



PROJECT NUMBER PRJ2023-003997-(2) **HEARING DATE** December 16, 2025

REQUESTED ENTITLEMENT
Nonconforming Review (“NCR”) No.
RPPL2023005625

PROJECT SUMMARY

OWNER / APPLICANT

Thomas Kim

EXHIBIT DATE

May 10, 2003

PROJECT OVERVIEW

To authorize the continued operation of an existing non-conforming indoor swap meet (“Del Amo Plaza”) in an 105,758-square-foot warehouse building. The Project Site’s zoning was changed from M-2 (Heavy Manufacturing) to M-2-IP (Heavy Manufacturing – Industrial Preservation) on October 6, 2015, as part of the General Plan Update. Swap meets are explicitly prohibited in the -IP Combining Zone pursuant to County Code Section 22.60.030 (Prohibited Uses). Therefore, the indoor swap meet and various businesses that operate within became a non-conforming use when the zone change took effect on November 5, 2015. The swap meet currently has 126 spaces for business tenants and currently operates from 10:00 a.m. to 6:00 p.m. daily, except for Tuesdays. Although minimum parking requirements do not apply to the Project, due to the proximity to the Del Amo Station on the LA Metro (Los Angeles County Metropolitan Transit Authority) A (Blue) Line, the Project Site includes a total of 276 existing vehicle parking spaces. Security personnel provide 24/7 surveillance of the facility.

LOCATION

2787 East Del Amo Boulevard, Rancho Dominguez

ACCESS

East Del Amo Boulevard & South Santa Fe Avenue

ASSESSORS PARCEL NUMBER

7306-018-032

SITE AREA

4.79 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035

ZONED DISTRICT

Del Amo

PLANNING AREA

Gateway

LAND USE DESIGNATION

IH (Heavy Industrial)

ZONE

M-2-IP (Heavy Manufacturing – Industrial Preservation)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT(S)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.22.060 (Development Standards for Industrial Zones)
 - Section 22.172.060.C (Nonconforming Review Findings and Decision Requirements)
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CASE PLANNER:

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