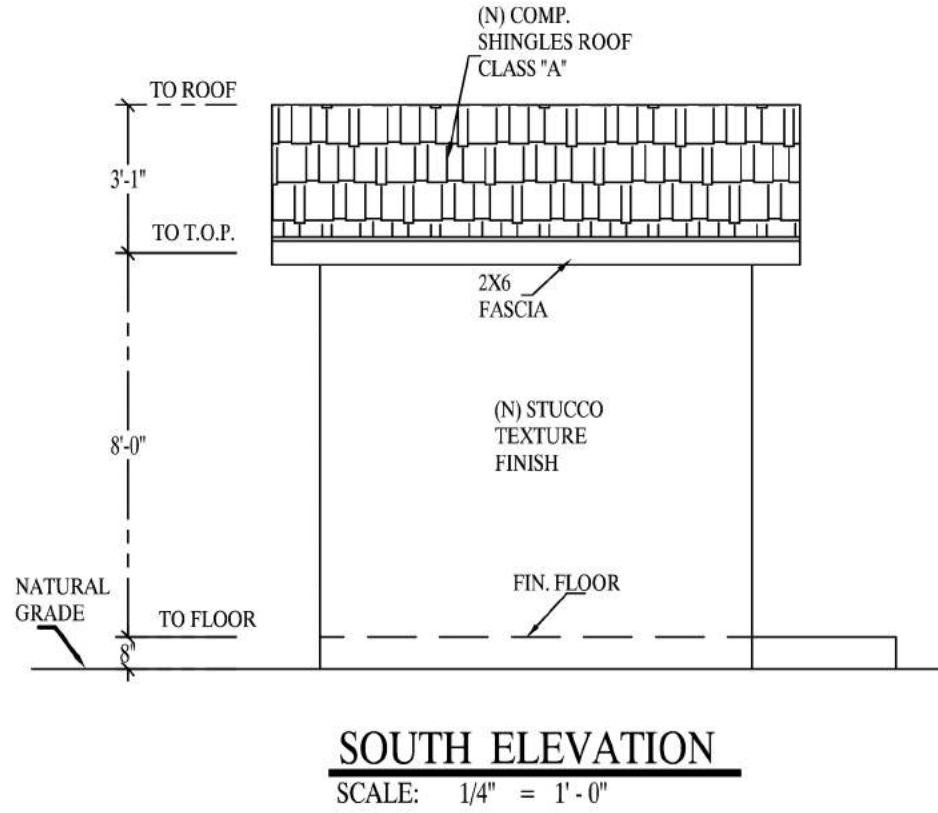
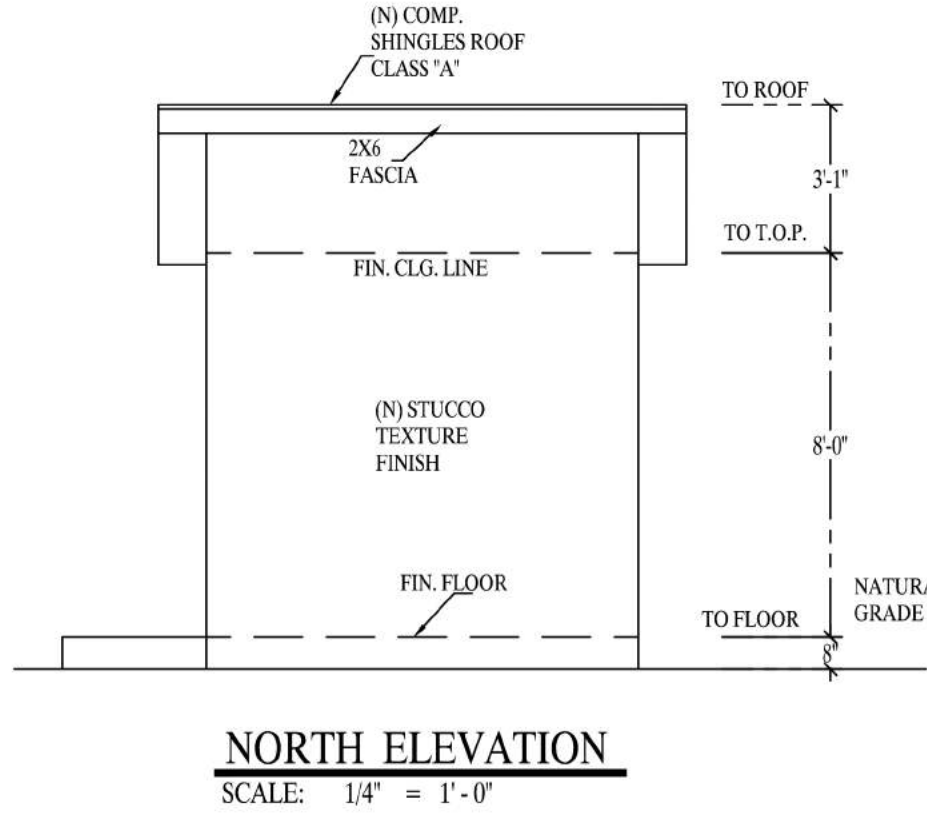
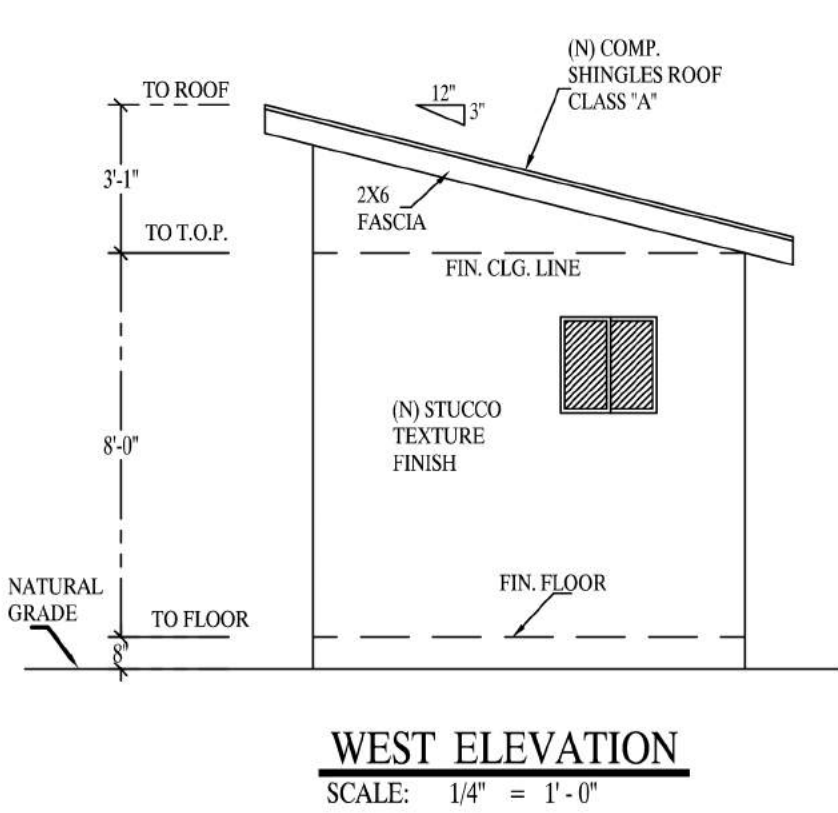
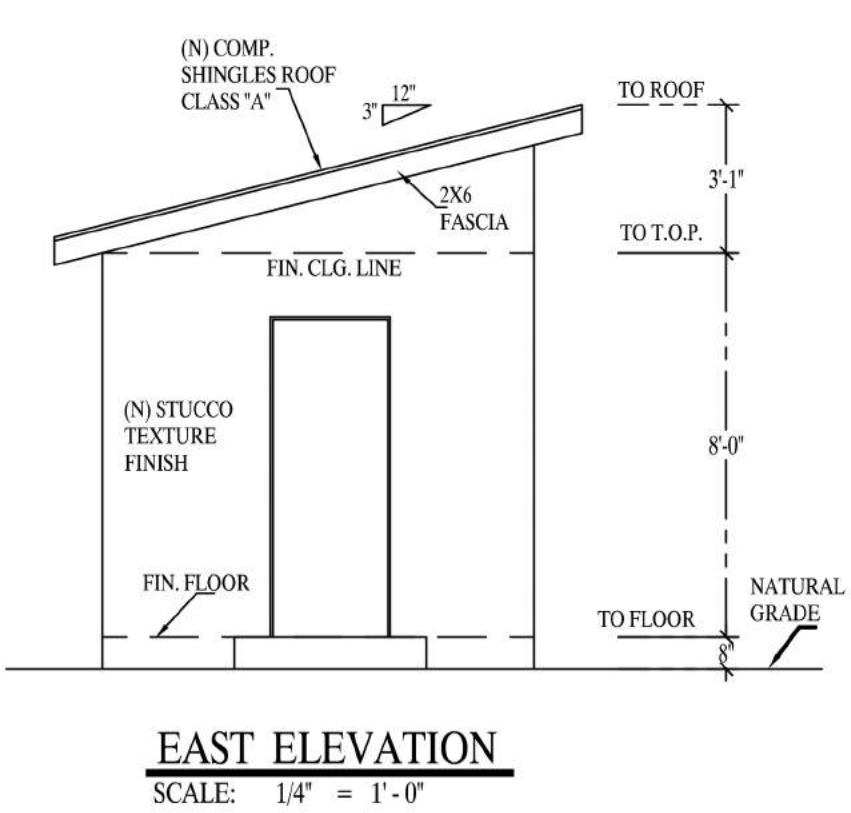
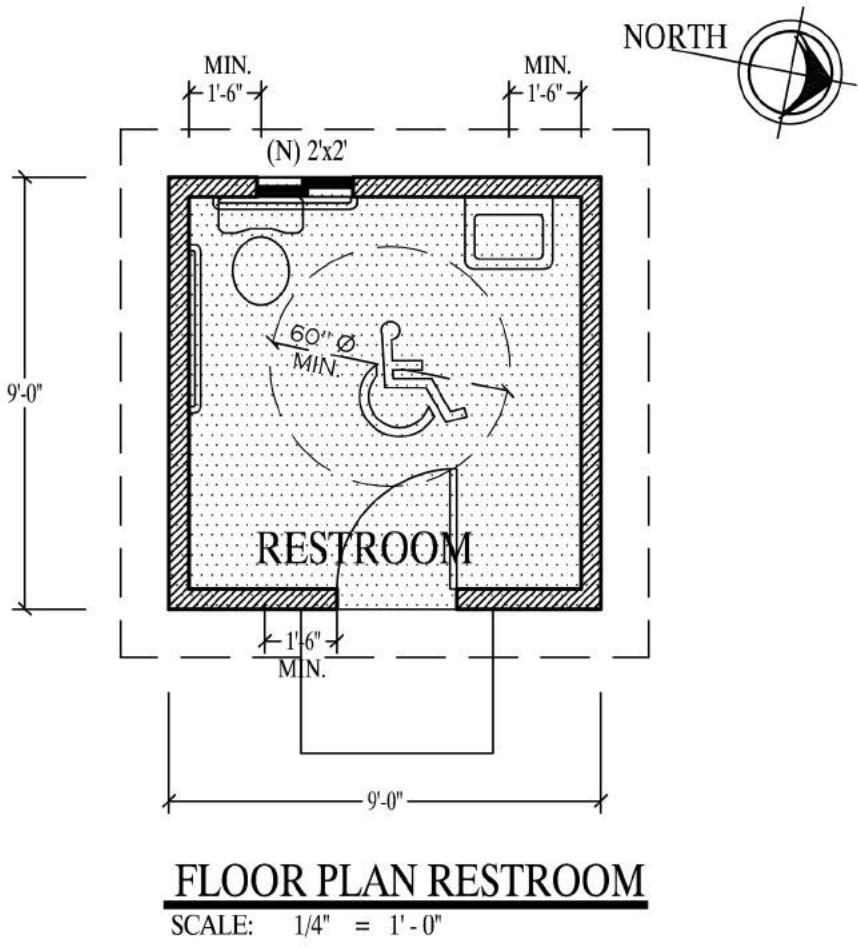
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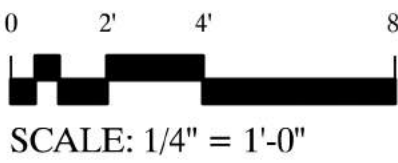
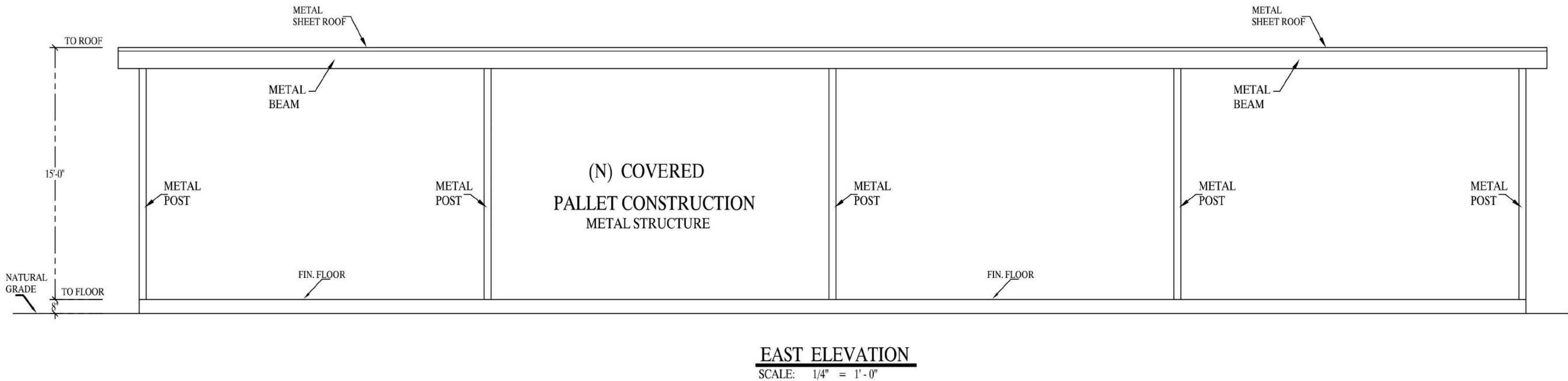
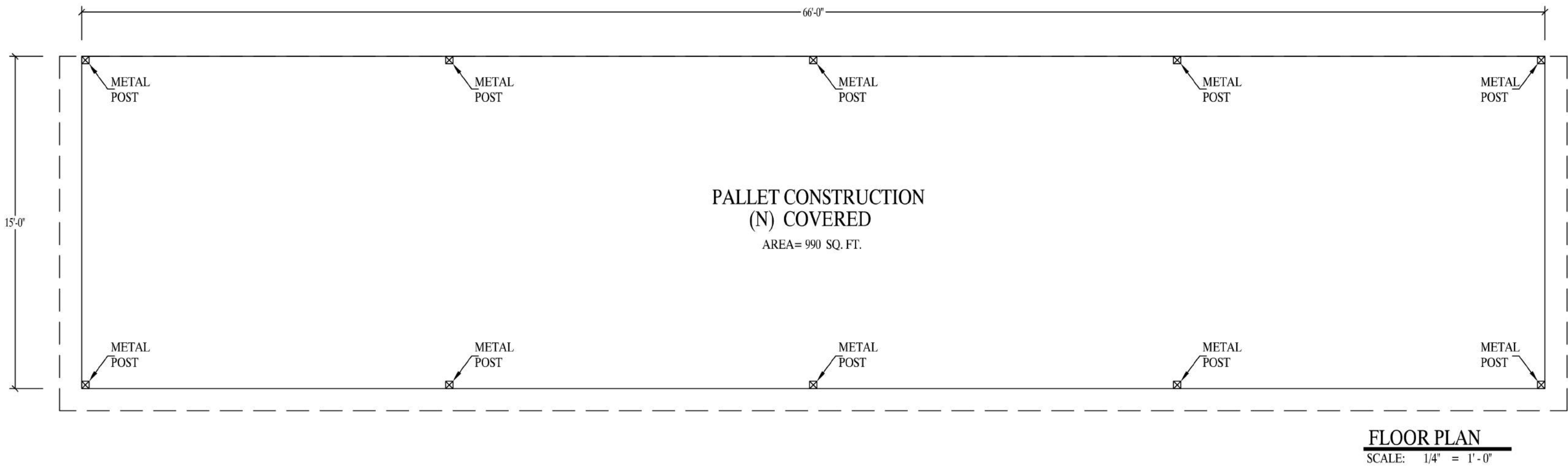
PHONE:

(562) 810 - 5996





LEGEND	
	EXISTING WALLS
	NEW WALLS
	WALLS TO BE DEMOLISH
	NEW CONSTRUCTION AREA



REVISIONS:

PREPARED BY:

**FLAVIANO RAMIREZ**  
8692 CHESTNUT AVE.  
SOUTH GATE, CA. 90280.  
TEL.: 1 - (323) - 835-7937  
RAMIREZFLAVIANO@HOTMAIL.COM

ENGINEER:

PROJECT NAME:

**PALLET YARD**

PHONE:

(562) 810 - 5996

OWNER:

**ROSA M. PEREZ**  
433 E. ALONDRA BLVD. GARDENA, CA. 90248.

CONTENT:

RESTROOM, OFFICE &  
COVERED PALLETS AREA.  
FLOOR PLAN &  
ELEVATIONS

DATE:

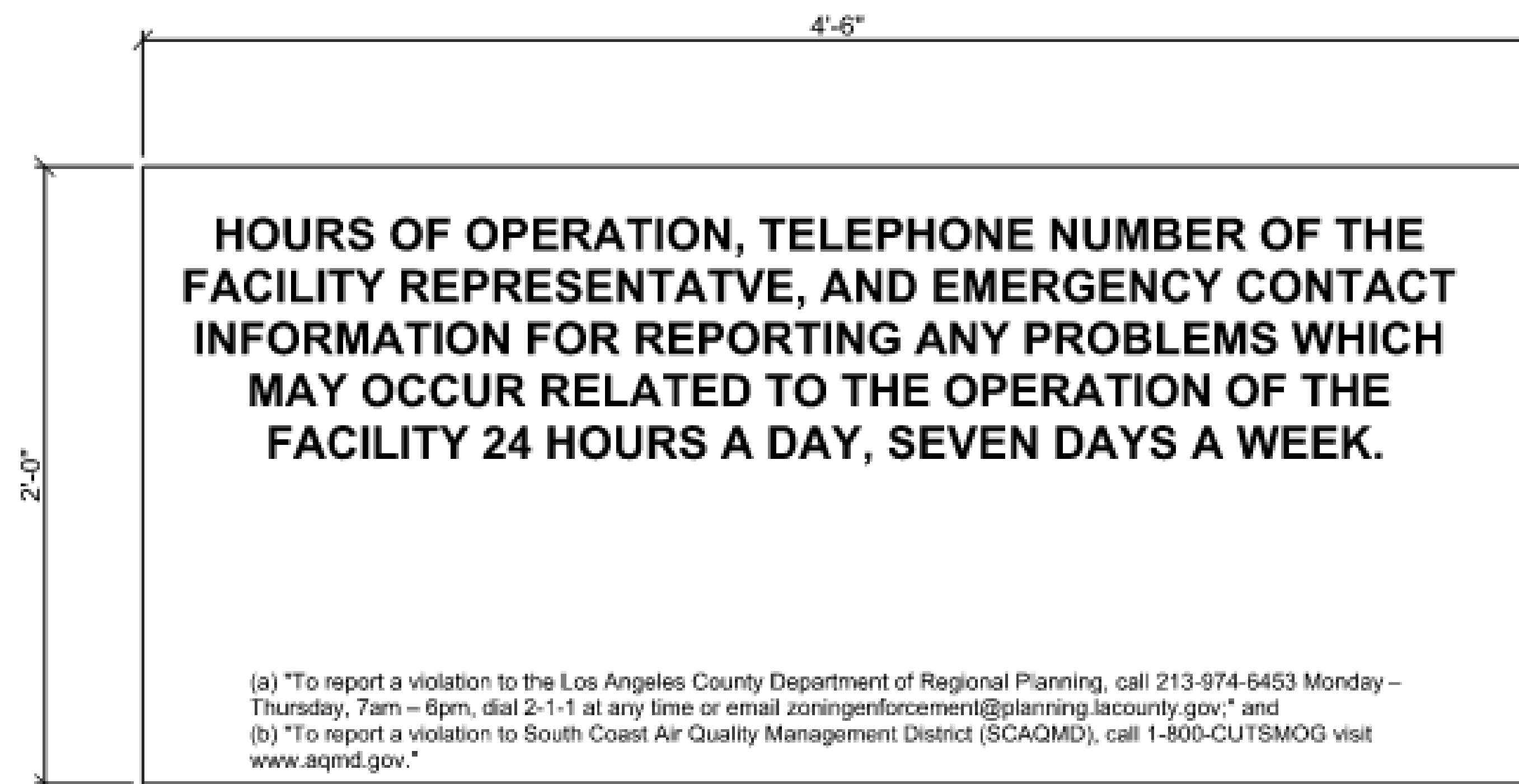
03 / 18 / 19

SCALE:

1 / 4" = 1' - 0"

SHEET:

**A - 2**



PERMANENT PERIMETER IDENTIFICATION SIGN BETWEEN 4 AND 9 SQUARE FEET TO INCLUDE:

HOURS OF OPERATION, TELEPHONE NUMBER OF THE FACILITY REPRESENTATIVE, AND EMERGENCY CONTACT INFORMATION FOR REPORTING ANY PROBLEMS WHICH MAY OCCUR RELATED TO THE OPERATION OF THE FACILITY 24 HOURS A DAY, SEVEN DAYS A WEEK.

THE BUSINESS NAME UNLESS THE PROPERTY CONTAINS A SEPARATE BUSINESS SIGN THAT IS CLEARLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. THE SIGN SHALL INCLUDE INSTRUCTIONS FOR REPORTING VIOLATIONS TO REGIONAL PLANNING AND TO AQMD WHERE A USE IS ALSO REGULATED BY AQMD. INFORMATION FOR REPORTING VIOLATIONS SHALL INCLUDE THE FOLLOWING TEXT, OR APPROPRIATE TEXT AS UPDATED:

(a) "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7am – 6pm, dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and  
 (b) "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG visit www.aqmd.gov."

LANGUAGE TO BE UPDATED WHEN TENANT FINALIZED

### 3 PERMANENT PERIMETER IDENTIFICATION SIGN 3.0 NOT TO SCALE



### 4 NO IDLING SIGNAGE 3.0 NOT TO SCALE

"NO IDLING" SIGN REQUIRED. WHERE LOADING SPACES ARE PROVIDED, THE LOADING AREA SHALL INCLUDE AT LEAST ONE SIGN STATING THAT VEHICLE IDLING SHALL BE LIMITED TO FIVE MINUTES. GRAPHICS RELATED TO THE VEHICLE IDLE LIMITATION ARE PERMITTED ON SAID SIGN. SAID SIGN SHALL BE A MINIMUM SIZE OF 12 INCHES WIDE BY 18 INCHES IN HEIGHT AND SHALL BE PROMINENTLY DISPLAYED AND VISIBLE FROM THE LOADING SPACES/AREA. SAID SIGN MAY CONTAIN LANGUAGE SUCH AS "5-MINUTE IDLE LIMIT," "SPARE THE AIR," "PLEASE TURN OFF ENGINE WHEN STOPPED," OR SIMILAR LANGUAGE.



**PROJECT NUMBER**

PRJ2018-003016-(2)

**HEARING DATE**

January 27, 2026

**REQUESTED ENTITLEMENT**Conditional Use Permit ("CUP") No.  
RPPL2018004607

## PROJECT SUMMARY

**OWNER / APPLICANT**

Rosa M. Perez Cortez

**MAP/EXHIBIT DATE**

March 18, 2019

**PROJECT OVERVIEW**

A CUP for the continued operation and maintenance of an existing outdoor pallet yard ("A V Pallets"). The pallet yard occupies the rear half of the Project Site, which is shared with an existing restaurant located on the front half of the property. An existing eight-foot-tall concrete masonry unit ("CMU") wall and an existing 467-square-foot landscape buffer separate the pallet yard from the adjoining single-family residence. Pallets are assembled on-site using hand tools in a covered structure and are stored outdoors in the open yard area. The business employs eight people and operates Monday through Friday from 8:00 a.m. to 4:00 p.m. The site is fully paved and will provide 30 standard vehicle parking spaces, and six truck / forklift storage spaces.

**LOCATION**

433 E Alondra Blvd, West Rancho Dominguez

**ACCESS**

Alondra Boulevard

**ASSESSORS PARCEL NUMBER**

6125-008-001

**SITE AREA**

0.90 Acres

**GENERAL PLAN / LOCAL PLAN**

General Plan 2035

**ZONED DISTRICT**

Victoria

**PLANNING AREA**

Metro

**LAND USE DESIGNATION\***

IL (Light Industrial)

**ZONE\***

M-1.5-DP-IP (Restricted Heavy Manufacturing, Development Program, Industrial Preservation)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**APPLICABLE STANDARDS DISTRICT**

West Rancho Dominguez-Victoria

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of former Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Chapter 22.44.130 (West Rancho Dominguez-Victoria Community Standards District)
  - Section 22.32.150 (M-1.5 Restricted Heavy Manufacturing Zone Development Standards)

**CASE PLANNER:**

Kevin Pascasio

**PHONE NUMBER:**

(213) 647 – 2477

**E-MAIL ADDRESS:**

kpascasio@planning.lacounty.gov

\* Note: The zoning was changed to M-1.5-DP-IP-GZ in conjunction with the adoption of the Green Zones Ordinance on July 14, 2022. The Metro Area Plan was adopted on May 21, 2024, but the land use category IL remained unchanged. Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the land use policies, zoning, and regulations in effect at the time it was submitted on September 11, 2018.

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. 2018-003016-(2)  
CONDITIONAL USE PERMIT NO. RPPL2018004607

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2018004607** (“CUP”) on January 27, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Rosa M. Perez Cortez ("Permittee"), requests the CUP to authorize the continued operation of an outdoor pallet yard located within 500 feet of a Residential Zone (“Project”) on a property located at 433 East Alondra Boulevard in the unincorporated community of West Rancho Dominguez-Victoria ("Project Site") in the M-1.5-DP-IP (Restricted Heavy Manufacturing, Development Program, Industrial Preservation) zone. Pursuant to Los Angeles County Code (“County Code”) Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on September 11, 2018. Please see the Zoning Code Comparison Chart at the end of this report for more information.
4. **ENTITLEMENT(S) REQUIRED.** The CUP is a request to authorize the operation of outdoor pallet yard in the M-1.5-DP-IP (Restricted Heavy Manufacturing, Development Program, Industrial Preservation Zone) pursuant to County Code Section 22.44.130 (West Rancho Dominguez-Victoria Community Standards District (“CSD”) – Zone Specific Standards). A complete application was received prior to the adoption of the Green Zone Ordinance on July 14, 2022. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the land use policies, zoning, and regulations in effect at the time it was submitted. A CUP is also required for this Project starting on January 27, 2036, per County Code Section 22.84.040 (Green Zones Districts, Schedule for Compliance for Existing Legally Established Uses), which requires that the existing land use obtain a CUP and complete all onsite improvements required by County Code Chapter 22.84 (Green Zones Districts). As part of this CUP, the Permittee has voluntarily agreed to comply with Green Zone requirements pertaining to signage, as prescribed by the Green Zones Ordinance, and these changes will apply at the end of this CUP’s grant term.
5. **LOCATION.** The Project is located at 433 East Alondra Boulevard within the Victoria Zoned District and Metro Planning Area.

6. **PREVIOUS ENTITLEMENT(S).** Conditional Use Permit No. 85-010 authorized the construction of a new pallet yard, approved on October 1, 1986, and expired on October 1, 1989. In conjunction with the entitlement, Parking Permit No. 85-800-(2) authorized the existing outdoor pallet storage and repair facility to operate with less than required parking. Building Permit No. 8771-9 authorized the construction of a new restaurant, approved on October 23, 1959.
7. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the Los Angeles County General Plan (“General Plan”) Land Use Policy Map.
8. **ZONING.** The Project Site is located in the Victoria Zoned District and was zoned M-1.5-DP-IP at the time the complete application was received. The Development Program (“DP”) was established through Zoning Change Case No. 85-006-(2), which was a recommendation to change the zoning from M-1 and R-1 to M-1.5-DP. Pursuant to former County Code Section 22.44.130 (West Rancho Dominguez-Victoria CSD) – Zone Specific Standards), a CUP is required for all activities conducted outside an enclosed structure and located within 500 feet of a Residential Zone or a sensitive use in the M-1.5-DP-IP Zone.

**9. SURROUNDING LAND USES AND ZONING**

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING*	EXISTING USES
NORTH	H9 (Residential-Nine Units per Acre), IH (Heavy Industrial)	R-1 (Single Family Residence), M-2-DP-IP (Heavy Manufacturing, Development Program, Industrial Preservation)	Single Family Residences, Manufacturing
EAST	IL, IH	M-1-IP (Light Manufacturing, Industrial Preservation), M-2-DP-IP	Recycling, Pallet Yards, Manufacturing
SOUTH	City of Carson	City of Carson	Manufacturing
WEST	H9, IL	R-1, M-1-IP	Manufacturing

\* Note: The zoning was changed to M-1.5-DP-IP-GZ in conjunction with the adoption of the Green Zones Ordinance on July 14, 2022. The Metro Area Plan was adopted on May 21, 2024, but the land use category IL remained unchanged. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on September 11, 2018.

**10. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 0.9 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with the subject pallet yard in the rear of the lot, a restaurant, and 30 standard vehicle parking spaces.

**B. Site Access**

The Project Site is accessible via East Alondra Boulevard to the south. Primary access to the Project Site will be via an entrance/exit from an existing 21-foot -wide driveway on East Alondra Boulevard.

**C. Site Plan**

The site plan depicts an existing 3,590 square foot restaurant, 30 vehicle parking spaces, two truck storage stalls, four storage stalls for forklifts, a proposed 81-square-foot bathroom, a proposed 96-square-foot prefabricated mobile office, a proposed 990-square-foot covered pallet construction area, an existing 1,584-square-foot uncovered disassembling pallet area, and the rest of the site plan is an existing outdoor pallet storage area. The lot is 244 feet deep and approximately 131 feet past the end of the restaurant is an existing eight-foot high concrete masonry unit ("CMU") wall with landscaping, and an existing eight-foot-tall iron gate separating the pallet area from the restaurant. The site plan depicts a two-way 26-foot driveway running through the center of the pallet yard with trucks circulating in a one-way direction via a 24-foot-wide maneuvering area in the rear portion of the parcel. The site plan includes 14 existing mature cypress trees and an existing 467-square-feet of landscaping on the northern property line. The Project Site is secured by an existing eight-foot-tall solid CMU wall running along the northern property line, a six-foot-tall solid CMU wall running along the western property line, and a two-foot-tall CMU wall with six-foot-tall view obstructed chain link fence above. The remaining area is an open storage area for pallets.

**D. Parking**

Pursuant to former County Code Section 22.52.1140 ("Parking for Industrial Uses") one automobile space is required for each two persons employed or intended to be employed for the pallet yard and one space for each vehicle used directly in the conducting of such use. The Project employs eight persons, which would require a minimum of four standard vehicle parking spaces. Additionally, the Project proposes the use of four vehicle parking spaces for two small flatbeds trucks and two large flatbed trucks in conjunction with the business. Therefore, eight parking spaces are required and provided for the pallet yard. Parking Permit No. 85-800-(2), approved on October 14, 1986, required the maintenance of 44 standard vehicle parking spaces on the Project Site, for both the pallet yard and the restaurant. However, the parking permit expired when the CUP expired in 1989. Although the existing restaurant is not a part of the requested CUP the restaurant was established in 1960, prior to the adoption of occupant load prescribed parking minimums. Pursuant to Section 749 ("Other Commercial Uses") of the Municipal Code in effect between July 27, 1958 and September 21, 1970, one automobile



parking space was required for every 400 square feet of floor area. The restaurant is 3,590 square feet in size and therefore would have been required to provide nine standard vehicle parking spaces at the time it was legally established. The proposal complies with the minimum parking requirements which were in effect at the time of the restaurant's establishment in 1959, as well as parking requirements required for the pallet yard with respect to the code in effect of the time of this application. The required spaces for the restaurant is nine and the pallet yard is eight, for a total of 17 standard vehicle parking spaces. The proposed is 30 standard vehicle parking spaces, with one space dedicated to persons with disabilities in accordance with the Americans with Disabilities Act ("ADA"). With consideration to the above, 22 vehicle parking spaces are reserved for the restaurant and eight vehicle spaces are for the pallet yard.

**11. CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, LA County Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, and a Class 3, New Construction or Conversion of Small Structures, 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 involved the continued operation and maintenance of a pallet yard with a construction of a new prefab office space, bathrooms, and canopy for pallet assembly, with negligible or no expansion of use beyond that which was previously existing.

- 12. COMMUNITY OUTREACH.** The Permittee emailed the East Gardena Homeowners Association, Avalon Gardens Community Group, Gardena Chamber of Commerce, and West Rancho Group on June 11, 2025 to introduce the project. Only two community groups of the four listed responded with concerns related to community engagement and noise levels for nearby residential properties. The Permittee, LA County Planning Staff, and Mr. John Davis Jr., a representative of the Avalon Gardens Community Group, conducted a virtual meeting on June 25, 2025, expressing their concerns about the overall operations of the pallet yard and its immediate effects to the neighboring residential properties. The applicant provided project specific information such as operating hours, all materials worked with, and activities conducted. Additionally, the applicant stated that the neighboring property owner was willing to provide a letter of support for the project to reassure Mr. John Davis Jr. of the pallet yard's good relationship with nearby residents. At the end of the meeting, Mr. John Davis Jr. expressed support for the project asking the applicant to consider wider community outreach beyond immediate neighbors and encouraged the applicant to inform community about sustainability through pallet recycling and deconstruction.

**13. PUBLIC COMMENTS.**

Prior to the publication of the report to the Hearing Officer, staff did not receive any public comments regarding the Project.

**14. AGENCY RECOMMENDATIONS.**

- A. County Department of Public Works: Recommended clearance to public hearing with no conditions in a letter dated April 10, 2019.
- B. County Fire Department: Recommended clearance to public hearing with no conditions in a letter dated March 27, 2019.
- C. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated November 5, 2019.

**15. 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, and newspaper [Daily Journal], and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On December 10, 2025, a total of 92 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, including eight notices to those on the courtesy mailing list for the Victoria Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

**16. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the IL is intended for light industrial uses, including light manufacturing and outdoor storage. The Hearing Officer further finds that the Project promotes the preservation of light industrial land and a diverse economy.

**17. GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies:

**Policy Land Use ("LU") 7.1:** Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.

**Policy LU 5.2:** Encourage a diversity of commercial land retail services and public facilities at various scales to meet regional and local needs.

**Policy Economic Development ("ED") 2.1:** Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses.

**Policy ED 1.1:** Encourage a diverse mix of industries and services in each Planning Area.

**Policy ED 2.2:** Utility adequate buggering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.

The Project is an outdoor pallet yard that was previously approved on October 1, 1986 under CUP 85-010. The outdoor pallet yard has been in operation for 39 years and is located along Alondra Boulevard, designated as a Major Highway. Parcels south of the Project are in the City of Carson, while parcels east and west of the Project are dedicated to industrial uses. There are approximately 55 parcels of residential uses located within the 500-foot buffer from the Project Site with one parcel sharing a direct boundary with the Project Site. The Project Site maintains a six-foot-deep landscape buffer (467 sq. ft.) and an additional “clear area” buffer of 24 feet (1,847 sq. ft.) between the residential property where no storage or assembly of pallets is allowed. Additionally, the Project conforms to the tree planting requirements prescribed by the West Rancho Dominguez-Victoria CSD, which requires one 15-gallon tree per 50 square feet of landscaping, which is a minimum required 390 square feet of landscaping and eight 15-gallon trees. The Project Site currently has 14 mature cypress trees in the landscape buffer located in the area abutting the residential use.

The Project has been reviewed and conditioned to mitigate negative impacts and ensure compatibility with residential uses located within 500 feet. The Project was referred to Public Health, which reviews noise issues, and they determined that the outdoor pallet yard shall conform to the requirements contained in Title 12 Section 12.08, Noise Control Ordinance for the County of Los Angeles, which prohibits activities from 6:00 p.m. to 7 a.m. This Project is in compliance with Public Health’s conditions due to no industrial activity being conducted between the hours of 4:00 p.m. and 8:00 a.m. The Project Site complies with the required development standards, such as maintaining a solid perimeter fence to screen outdoor activities and providing landscaping to improve the aesthetic appearance between the sensitive use and the pallet yard.

The Project has had a history of Zoning Enforcement violations between 2005 to 2018. These zoning violations were related to outdoor storage height between 20 to 25 feet in height, outdoor storage of pallets in the side yard and rear yard setbacks, unpermitted uses such as the maintenance of a lunch truck on site and operating without a valid land use entitlement. Through the efforts of zoning enforcement and the Permittee, these violations have been abated. The pallet yard is now able to comply with all relevant development standards, as depicted on Exhibit “A.”

**ZONING CODE CONSISTENCY FINDINGS**

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the project is consistent with the M-1.5-DP-IP zoning classification as pallet yards are permitted in such zone with a CUP pursuant to former County Code Section 22.44.130 (West Rancho Dominguez-Victoria CSD), which states that all activities conducted outside an enclosed structure and located within 500 feet of a residential zone, except for parking, vending machines, shopping carts, and accessory uses, shall require a CUP.
19. **FLOOR AREA RATIO.** The Hearing Officer finds that the Project is consistent with the standard identified in former County Code Section 22.32.150 (M-1.5 Zone Development Standards). The Project has a Floor Area Ratio of 0.09, which is within the maximum allowable Floor Area Ratio of 1.0 for the M-1.5-DP-IP Zone.
20. **REQUIRED YARDS.** The Hearing Officer finds that the Project is not consistent with the standards identified in former County Code Section 22.44.130 (West Rancho Dominguez-Victoria CSD). This County Code Section requires that buildings and structures be set back a minimum of 10 feet from the front property line. The existing restaurant is setback one foot 10 inches from Alondra Boulevard, which was established by Building Permit No. 8771-9 and is legal non-conforming with respect to this standard.
21. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in former County Code Section 22.44.130 (West Rancho Dominguez-Victoria CSD). This County Code Section requires that a building or structure located within 250 feet of a Residential Zone not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas. The Project proposes a 15-foot-high covered metal canopy where pallet assembly will take place. There is an existing eight-foot-tall solid wall abutting the residential zone and on the western property line, and an existing eight-foot-tall chain link fence on the eastern property line. The existing single-story commercial restaurant also complies with the height requirement. The metal canopy and the solid walls are less than the maximum allowed 45 feet by this County Code Section 22.44.130 (West Rancho Dominguez-Victoria CSD).
22. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in former County Code Section 22.52.1140 (Vehicle Parking Space for Industrial Uses). This County Code Section requires one space for each two persons employed or intended to be employed on the shift having the largest number of employees and one space for each vehicle used directly in the conducting of the use. The outdoor pallet yard employs eight people and requires four standard vehicle parking spaces. There are two small trucks and two large trucks used in conjunction with the business. Therefore, a minimum of eight parking spaces are required for the pallet yard and eight spaces are provided. The existing restaurant was established in 1959 and is legal nonconforming with respect to parking standards. The restaurant requires nine parking spaces and 22 spaces are provided. A total of 30 standard vehicle parking spaces are provided onsite.



23. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in Current County Code Section 22.84.030.C.1.j (Green Zones Development Standards). Although the requirements of Green Zones do not apply to this application, the applicant has voluntarily complied with this requirement ahead of schedule. This County Code Section requires that a Perimeter Identification Sign be permanently affixed on a building or wall that is visible, and with text that is legible, from the public right-of-way for pedestrians, and no higher than eight feet from the ground measured vertically from the base of the sign. The sign must have a minimum area of four-square feet and a maximum area of nine square feet. The sign must permanently display hours of operation, the telephone number of the facility representative, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The Hearing Officer finds that the Project requires that a “No Idling” sign be provided onsite. The sign must be a minimum size of 12 inches wide by 18 inches in height and must be prominently displayed and visible from the loading spaces/area. Both signs are depicted on the Exhibit “A” and meet the requirements of this County Code Section. No other business signs are proposed.
24. **OUTDOOR STORAGE.** The Hearing Officer finds that the Project is consistent with the standard identified in former County Code Section 22.52.640 (Storage Restrictions). The Project may not store pallets above the height of the fence or wall within 10 feet of said fence or wall; shall be stored in such a manner that it cannot be blown from the enclosed storage area; and shall not be placed or allowed to remain outside of the enclosed storage area. The Project is consistent with these standards, because pallets are stored 10 feet away from the western and eastern property lines. The northern property line that adjoins the single-family residence includes a six-foot landscaped buffer and an additional 24-foot clear area where no storage or structures are proposed. The outdoor pallet yard utilizes four trucks used at different time intervals and three forklifts which will all be stored onsite.
25. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in the County Code 22.44.130 (West Rancho Dominguez-Victoria CSD). The Project Site’s lot coverage (building area) is 15 percent, which is less than the CSD’s maximum lot coverage allowance of 70 percent. Additionally, outside storage must not be visible by pedestrians on adjacent streets adjoining residential zones or by persons on neighboring residentially zoned properties. The Project’s Exhibit “A” depicts a 30-foot-wide buffer between the Project and adjacent residential zones. The buffer features a six-foot-wide landscaping buffer with trees. The CSD’s community-wide development standards addressing graffiti and site maintenance are a part of the Project’s conditions of approval.
26. **TREE PLANTING.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.130 (West Rancho Dominguez-Victoria CSD). The Project is required to provide one 15-gallon tree for every 50 square feet of landscaped area and shall be planted equally spaced within the buffer strip. A total of ten trees are required and a six-foot-deep landscaping strip with 14 mature cypress trees currently exist.

27. **LANDSCAPING.** The Hearing Officer finds that the Project is not consistent with County Code Section 22.44.130 (West Rancho Dominguez CSD which requires that the 10-foot-wide setback from the front property line, be landscaped. No landscaping is provided in the front setback due to a legal non-conforming development built on the lot before current landscaping requirements were in effect. However, the Hearing Officer finds that the Project is consistent with the landscaping requirement in the rear which requires that properties abutting a Residential Zone, provide a landscaped buffer of at least five feet; and this landscaped buffer must be automatically irrigated by a permanent watering system. A total of 467 square feet of landscaping is provided in a six-foot landscaping buffer.
28. **INCLUSIONARY UNITS.** The Hearing Officer finds that the Project is exempt from the Inclusionary Zoning Ordinance because the Project is an industrial use.
29. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of 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 has been operating as a pallet yard since 1986. The Project is located along Alondra Boulevard, which is predominantly zoned for industrial uses adjacent to residential zones. The Project is proposing several site improvements to enhance the compatibility between the Project and nearby neighbors:
- Maintenance of an existing eight-foot-tall solid concrete block wall abutting residential uses on the northern property line;
  - Maintenance of an existing six-foot-wide landscaping buffer with a permanent irrigation system along the northern property line abutting residential uses;
  - Maintenance of fourteen (14) 15-gallon mature cypress trees along the northern property line abutting residential uses.
30. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project's proposed site plan is consistent with Title 22 requirements for tree planting, landscaping, walls, parking, signage, and outdoor storage. The Project Site is almost one acre in size and has space to accommodate a one-way truck circulation with space to maneuver in the rear portion of the property. The Project Site provides a total of 30 parking spaces, exceeding the minimum required nine parking spaces for the restaurant and eight parking spaces for the pallet yard.
31. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The primary access to the Project Site is via Alondra Boulevard, which is designated as a Major Highway by the County's Master

Plan of Highways. With two lanes in either direction, it is sufficiently capable of serving the existing use.

32. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to 10 years.

### **ENVIRONMENTAL FINDINGS**

33. 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 and Class 3, New Construction or Conversion of Small Structures categorical exemption). The Project involved an existing outdoor pallet yard with no expansion to its current site and operation. The new buildings, which include the bathroom, mobile office, and covered area for pallet construction is a total of approximately 1,167 square feet and is below the maximum allowed 10,000 square feet threshold for the Class 3 exemption in urbanized areas. Furthermore, no exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, there are no exceptions to the proposed exemptions and the exemptions still apply to the Project.

### **ADMINISTRATIVE FINDINGS**

34. **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 of the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of 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.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**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 (Class 3, New Construction or Conversion of Small Structures categorical exemption).
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2018004607**, subject to the attached conditions.

**ACTION DATE: January 27, 2026**

EMR:KP

January 22, 2026

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. 2018-003016-(2)  
CONDITIONAL USE PERMIT NO. RPPL2018004607

**PROJECT DESCRIPTION**

The project is the continued operation and maintenance of an existing outdoor pallet yard ("A V Pallets") less than 500-feet from a residential zone or sensitive use within the West Rancho Dominguez Community Standards District 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, and until all required monies have been paid pursuant to Condition No 10. 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 terminate on January 27, 2036.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
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 outdoor pallet yard 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 site plan on file. The Permittee shall deposit with the County the sum **\$2,280**, 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 ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("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 **March 28, 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 and shall be immediately produced upon request by any County Sheriff or LA County Planning staff member. The manager and all employees of the outdoor pallet yard shall be knowledgeable of the conditions herein. 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**

20. **Scope of Approval.** This grant shall authorize the continued operation and maintenance of an outdoor pallet yard.
21. **Landscaping.** The Permittee shall install a landscaping buffer with a permanent irrigation system and trees as stated below. The Permittee shall use the County's Native Plant Guide to select drought resistant native vegetation.
  - a. **Rear Property Line (Northern Boundary).** A minimum five-foot-wide landscaping buffer shall be provided and maintained along the rear property line and shall be automatically irrigated by a permanent watering system. One 15-gallon tree for every 50 square feet of landscaped area (467 square feet) shall

be maintained. A minimum of ten (10) 15-gallon trees shall be maintained equally spaced within the landscaped buffer. The remaining area shall also be landscaped with grass, shrubs, or bushes, etc. All plants provided for required landscaping shall be drought-tolerant and include only non-invasive plant species.

- b. Tree Species.** Trees shall be selected from the Tree Species List maintained by the Director.
  - c. Clean Fuels.** Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers, shall be electric and non-combustion powered.
- 22. **The site improvements required by Conditions 21 and 31, shall be fully implemented by January 27, 2028.** If this does not occur, in accordance with Condition 11, above, the 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)
- 23. **Outside Storage.** Any pallets, materials, vehicles, and equipment that are stored outdoors shall not exceed the height of the surrounding wall, shall be fully contained within the property boundaries, and shall not spill over onto the public right-of-way.
  - a.** Stored materials shall be set back at least 10 feet from all property lines or a distance equal to the height of the wall along the relevant property line, whichever is greater.
  - b.** Outside storage shall not be visible by pedestrians on adjacent streets adjoining residential zones or by persons on neighboring residentially zoned properties.
  - c.** The area between the stored materials and the wall may be landscaped.
- 24. **Recycling and Solid Waste Storage.** Any trash receptacles or storage areas for recycling and solid waste shall meet the requirements set forth in County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste).
- 25. **Hours of Outdoor Operation.** No outdoor operation (including but not limited to truck delivery; and the handling, stacking, storing, repairing, and building of pallets) or activities shall be conducted between 6:00 p.m. and 7:00 a.m. daily.
- 26. **Site Operations.** All pallet repair, reconstruction, reconditioning, disassembly or reassembly shall be confined to the area as depicted on "Exhibit A." No amplified music or public address system shall be used on the subject property which is audible beyond the exterior boundaries of the subject property.

27. **Storage of Materials and Waste.** All materials or waste shall be stored in designated receptacles, bins, or pallets, and located on a paved impermeable surface on site, or within an enclosed building.
28. **Site Maintenance.** Except for the collection or receipt of items related to the principal use, exterior areas of the premises shall be maintained free of garbage, trash, debris, or junk and salvage except as stored in designated trash collection containers and enclosures.
29. **Fences and Walls.** The Permittee shall maintain the solid eight-foot-tall CMU wall abutting a residential property on the northern property line.
30. **Barbed Wire and/or Concertina Wire.** The use of barbed wire and/or concertina wire is prohibited.
31. **Signs.** The Permittee shall install a "No Vehicle Idling" sign with minimum dimensions of 12 inches by 18 inches. The Permittee shall also install a "Perimeter Identification" sign in compliance with the following requirements:
  - a. **Location.** The "Perimeter Identification" sign shall be permanently affixed on a building or wall that is visible, and with text that is legible from, the public right-of-way for pedestrians, and no higher than eight feet from the ground measured vertically from the base of the sign. The "Perimeter Identification" sign shall not be a freestanding sign or a portable sign.
  - b. **Size.** The "Perimeter Identification" sign shall have a minimum sign area of four square feet and a maximum sign area of nine square feet. The area for the "Perimeter Identification" sign shall not be accounted for in the area permitted for business signs specified in County Code Chapter 22.114 (Signs).
  - c. **Display.** The "Perimeter Identification" sign shall permanently display the hours of operation, the telephone number of the facility representative, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to LA County Planning and to the South Coast Air Quality Management District (AQMD), if the use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by LA County Planning or the AQMD:
    - i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday-Thursday, 7 a.m. – 6 p.m., dial 2-1-1 at any time or email [zoningenforcement@planning.lacounty.gov](mailto:zoningenforcement@planning.lacounty.gov)," and
    - ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG or visit [www.aqmd.gov](http://www.aqmd.gov)."
32. **Surface Paving.** The Permittee shall repair all areas of broken concrete or asphalt including, but not limited to, divots, cracks, and potholes. Spalling of concrete or

asphalt shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

33. **Vehicular Circulation.** Vehicular circulation areas shall be maintained as depicted on the approved Exhibit "A" to the satisfaction of LA County Planning.
34. **Parking.** A minimum of 17 paved off-street spaces shall be accessible at all times and shall not be used for the storage of materials or equipment as depicted in "Exhibit A."
35. **Maintenance of Use.** If the pallet yard substantially changes its mode or character of operation or if the Permittee changes the use or occupancy or otherwise modifies the subject property so as to provide less parking than the minimum requirement, the Permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.
36. **Cleaning and Maintenance.** The Permittee shall keep the Project Site clean and free of trash, junk, and debris.
37. **Acceptable Materials.** The Permittee shall accept used and new pallets.
38. **Departmental Conditions.** The permittee shall comply with all conditions set forth in the attached Public Health Department letter dated November 9, 2019.

Attachments:

- |             |   |
|-------------|---|
| Exhibit D-1 | Department of Parks and Recreation Letter dated April 1, 2019 |
| Exhibit D-2 | Department of Public Works Letter dated April 10, 2019        |
| Exhibit D-3 | Fire Department Letter dated March 27, 2019                   |
| Exhibit D-4 | Department of Public Health Letter dated November 5, 2019     |

# 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.



## PROPOSED ENVIRONMENTAL DETERMINATION

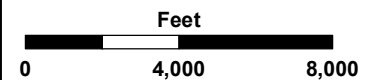
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**DETERMINATION DATE:** December 18, 2025  
**PROJECT NUMBER:** 2018-003016  
**PERMIT NUMBER:** Conditional Use Permit ("CUP") RPPL2018004607  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 433 East Alondra Boulevard, West Rancho-Dominguez-Victoria  
**OWNER:** Rosa M. Perez Cortez  
**APPLICANT:** Rosa Mr. Perez Cortez  
**CASE PLANNER:** Kevin Pascasio, Planner  
kpascasio@planning.lacounty.gov

---

Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 1 (Existing Facilities) and Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption under State CEQA Guidelines Section 15301 and 15303 because the Project involves the continued operation and maintenance of a pallet yard and new construction of accessory structures, with negligible or no expansion of use beyond that which was previously existing. The Project does not qualify for an exception to the CEQA exemption because it is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment.

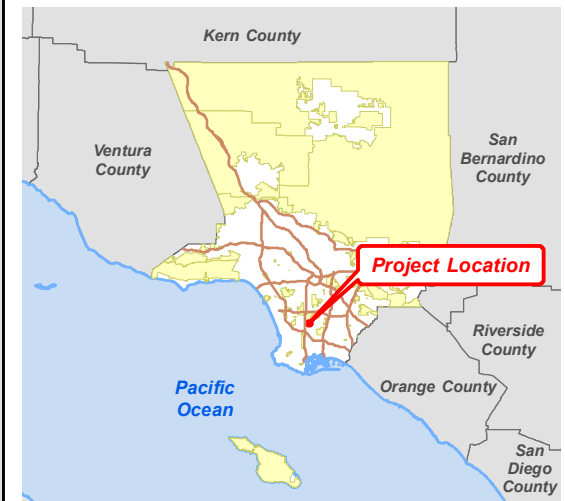
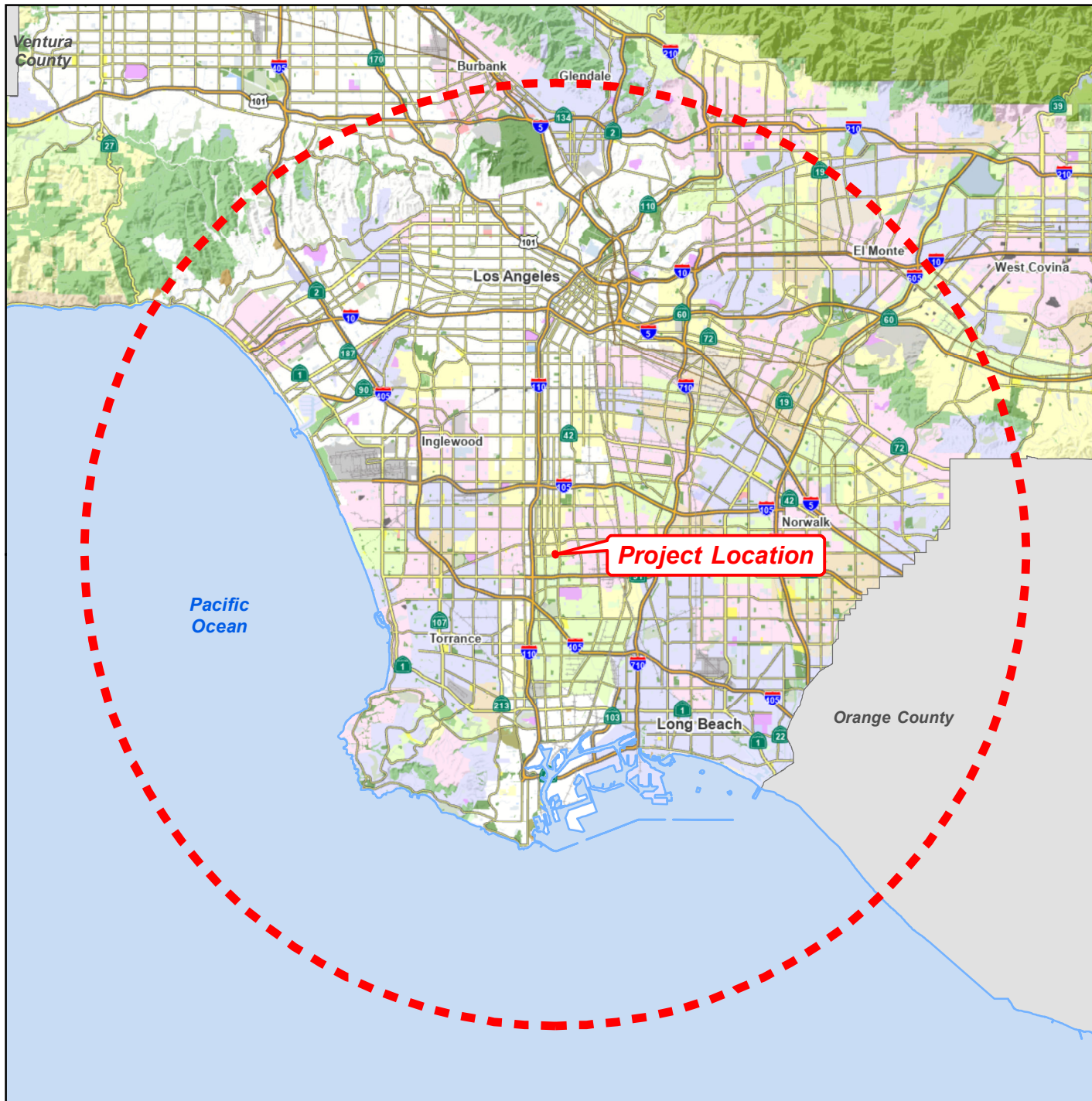
## A detailed map of the Compton area, California, highlighting the project location. The map shows major highways including I-10, I-605, SR-91, and SR-213. A red dashed line outlines the project boundary, which covers parts of Gardena, Willowbrook, Compton, and Carson. A red arrow points to the specific project location at the intersection of E Gardenia Blvd and S Figueroa St. Other labeled streets include W Redondo Beach Blvd, W Compton Blvd, W Greenleaf Blvd, and E Del Amo Blvd. City names like Athens-Westmont, Willowbrook, Compton, and Carson are also visible.

LA COUNTY  
PLANNING

**LOS ANGELES COUNTY**  
**Dept. of Regional Planning**  
**320 W. Temple Street**  
**Los Angeles, CA 90012**



**CUP RPPL2018004607**

LA COUNTY  
PLANNING

**LOS ANGELES COUNTY**  
**Dept. of Regional Planning**  
**320 W. Temple Street**  
**Los Angeles, CA 90012**





# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. 2018-003016

CUP RPPL2018004607

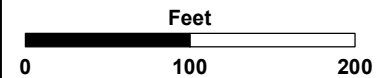
Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2024

E Alondra Blvd

E Airline Wy

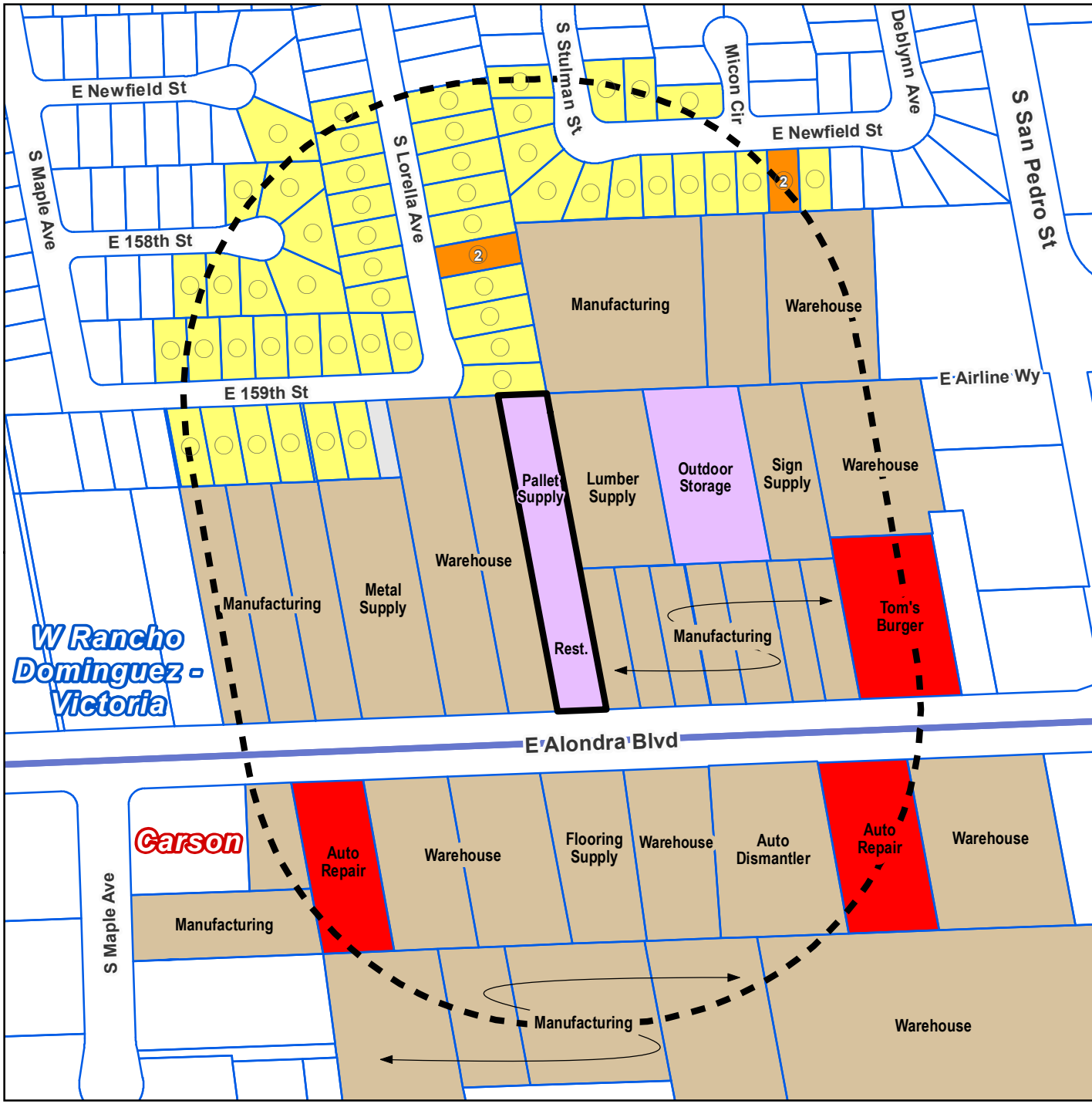
S Lorella Ave

E 159th St



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LOS ANGELES COUNTY  
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320 W. Temple Street  
Los Angeles, CA 90012



# EXISTING LAND USE

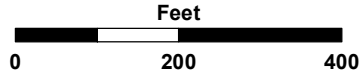
## 500-FOOT RADIUS MAP

PROJECT NO. 2018-003016

CUP RPPL2018004607

-  500-ft Standard Radius
- Existing Land Use (Assessor Use Codes)
-  Commercial
  -  Industrial
  -  Miscellaneous
  -  Residential - Single Unit\*
  -  Residential - Two Units\*
  -  Vacant

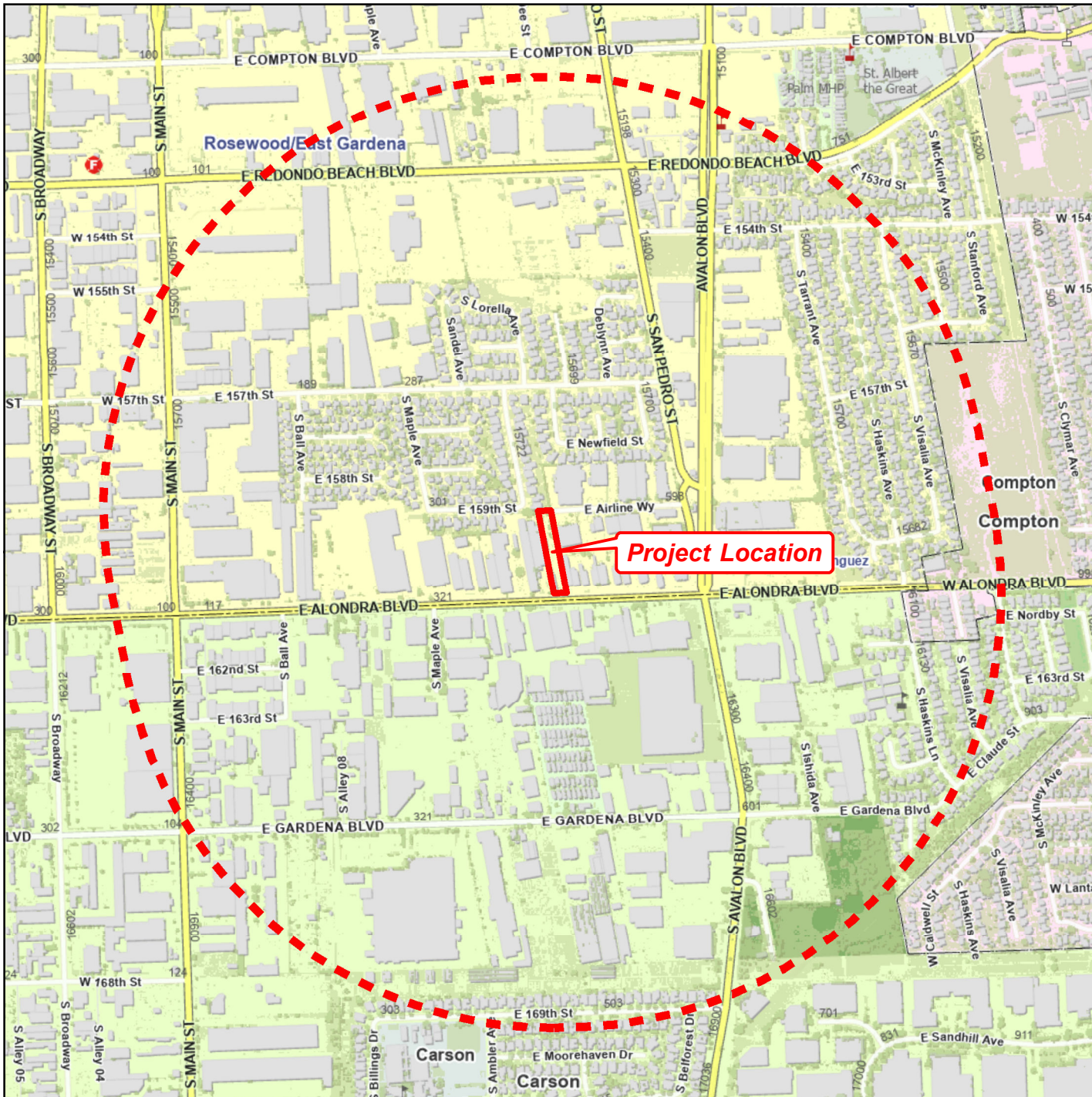
\* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



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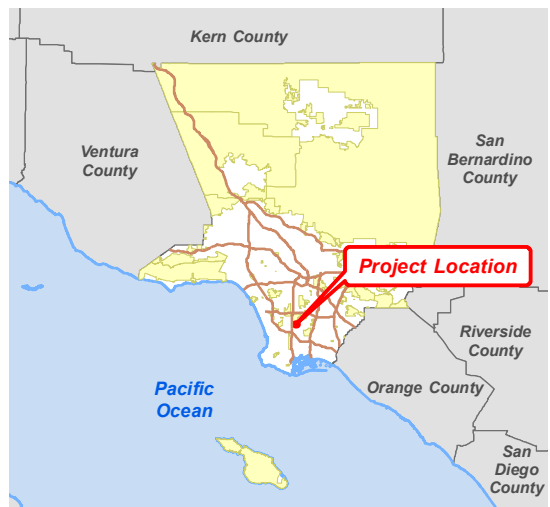




# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. 2018-003016  
CUP RPPL2018004607



Feet  
0 600 1,200

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012




LA COUNTY  
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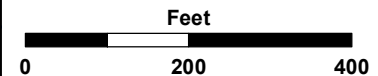
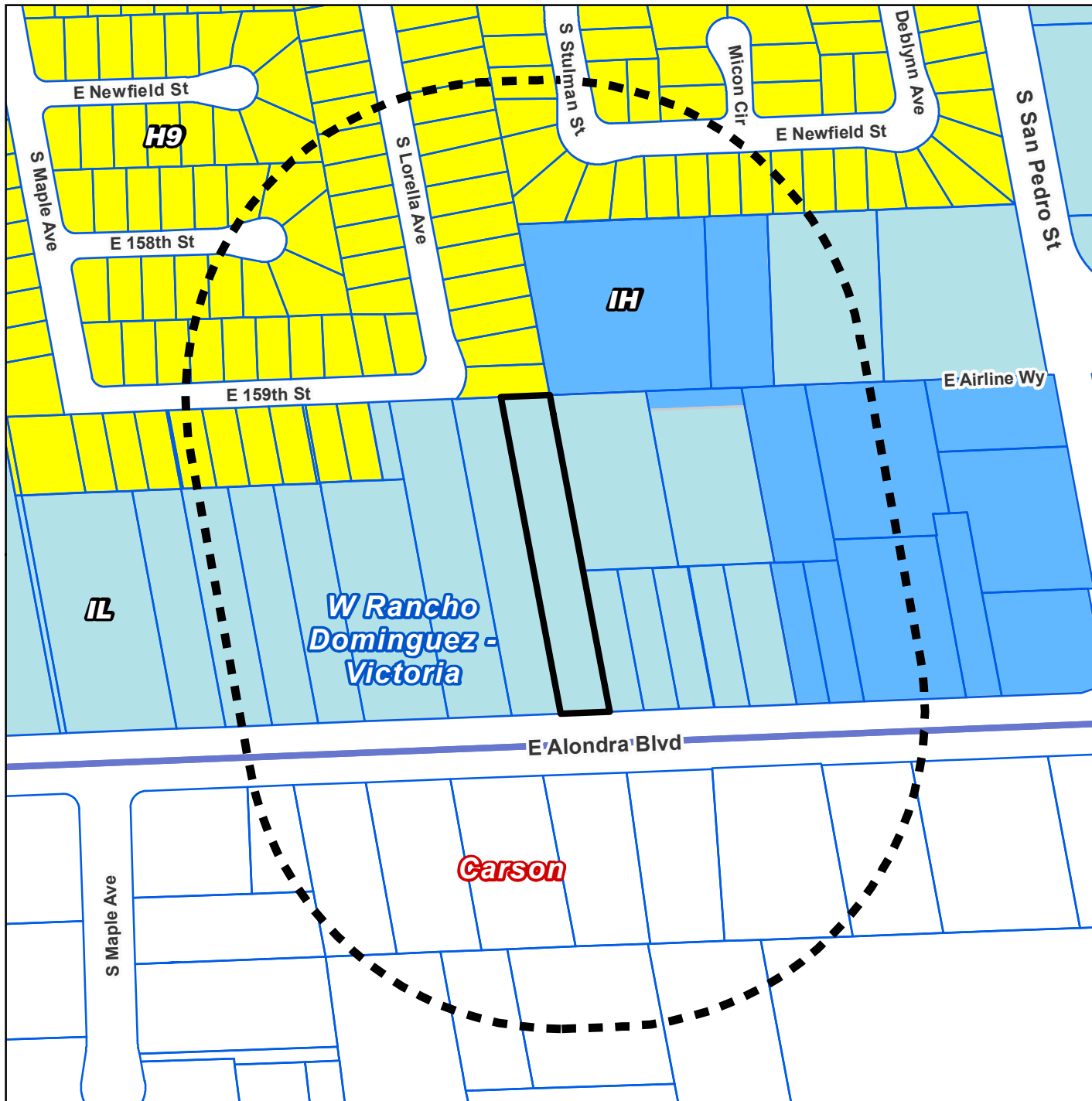
# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. 2018-003016

CUP RPPL2018004607

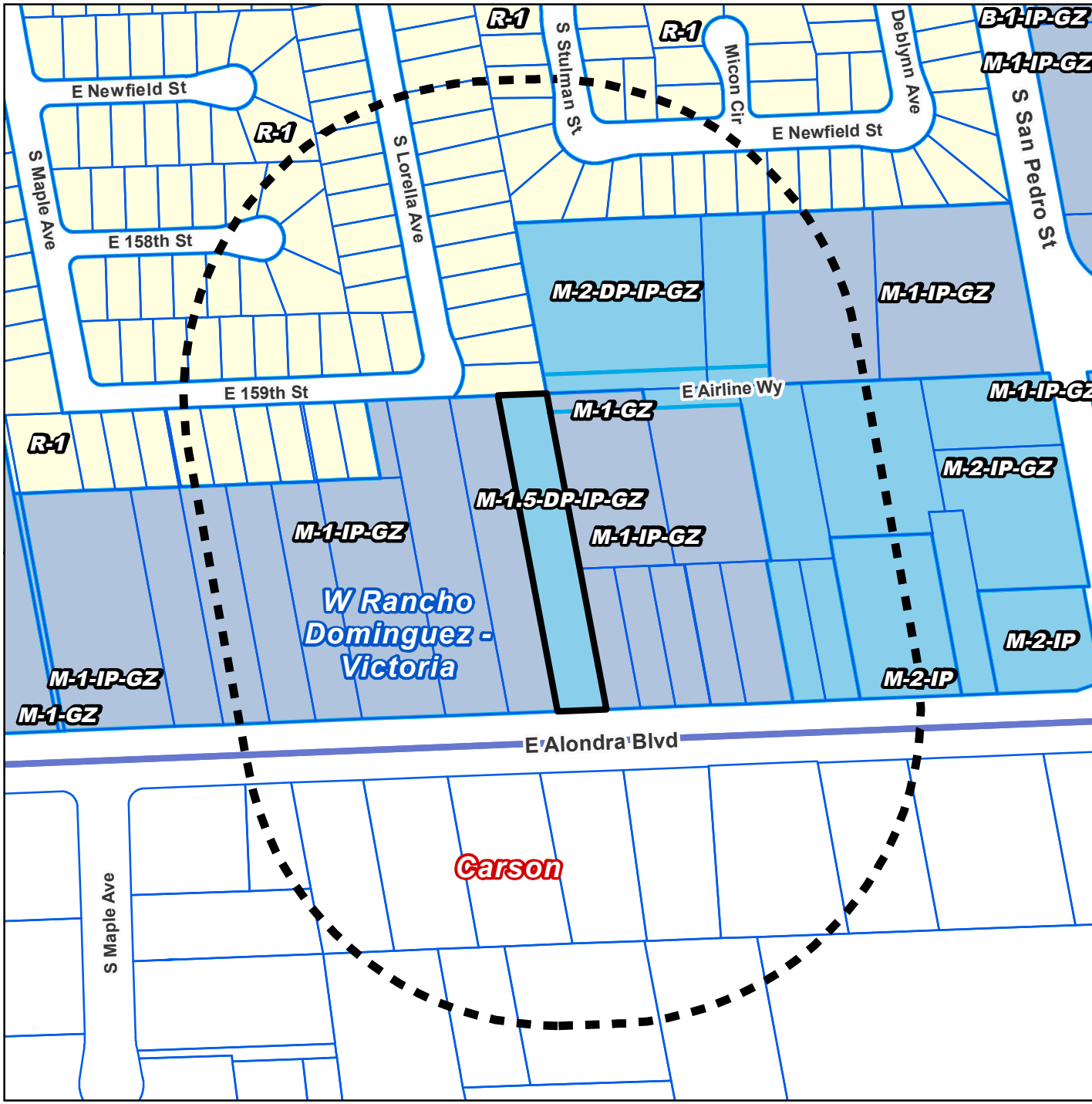
-  H9 - Residential 9
-  IL - Light Industrial
-  IH - Heavy Industrial



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Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012





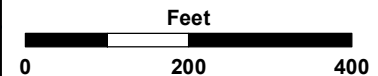
# ZONING

## 500-FOOT RADIUS MAP

PROJECT NO. 2018-003016

CUP RPPL2018004607

-  R-1 - Single-Family Residence
-  M-1 - Light Manufacturing
-  M-1.5 - Restricted Heavy Manufacturing
-  M-2 - Heavy Manufacturing
-  B-1 - Buffer Strip



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



























COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

---

April 1, 2019

TO: Greg Mirza-Avakyan  
Department of Regional Planning

FROM: Jui Ing Chien *JIC*  
Planning and CEQA Section

SUBJECT: **RPPL2018004607**  
**PROJECT NO. R R2018-003016**  
**APN: 6125-008-001**

The proposed project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at [jchien@parks.lacounty.gov](mailto:jchien@parks.lacounty.gov) or (626) 588-5317.



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE:

April 10, 2019

TO: Nooshin Paidar  
Zoning Permits West Section  
Department of Regional Planning

FROM: Attention Sean Donnelly  
*for Jose L. Sosa*  
Art Vander Vis  
Land Development Division  
Department of Public Works

**RPPL2018004607 (CUP)**  
**433 E ALONDRA BOULEVARD**  
**ASSESSOR'S MAP BOOK 6125, PAGE 8, PARCEL 1**  
**UNINCORPORATED COUNTY AREA OF EAST GARDENA**

Thank you for the opportunity to review the zoning application and site plan for the subject project. The project proposes continuous use of an existing pallet yard in a restricted heavy manufacturing zone and the construction of a new restroom for employees.

- ☒ Public Works has no conditions that need to be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

If you have any other questions or require additional information, please contact Alex Mikhailpoor of Public Works, Land Development Division at (626) 458-4921 or [amikhailpoor@dpw.lacounty.gov](mailto:amikhailpoor@dpw.lacounty.gov).

AYM:

"P:\ldpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2018004607 - 433 E Alondra Boulevard\RPPL2018004607\2019-04-11 Submitted\DPW\_Cleared\_2019-04-10\_RPPL2018004607.docx"



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2018004607  
PROJECT NUMBER: 2018003016

MAP DATE: MARCH 27, 2019  
PLANNER: Sean Donnelly

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**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO  
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE  
FOLLOWING CONDITIONS OF APPROVAL.**

**For any questions regarding the report, please contact Joseph Youman at (323)  
890-4243 or [Joseph.Youman@fire.lacounty.gov](mailto:Joseph.Youman@fire.lacounty.gov).**



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH  
ENVIRONMENTAL HEALTH**

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

**November 5, 2019**

**CASE: RPPL2018004607**

**PROJECT: 2018-003016**

**PLANNER: Donnelly, Sean**

**LOCATION: 433 E Alondra Boulevard Gardena CA 90248**

The Department of Public Health-Environmental Health Division has reviewed the information provided for the CUP renewal of a pallet yard in M-1.5-DP zone

***Public Health approves the above project and recommends that the conditions or information needed below are satisfied prior to submission to Building and Safety.***

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1. Maintain the April 25, 2019 water "will serve" letter, that expires on April 24, 2020, from the Golden State Water Company for the above project current and in effect and in full force through the planning and building process.
2. Project shall be connected to the public sewerage, follow the directive from the Department of Public Works. A copy of the sewer will serve letter that is submitted to Public Works is recommended to be submitted to Environmental Health.
3. The applicant shall conform to the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference viewable at [municode.com](http://municode.com)).

For any questions regarding the report, please contact Vincent Gallegos at the Land Use Program [slamont@ph.lacounty.gov](mailto:slamont@ph.lacounty.gov).

*Prepared by:  
Shayne LaMont, REHS  
Environmental Health Specialist IV*