

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: March 27, 2025

HEARING DATE: April 9, 2025 AGENDA ITEM: 6

PROJECT NUMBER: PRJ2023-001368-(2)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2023001916

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 400-422 West Rosecrans Avenue, West Rancho Dominguez
14400 South Figueroa Street, Los Angeles

OWNER: Rexford Industrial Realty LP

APPLICANT: Rexford Industrial Realty LP

CASE PLANNER: Elsa M. Rodriguez, Principal Planner
erodriguez@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2023-001368-(2), CUP Number RPPL2023001916, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023001916 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- A CUP for an outdoor truck and trailer storage yard in the M-2-IP (Heavy Manufacturing Industrial Preservation Overlay) and M-2-IP-GZ (Heavy Manufacturing Industrial Preservation Green Zone Overlay) pursuant to County Code Section 22.83.040 (Standards and Requirements for Specific Uses) and 22.362.110.C.4.b.ii (Uses Subject to Permits).

B. Project

The Project Site is approximately 272,612 square feet (6.24 acres) in size and comprised of four lots. The Project is in both the City of Los Angeles and unincorporated Los Angeles County. The westerly portion of the Project Site at 14400 S. Figueroa Street known as Assessor's Parcel Number (APN) 6129-001-029, is located in the Harbor Gateway Community Plan area of the City of Los Angeles, whereas the back/easterly portion of the lot with this same address (but assigned APN 6129-001-028) is located in unincorporated Los Angeles County within the West Rancho Dominguez Community. The northerly portion of the Project Site at 400-422 W. Rosecrans Avenue (APNs 6129-001-023 and 6129-001-024) is located entirely within unincorporated West Rancho Dominguez.

Three existing industrial buildings and a portion of a fourth industrial building will be demolished to accommodate an outdoor storage yard for 40 trucks and trailers. Two industrial buildings at 400-422 W. Rosecrans Avenue have already been demolished. An industrial building at 14400 South Figueroa Street (split with the City of Los Angeles) was previously used for metal fabrication will be remodeled into a new 57,743 square foot warehouse of which 3,394 square feet is dedicated to office space. A portion of that industrial building will be demolished. The warehouse is being reviewed separately under ministerial site plan review RPPL2025000735. The front portion of the warehouse in the City of Los Angeles will have an upgraded entry façade and landscaping. Most of the warehouse will remain in West Rancho Dominguez and include 31 new loading bays that connect directly to the proposed outdoor storage yard. A fourth industrial building located entirely within unincorporated West Rancho Dominguez will be demolished. The Project Site includes 16 standard vehicle parking spaces, a new 12-foot-tall solid concrete masonry unit (CMU) wall along west Rosecrans Avenue, twenty 24-inch box trees, and 6,364 square feet of landscaping with a permanent irrigation system. Primary access to the Project Site for trucks and trailers will be from a new 40-foot-wide driveway on Rosecrans Avenue and secondary access will be from an existing driveway on Figueroa Street.

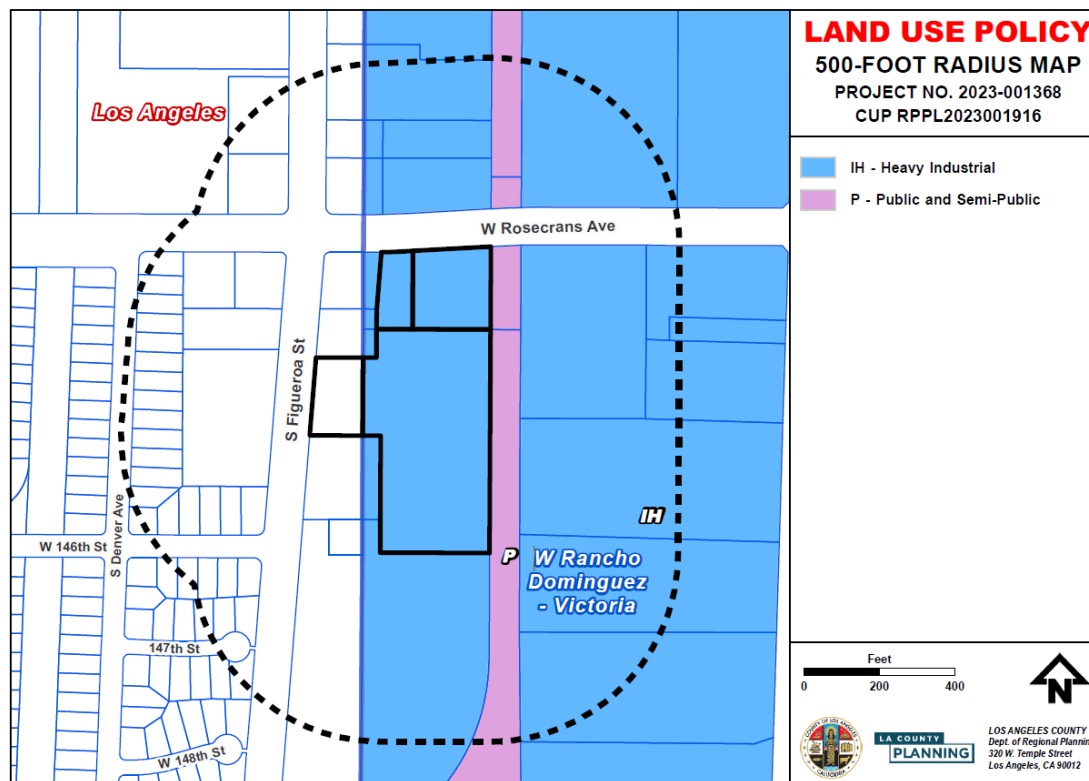
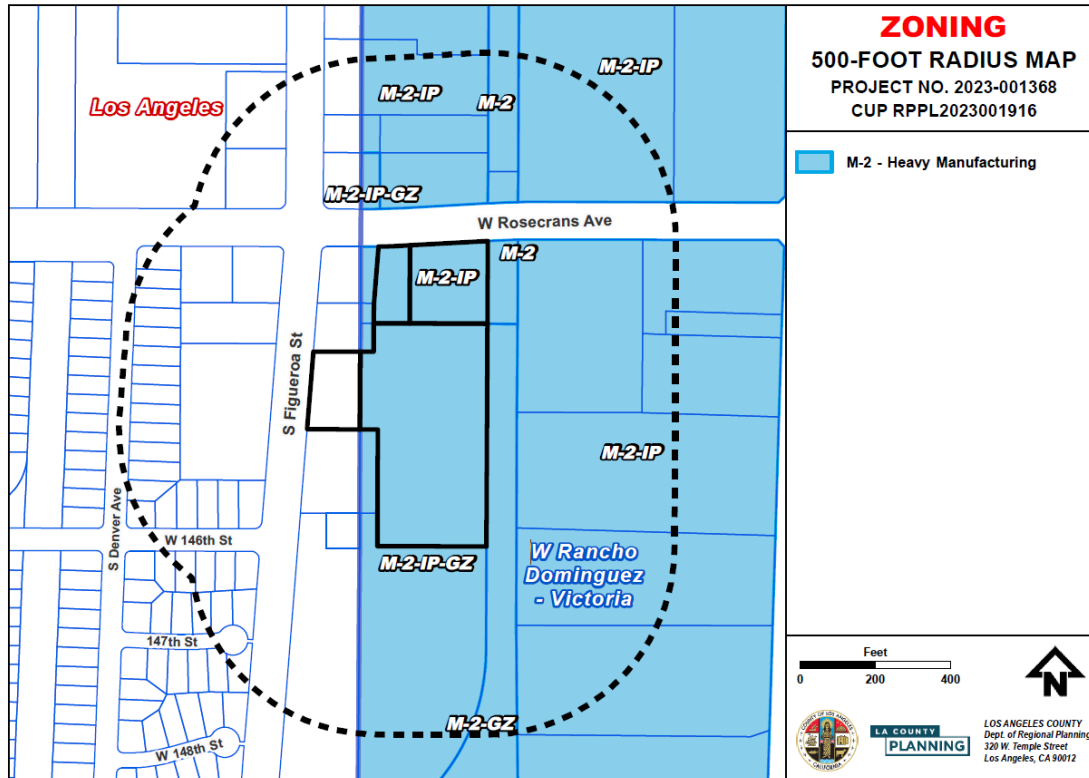
Although no tenant has been identified yet the hours of operation will be 8:00 a.m. to 6:00 p.m. except for trucks that will be loading and unloading directly into the warehouse. No activities will occur in the public right-of-way and no activities will occur outdoors between 6:00 p.m. and 8:00 a.m. daily.

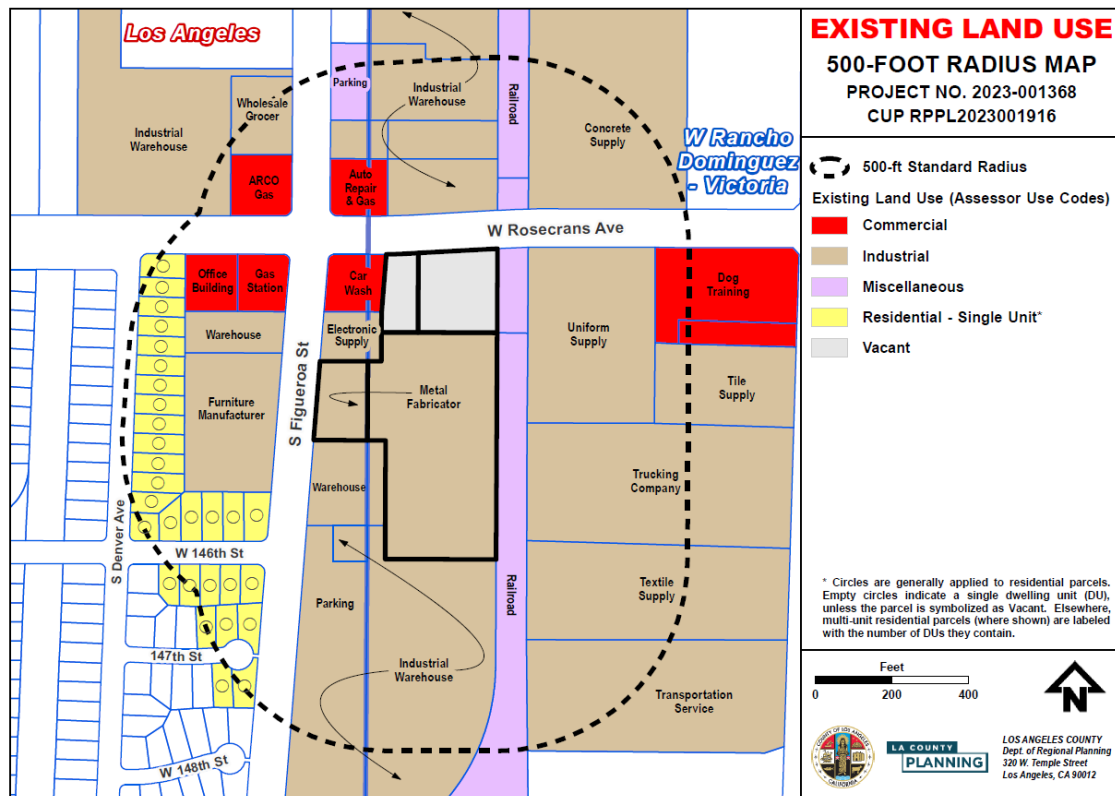
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	2035 GENERAL PLAN LAND USE POLICY*	2023 ZONING*	EXISTING USES
SUBJECT PROPERTY	IH (Heavy Industrial)	M-2-IP (Heavy Manufacturing - Industrial Preservation Overlay) and M-2- IP-GZ (Heavy Manufacturing - Industrial Preservation Overlay - Green Zone Overlay)	14400 South Figueroa Street: Industrial buildings previously used for metal fabrication, currently vacant. 400-422 West Rosecrans Avenue: Vacant.
NORTH	IH	M-2-IP	Warehouse; Auto Service Station; Auto Repair; Concrete Mixing
EAST	P (Public)	M-2-IP and M-2 (Heavy Manufacturing) Zone	Southern Pacific Railroad; Uniform Retailer; Dog Training School
SOUTH	IH	M-2-IP	Warehouse
WEST	City of Los Angeles	City of Los Angeles	Electric Gate Manufacturers; Car wash; Single Family Homes

* Note: 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 April 11, 2023, which included the 2035 General Plan before the Metro Area Plan was adopted. The current zoning, which is M-2-IP-GZ (Heavy Manufacturing - Industrial Preservation Overlay - Green Zone Overlay), took effect on June 21, 2024.





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4520	M-3	July 17, 1945
8621	M-2	June 9, 1964
20150043z	M-2-IP	October 6, 2015
2024-0028	M-2-IP-GZ	May 21, 2024

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
PP13005	New industrial building	October 8, 1963
PP15617	New industrial building with parking and landscaping	September 28, 1966
PP16141	New warehouse	June 12, 1967

C. Violations

No previous zoning violations exist.

ANALYSIS

A. Land Use Compatibility

The proposed Project is an outside truck and trailer storage yard. Although no tenant has been identified, the CUP requests an outside storage yard at 400-422 W. Rosecrans for the proposed new warehouse remodel at 14400 S. Figueroa Street. The Project adjoins a railroad and is across the street from other commercial and industrial uses on Rosecrans Avenue. Nearby uses include a uniform manufacturer, car wash, concrete mixing, trucking companies, and other industrial buildings. The industrial buildings along Rosecrans have been vacant for several years with overgrown vegetation, graffiti, and squatters. The buildings were vandalized and remained an eyesore until they were demolished. The new outside storage yard for trucks and trailers will occupy the underutilized space and the new solid concrete masonry unit (CMU) wall with trees and landscaping will enhance the aesthetic qualities of the neighborhood.

B. Neighborhood Impact (Need/Convenience Assessment)

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 planting, and landscaping and irrigation. Industrial buildings have occupied that space since the 1960s. The Project will provide a new 40-foot-wide driveway along Rosecrans and two existing 24-foot wide driveways will be closed. The proposed outside truck and trailer storage yard does not include any new additional buildings and will serve the adjoining warehouse. The new 12-foot-tall solid CMU walls will screen the proposed trucks and trailers and the proposed 10-foot-deep landscaping buffer will include 13 new 24-inch box Tuskegee Crape Myrtle Trees along the frontage where currently no improvements exist. The new landscaping and tree planting will enhance the pedestrian experience and provide shade.

C. Design Compatibility

The Project is surrounded by similar industrial uses on Rosecrans Avenue and Figueroa Street including other warehouses with outside storage yards. The West Rancho Dominguez Community Standards District ("CSD") currently requires a solid wall and a ten-foot-wide landscaping buffer that includes a permanent irrigation system to be provided along the Rosecrans frontage on the County side of the project. The Project's proposed wall along the West Rosecrans Avenue frontage will be a 12-foot-tall CMU wall that is uniform in height and color. Additionally, a 12-foot-tall solid wall will be provided along the first 50 feet on the eastern property line closest to the railroad. The solid wall will provide screening for the vehicles and pedestrians traveling westbound on Rosecrans Avenue.

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 County Code Sections 22.158.050 and 22.84.030.B. 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 Categorical Exemptions (Class 1 Categorical Exemption, Existing Facilities, and Class 3 Categorical Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is an outdoor storage yard with aesthetic improvements that are limited to landscaping and walls and no proposed building expansions. The Project does not qualify for an exception to an 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 Regional Planning Commission 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. The Department of Public Works, in a letter dated December 19, 2024, recommended that the Project proceed to a public hearing with required conditions of approval.
2. The Fire Department, in a letter dated May 9, 2024, recommended that the Project proceed to a public hearing.
3. The Department of Public Health, in a letter dated May 7, 2024, recommended that the Project proceed to a public hearing.

B. Public Comments

1. The Harbor Gateway Neighborhood Council (HGNC), in a letter dated August 15, 2024, stated concerns over noise, lack of air conditioning in the renovated warehouse, air pollution, and traffic. The HGNC acknowledged that the applicant conducted a presentation for the group on April 25, 2024, and met with the board on June 4, 2024, to address the concerns they raised. The applicant responded that the truck loading doors are located toward the rear of the property about 400-500 feet away from nearby residential uses on the City of Los Angeles side. The Project is prohibited from conducting any outdoor activities between 6:00 p.m. – 8:00 a.m. Truck access is

proposed exclusively on Rosecrans Avenue, furthest away from residential uses and not on Figueroa Street. Lastly, there are several large existing industrial buildings separating the Project from the residences to further reduce noise impacts. The overall footprint of the industrial buildings onsite is being reduced and therefore the potential for truck trips is also reduced from approximately 250 truck trips to 96 truck trips. This means that localized air pollution impacts will also be reduced. Although the warehouse does not have air conditioning, the renovation will improve air circulation utilizing 60 vented skylights that are operable and allow for airflow.

2. The Avalon Gardens Community Group led by Mr. Jon Davis and Ron Bell met with the applicant at the Project Site on February 4, 2025. They have remained in communication via telephone. No comments have been received from the group.
3. The East Gardena Homeowners Association led by Dr. Angila Romious and members of the executive team met with the applicant virtually on February 10, 2025, and have remained in communication via email. No comments have been received from the group.

Report
Reviewed By: Melissa Reyes for Carmen Sainz
Carmen Sainz, Supervising Planner

Report
Approved By: M. Glaser
Mitch Glaser, Assistant Deputy Director

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