

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: June 26, 2025

HEARING DATE: July 9, 2025 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2023-003025-(2)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2023003599
Variance RPPL2025000316

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 14803 South Spring Street, West Rancho Dominguez-Victoria

OWNER: Daniels Gardena CA LLC

APPLICANT: Dean McPhee, Daniels Gardena CA LLC

CASE PLANNER: Melissa Reyes, Principal Planner
Mreyes2@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 PRJ2023-003025-(2), CUP No. RPPL2023003599 and Variance No. RPPL2025000316, 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.

ENTITLEMENTS:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023003599 AND VARIANCE NUMBER RPPL2025000316 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlements Requested

- A CUP to authorize the operation of a medical waste transfer station with outdoor truck storage in the M-2-IP (Heavy Manufacturing – Industrial Preservation) Zone pursuant to County Code Section 22.22.030 (Land Use Regulations for Industrial Zones).
- A Variance to authorize a new 10-foot-tall wrought iron fence with solid metal panels located along the front property line with a zero-foot setback, in lieu of the required 10-foot minimum setback, and to authorize a four-foot-and-six-inch-deep landscaping buffer, in lieu of the required 10-foot deep landscaping buffer, pursuant to County Code Section 22.364.110 (Zone Specific Development Standards – West Rancho Dominguez-Victoria Community Standards District) and County Code Section 22.194.020 (Variance Applicability).

B. Project

The applicant ("Daniels Gardena CA LLC") is requesting a CUP to authorize the operation of a medical waste transfer station with outdoor truck storage, and a Variance to authorize a new 10-foot-tall wrought iron fence with solid metal panels located along the front property line with a zero-foot setback and a four-foot-and-six-inch deep landscaping buffer ("Project"), at 14803 South Spring Street in the unincorporated West Rancho-Dominguez Victoria community ("Project Site").

The Project will accept various types of medical waste, including medical instruments used for injections, such as needles and syringes, disposable items used in medical procedures, and items containing bodily fluids. Secure receptacles containing regulated medical waste will be transported to the Project Site via trucks. Upon arrival at the Project Site, the secure containers will be unloaded from the trucks, stored on-site in a designated area, and transferred onto larger transport vehicles, such as 48-foot trailers, for final shipment to authorized treatment and disposal facilities. The medical waste will remain in sealed containers that meet standards mandated by the California Department of Public Health ("DPH") while being unloaded from trucks, maintained on-site, and transferred onto larger transport vehicles. The larger transport vehicles will take the sealed containers to other locations permitted by California DPH for treatment and disposal. No treatment, processing or cleaning activities will occur at the Project Site.

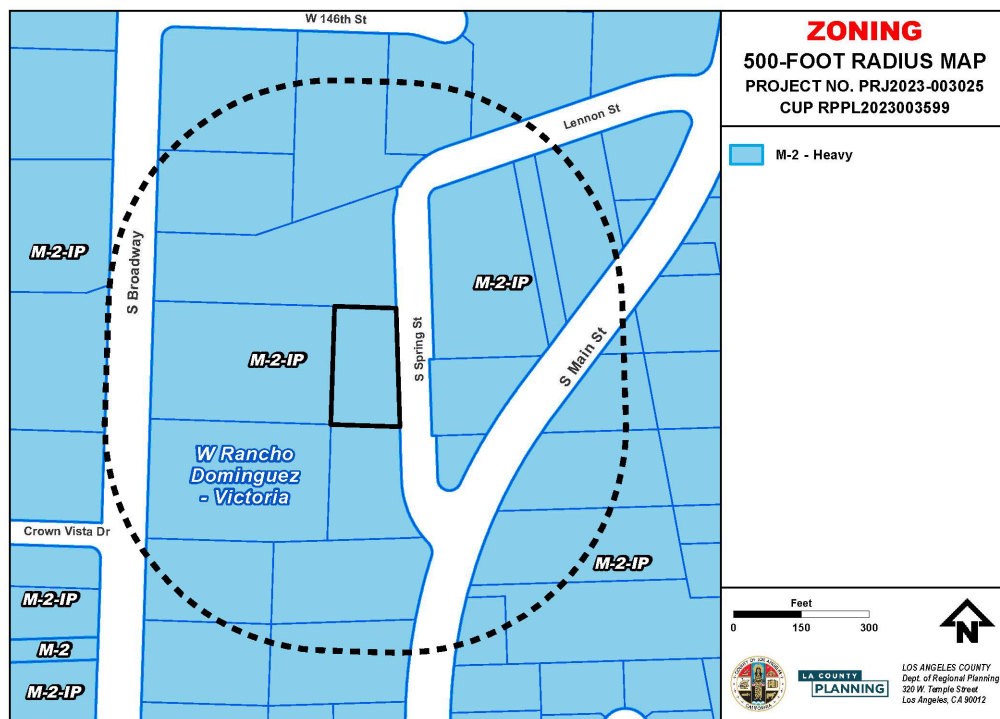
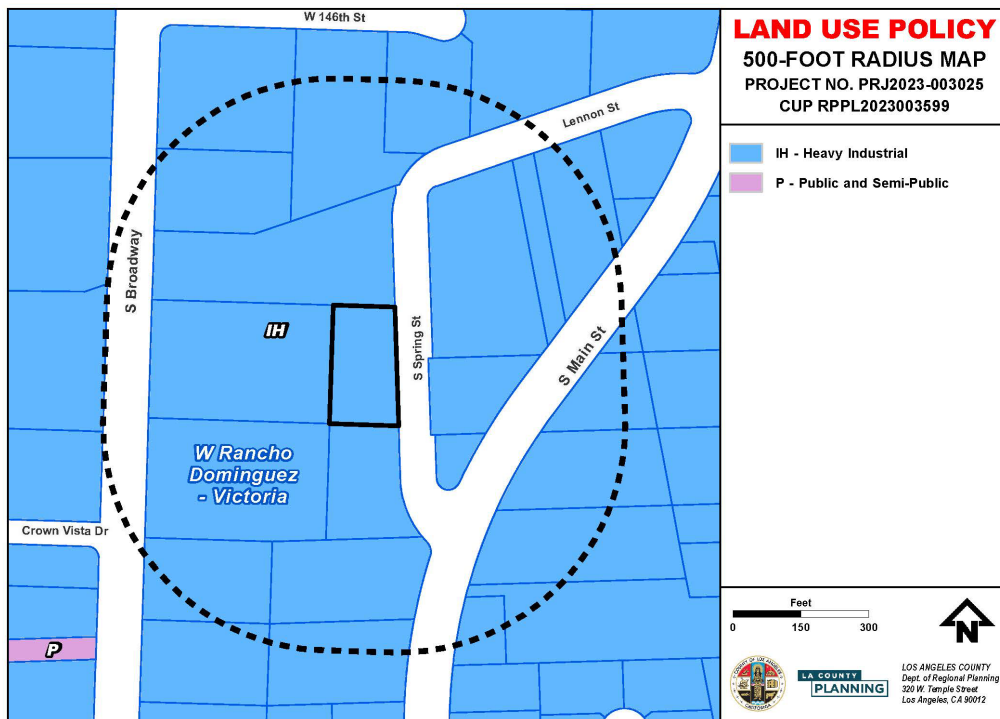
The facility will not be open to the public and plans to employ 11 people. The proposed hours of operation are 24 hours per day, seven days per week. Trucks and trailers will enter and exit the Project Site via two existing 31-foot-wide driveways on South Spring Street. An estimated seven to 10 daily truck trips are expected at the Project Site. Most of the truck trips are expected to occur between 2:30 a.m. and 6:00 p.m. during lighter traffic hours. Approximately six 28-foot box trucks and a tractor truck used by the facility will be stored outdoors at the Project Site.

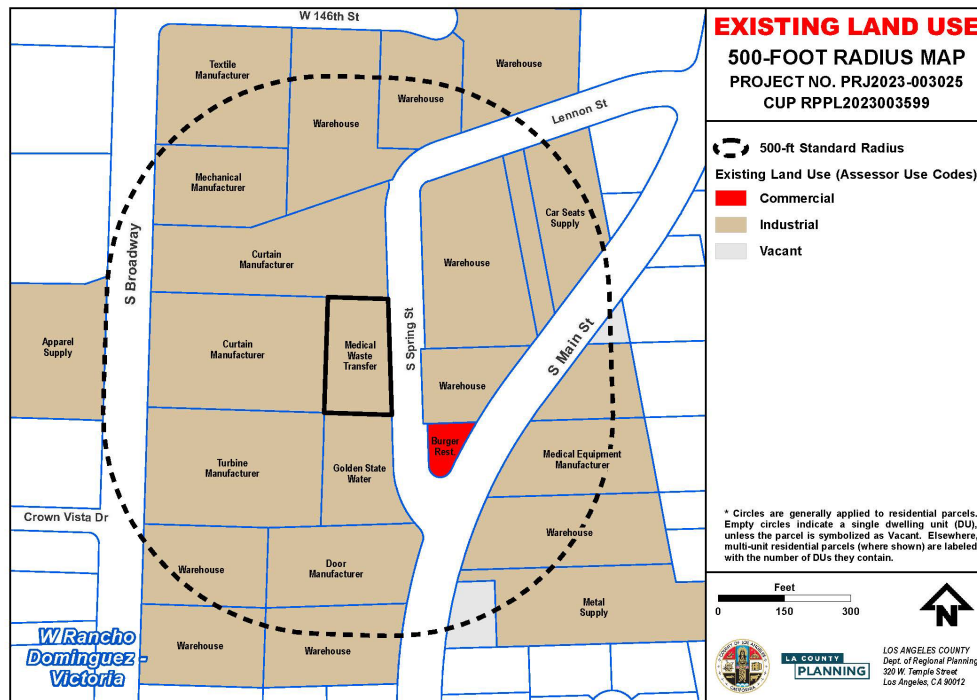
The Project Site is 0.87-acres in size, fully paved, and improved with one 17,640-square-foot industrial building, 11 vehicle parking spaces, and two loading areas. The proposed site plan depicts 825 square feet of landscaping along the South Spring Street frontage in a four-foot-and-six-inch-deep buffer secured by a new ten-foot-tall wrought iron fence with solid metal panels along the front property line with a zero-foot setback. The West Rancho Dominguez Community Standards District (“CSD”) requires that all structures on industrially-zoned properties, including fences and walls, be set back at least 10 feet from the front property line. Additionally, the CSD requires that the 10-foot-deep setback area be landscaped. Instead, the applicant is proposing a new fence with a zero-foot setback from the front property line and to maintain the existing landscaping in a four-foot-and-six-inch-deep buffer. Therefore, the Variance is required to modify these standards.

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	IH (Heavy Industrial)	M-2-IP (Heavy Manufacturing – Industrial Preservation)	Warehouse
NORTH	IH	M-2-IP	Warehouse and manufacturing
EAST	IH	M-2-IP	Warehouse, manufacturing, and restaurant
SOUTH	IH	M-2-IP	Warehouse and manufacturing
WEST	IH	M-2-IP	Warehouse and manufacturing





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6756	M-2 (Heavy Manufacturing)	September 6, 1955
2015-0043Z	M-2-IP (Heavy Manufacturing – Industrial Preservation)	October 16, 2015

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan 29038	Industrial buildings	May 24, 1978

C. Violations

There is no record of zoning code violations associated with this Project Site.

ANALYSIS

A. Land Use Compatibility

The Project is compatible with the surrounding large-scale industrial land uses, such as heavy manufacturing uses, warehouses, storage uses, and other similar activities. The

Project is strategically located within an area designated for heavy manufacturing that entirely consists of industrial and commercial land uses that are compatible with the proposed facility's operations. The Project Site is more than 500 feet away from any sensitive uses and there are no residentially-zoned properties in the immediate vicinity. The absence of nearby sensitive uses and residential zones eliminates concerns related to potential land use conflicts, such as noise, odor, or traffic impacts.

The Project's activities, including receiving, storing, and transferring medical waste, are consistent with the existing industrial operations in the immediate vicinity. The Project fulfills a critical role within the medical industry by providing for the efficient management and transfer of medical waste, aligning with the overall industrial function of the area. The medical waste transfer station will operate entirely within an enclosed building, ensuring that its activities do not generate excessive noise, odor, or emissions beyond what is typical for industrial operations. The Project will not introduce new traffic patterns or significantly increase vehicle trips beyond the amount that was previously associated with the site's former industrial use.

B. Neighborhood Impact (Need/Convenience Assessment)

A medical waste transfer station is compatible with the industrial character of the surrounding neighborhood. The Project provides a critical service to the medical industry by facilitating the safe and efficient transfer of medical waste. Trucks will collect sealed containers of medical waste directly from medical providers. The sealed containers will be securely maintained on-site within an enclosed building until transported for further processing and disposal at an off-site location. The Project Site will be closed to the public and will not accept waste directly from individuals. Sealed containers and dedicated loading doors will ensure minimal odors, emissions, or other impacts to surrounding businesses.

The applicant is proposing to replace the existing fence along the front property line with a new 10-foot-tall wrought iron fence with solid metal panels because County Code Section 22.140.430.C requires a solid fence to screen the outdoor storage of trucks along the southern portion of the Project Site near South Spring Street. However, no fences, walls, gates, landscaping, utilities, etc., over 42 inches in height are allowed within 10 feet of a driveway because the County Department of Public Works ("Public Works") requires 10-foot-by-10-foot pedestrian sight triangles at all driveways. Therefore, within 10 feet of the driveway on South Spring Street, the applicant is proposing a non-view obscuring wrought iron fence without solid metal panels. This portion of the new fence will not block the pedestrian line sight triangles and will therefore comply with Public Works requirements. The applicant is also proposing to maintain the existing four-foot-and-six-inch-deep landscaped buffer.

The proposed fence, accompanied by the existing landscaped buffer, will have a negligible impact because neighboring properties have fences and landscaping with a similar

design, height, and distance from the front property line. Pursuant to County Code Section 22.364.110 (Zone Specific Development Standards – West Rancho Dominguez-Victoria Community Standards District), a structure is required to have a required minimum setback of 10 feet from the front property line, and the required 10-foot setback must be landscaped. A structure is defined in County Code Section 22.14.190 – S as “anything constructed or erected which requires a fixed location on the ground or is attached to something having a fixed location on the ground.”

The applicant provided six examples of neighboring properties located near the Project Site with fences that do not comply with the required 10-foot landscaped setback requirement. The six examples are:

- A. 130 Lennon Street
Assessor’s Parcel Number (“APN”): 6129-009-076
- B. 150 Lennon Street
APN: 6129-009-075
- C. 14605 S Main Street
APN: 6129-009-074
- D. 14721 South Spring Street
APN: 6129-009-078
- E. 14835 South Spring Street
APN: 6129-009-079
- F. 14911 South Spring Street
APN: 6129-008-063

Staff’s site visit and review of aerial imagery confirmed that the fences on the neighboring properties do not comply with the required 10-foot landscaped setback, demonstrating a consistent pattern among the properties. The scale and design of the proposed fence is similar to other businesses near the Project Site. Lastly, requiring the new fence to comply with the 10-foot landscaped setback requirement would limit the ability of vehicles to use the existing parking spaces and maneuvering aisles on the Project Site.

C. Design Compatibility

The Project does not include any modifications to the design of the existing industrial building. Initially, the applicant intended to retain the existing fence. However, a solid fence is required to accommodate the overnight outdoor storage of vehicles and trucks along the southern portion of the Project Site near South Spring Street. The applicant proposes the installation of a 10-foot-tall wrought iron fence with solid metal panels along the front property line to ensure compliance with outdoor storage requirements. The existing four-foot-and-six-inch-deep landscaped buffer with 825 square feet of landscaping will remain unchanged along the South Spring Street frontage. The new fence will be painted a color that is compatible with the existing building’s color. The new fence’s paint will have graffiti resistant coating.

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 22.194.050. 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, Existing Facilities and Class 5, Minor Alterations to Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County environmental guidelines because the Project involves a medical waste transfer station within an existing industrial building, with negligible or no expansion of the previously existing use. The previous land use was a chemical company that blended and stored products for the auto care industry. The previous land use involved the receipt, storage, and distribution of automobile related products, which required the regular transport of goods in and out of the facility. The proposed Project is functionally equivalent to the previous land use because it involves the receipt, temporary storage, and transportation of medical waste, which is comparable in terms of vehicular traffic and facility use.

The containers with medical waste will remain sealed while being unloaded from trucks, maintained on-site, and transferred onto larger vehicles for off-site transportation. No treatment, processing or cleaning activities will occur at the Project Site.

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. Public Works, in a letter dated March 13, 2025, recommended that the Project proceed to public hearing with conditions.

2. The Fire Department, in a letter dated September 7, 2023, recommended that the Project proceed to public hearing.
3. The Department of Public Health, in a letter dated May 28, 2024, recommended that the Project proceed to public hearing.

B. Public Comments

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

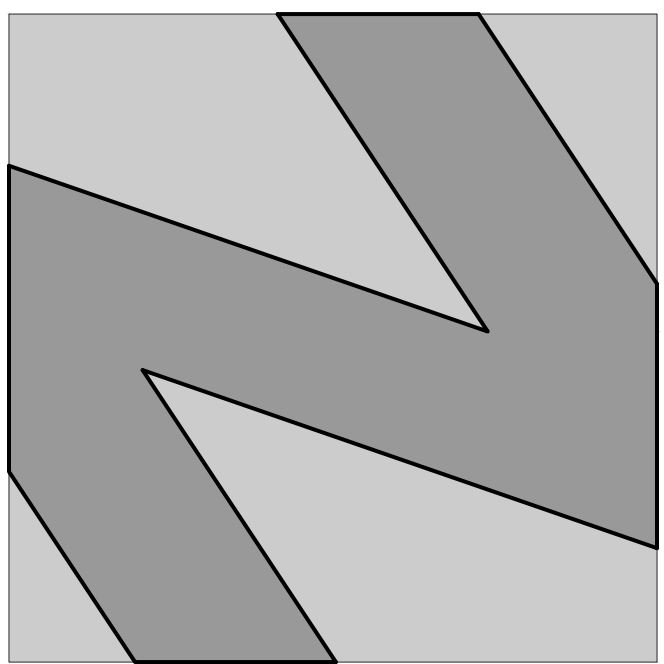
Report
Reviewed By: Elsa M. Rodriguez
Elsa M. Rodriguez, Acting Supervising Planner

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	Project Narrative

SCOPE OF WORK

TRANSFER STATION WHICH WILL PICK UP CONTAINERS FROM LOCAL HEALTH FACILITIES AND TRANSFER THEM AT THIS LOCATION TO LARGER VEHICLES FOR TRANSPORT TO OTHER PERMITTED FACILITIES FOR TREATMENT AND DISPOSAL.



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CLIENT:

OWNER:

PROJECT:

DANIEL'S HEALTH

14803 S. SPRING ST.
GARDENA, CA 90248

JOB NUMBER		
#	DESCRIPTION	DATE
A	DESIGN REVIEW	2023.06.09
1	PLAN COMMENTS	2023.11.03

SHEET TITLE:

EXISTING SITE PLAN

SHEET NO:

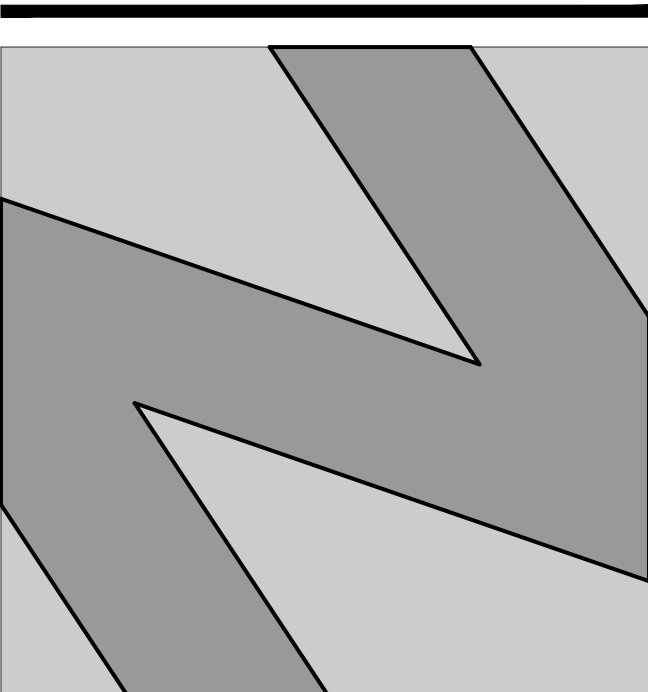
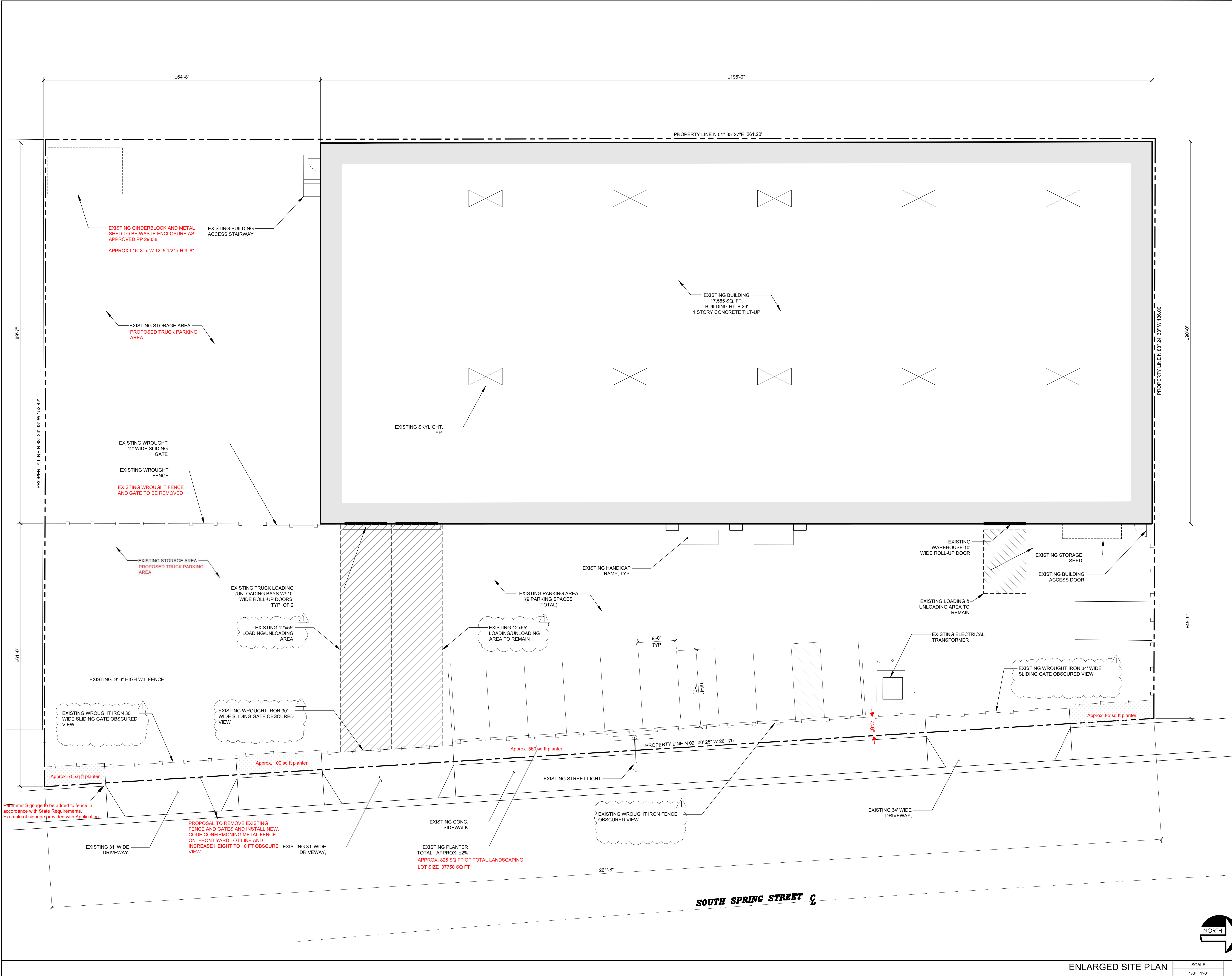
A-1

EXISTING SITE PLAN

SCALE

1"=30'-0"

1



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JOB NUMBER		
#	DESCRIPTION	DATE
A	DESIGN REVIEW	2023.06.09
1	PLAN COMMENTS	2023.11.03

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NO:

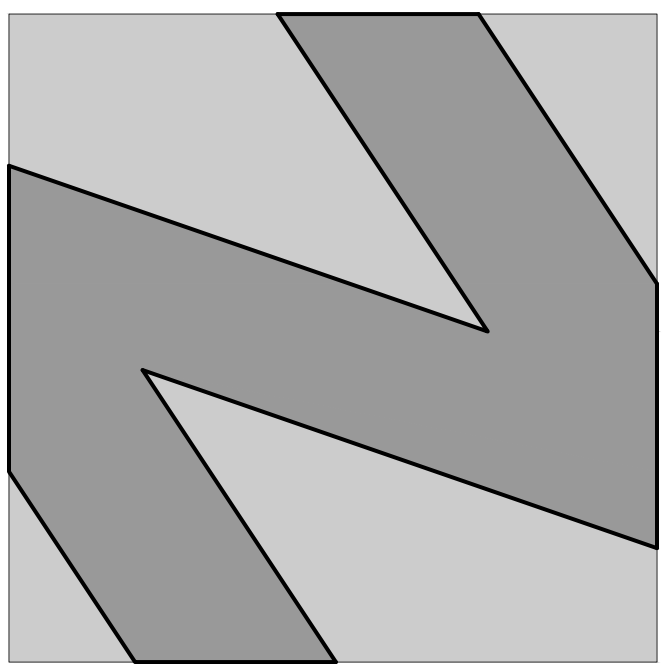
A-2



ENLARGED SITE PLAN

SCALE
1/8"=1'-0"

1



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PROJECT:

DANIEL'S HEALTH

14803 S. SPRING ST.
GARDENA, CA 90248

JOB NUMBER

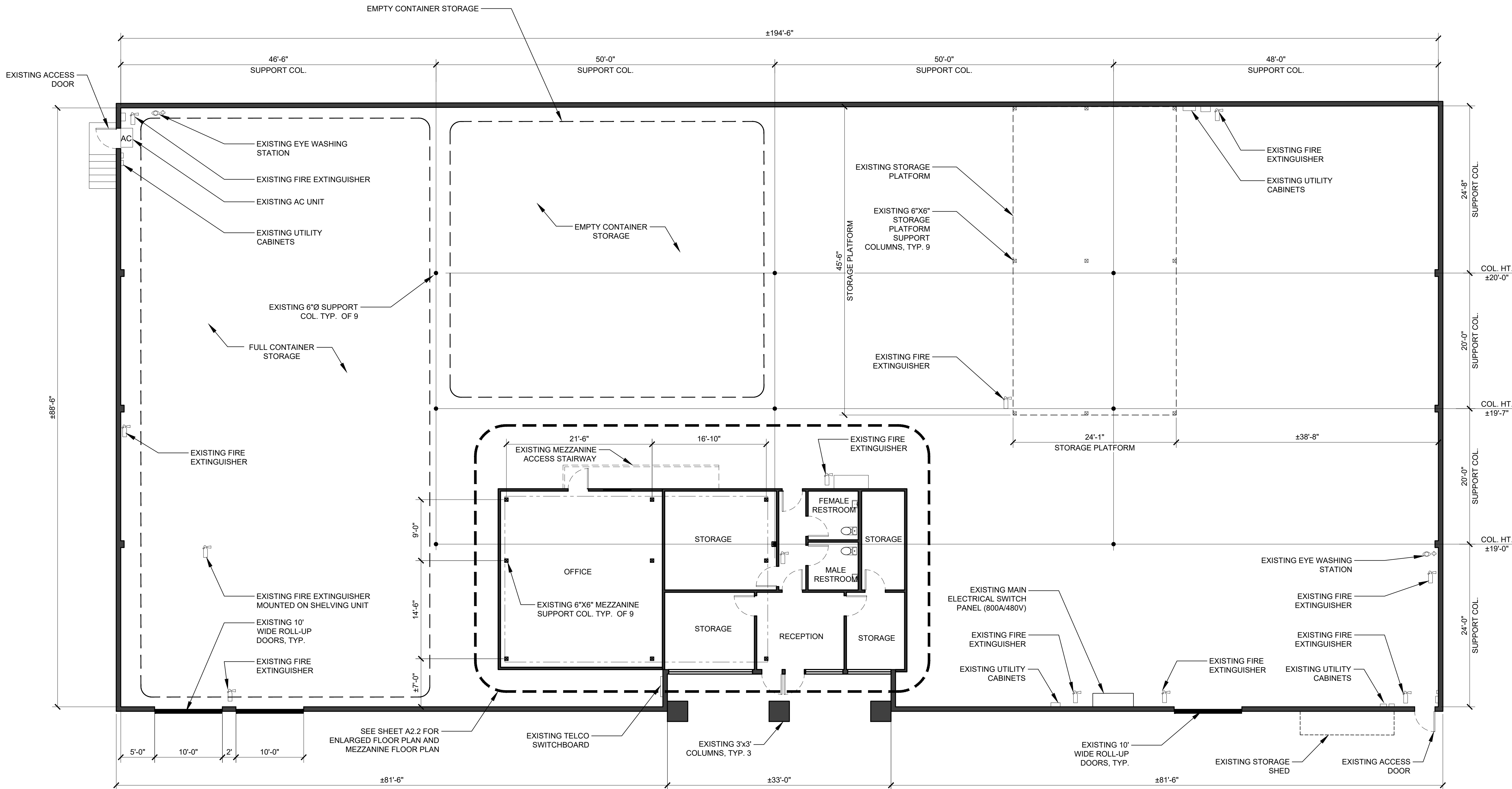
#	DESCRIPTION	DATE
A	DESIGN REVIEW	2023.06.09
1	PLAN COMMENTS	2023.11.03

SHEET TITLE:

**EXISTING FLOOR
PLAN**

SHEET NO:

A-2.1



BUILDING AREA

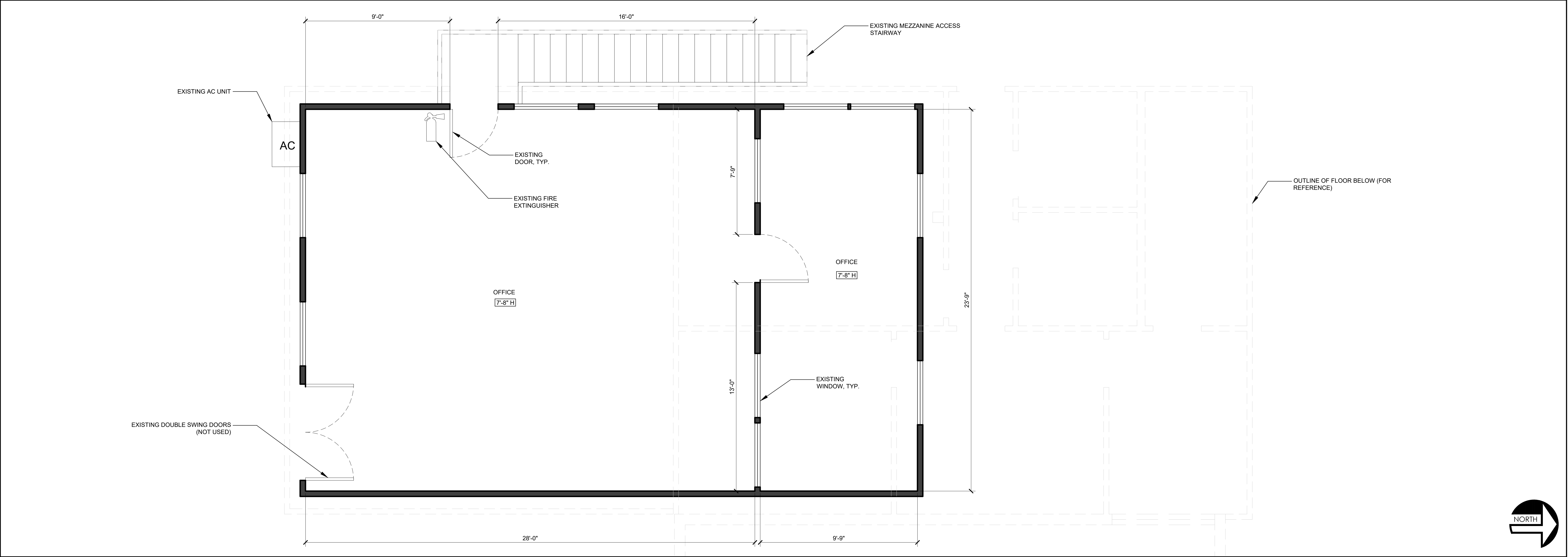
EXISTING 1ST FLOOR - 16,996 SQ. FT.
EXISTING 2ND FLOOR (MEZZANINE) - 907 SQ. FT.
* NO ADDITIONAL FLOOR AREA IS PROPOSED



FLOOR PLAN

SCALE
1/8"=1'-0"

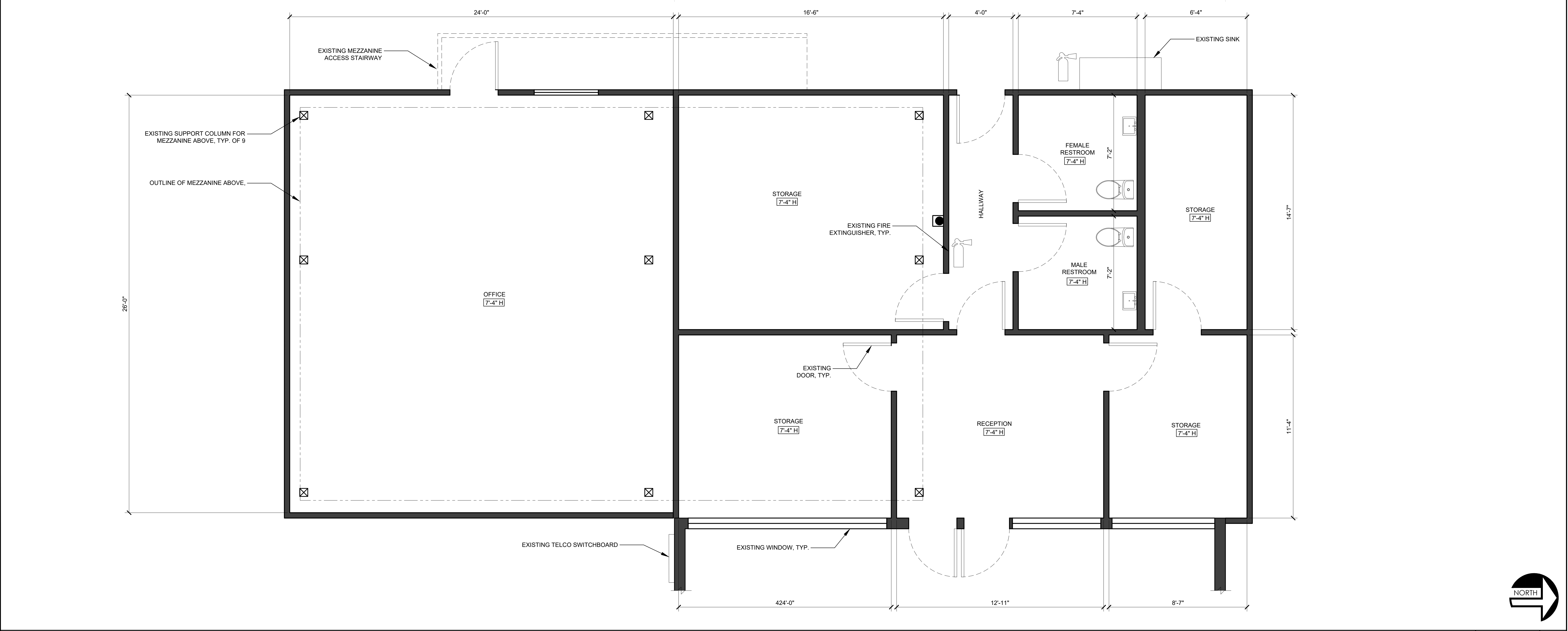
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EXISTING MEZZANINE FLOOR PLAN

SCALE
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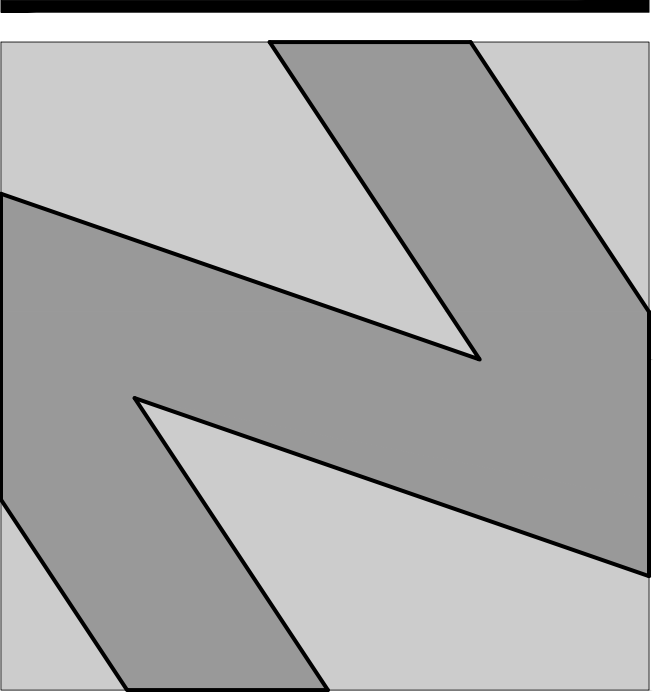
2



EXISTING ENLARGED FLOOR PLAN

SCALE
3/8"=1'-0"

1



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#	DESCRIPTION	DATE
A	DESIGN REVIEW	2023.06.09
1	PLAN COMMENTS	2023.11.03

SHEET TITLE:
**EXISTING FLOOR
PLAN/ MEZZANINE
FLOOR PLAN**

SHEET NO:

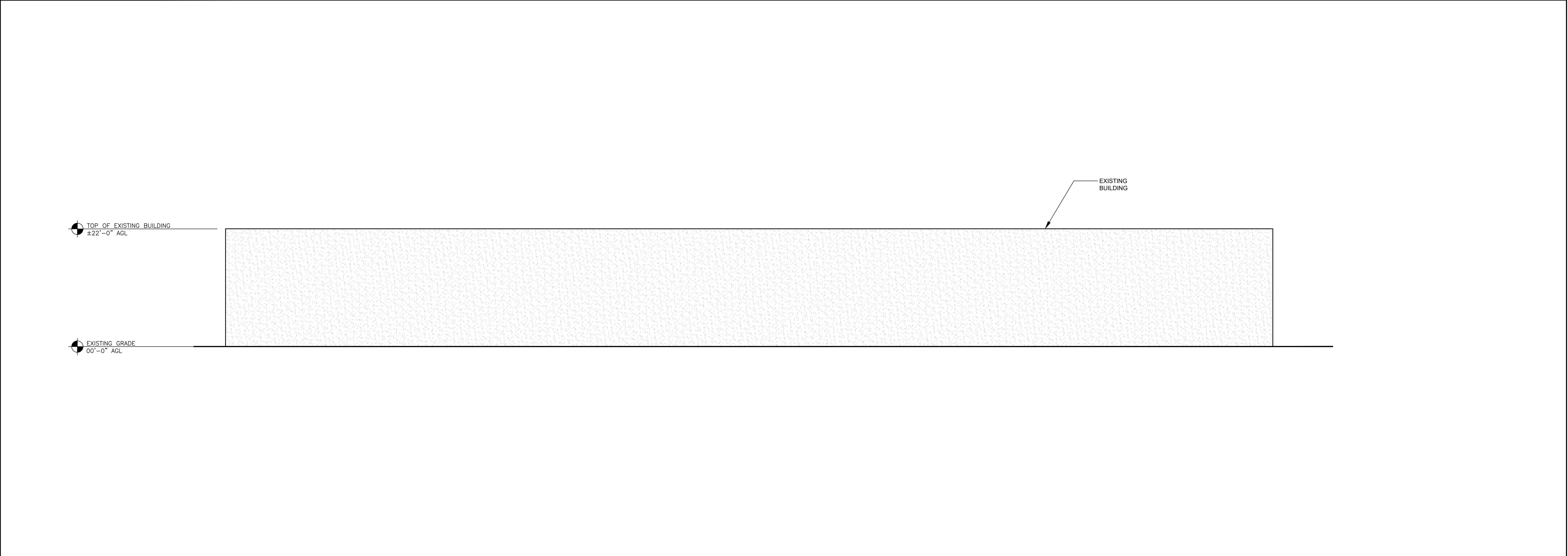
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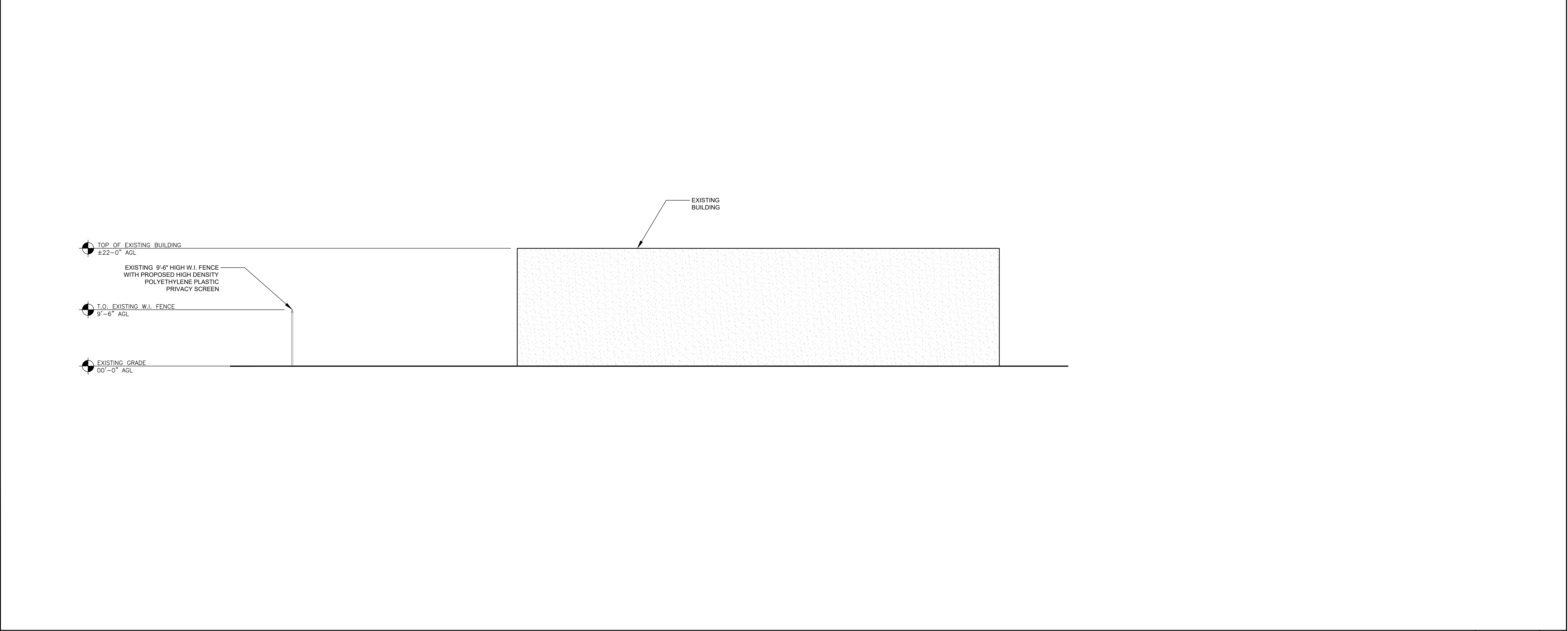
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WEST ELEVATION

SCALE
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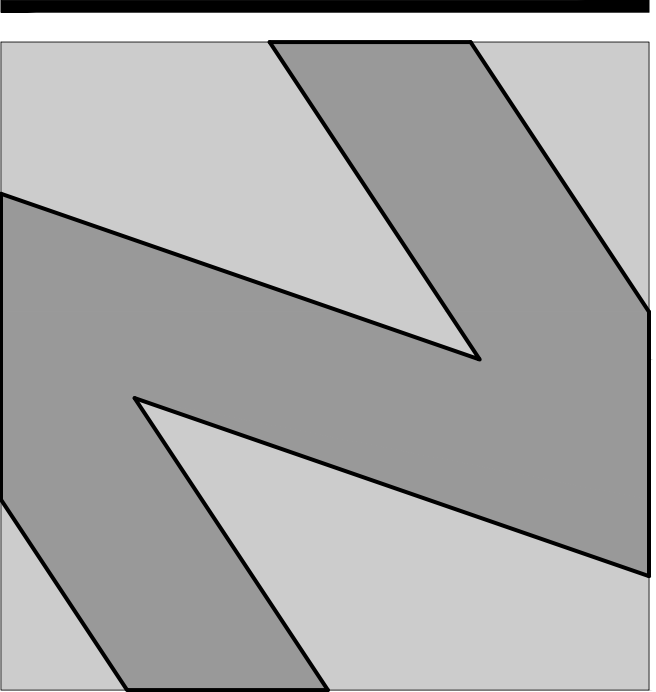
2



NORTH ELEVATION

SCALE
1/8"=1'-0"

1



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14803 S. SPRING ST.
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#	DESCRIPTION	DATE
A	DESIGN REVIEW	2023.06.09
1	PLAN COMMENTS	2023.11.03

SHEET TITLE:

ELEVATIONS

SHEET NO:

A-4



PROJECT NUMBER
PRJ2023-003025-(2)

HEARING DATE
July 9, 2025

REQUESTED ENTITLEMENTS
Conditional Use Permit (“CUP”)
No. RPPL2023003599
Variance No. RPPL2025000316

PROJECT SUMMARY

OWNER / APPLICANT

Daniels Gardena CA LLC, Owner
Robert Spurgin, Applicant

MAP/EXHIBIT DATE

November 3, 2023

PROJECT OVERVIEW

A CUP to authorize the operation of a medical waste transfer station with outdoor truck storage and a Variance to authorize a new 10-foot-tall wrought iron fence with solid metal panels located along the front property line with a zero-foot setback, in lieu of the required 10-foot minimum setback, and to authorize a four-foot-and-six-inch-deep landscaping buffer, in lieu of the required 10-foot deep landscaping buffer. The medical waste transfer station will accept various types of medical waste in sealed containers. The sealed containers will be maintained on-site within an enclosed building, and transferred into larger transport vehicles, such as trailers, for final shipment to authorized treatment and disposal facilities off-site. The containers with medical waste will remain sealed at all times, while being offloaded, maintained on-site, and unloaded to larger vehicles. No treatment, processing or cleaning activities will occur at this location. Trucks will enter and exit the Project Site via South Spring Street. The hours of operation requested are 24 hours per day, seven days a week.

LOCATION

14803 South Spring Street, West Rancho Dominguez-Victoria

ACCESS

South Spring Street

ASSESSORS PARCEL NUMBER

6129-009-072

SITE AREA

0.87 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035

ZONED DISTRICT

Victoria

PLANNING AREA

Metro

LAND USE DESIGNATION

IH – Heavy Industrial

ZONE

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

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

West Rancho Dominguez-Victoria

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

Class 5 Categorical Exemption – Minor Alterations to Land Use Limitations

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.364.110 (West Rancho Dominguez Victoria CSD requirements)
 - Section 22.22.060 (Development Standards for M-2 Zone)
 - Section 22.194.020 (Variance Applicability)

CASE PLANNER:

Melissa Reyes

PHONE NUMBER:

(213) 204-9945

E-MAIL ADDRESS:

Mreyes2@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2023-003025-(2)
CONDITIONAL USE PERMIT NO. RPPL2023003599
VARIANCE NO. RPPL2025000316

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on July 9, 2025, in the matter of Project No. PRJ2023-003025-(2), consisting of Conditional Use Permit No. RPPL2023003599 and Variance No. RPPL2025000316.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENTS REQUESTED.** The Permittee, Daniels Gardena CA LLC ("Permittee"), requests the CUP and Variance to authorize the operation of a medical waste transfer station, a new 10-foot-tall wrought iron fence with solid metal panels located along the front property line with a zero-foot setback, in lieu of the required 10-foot minimum setback, and a four-foot-and-six-inch-deep landscaping buffer, in lieu of the required 10-foot deep landscaping buffer ("Project"), on a property located at 14803 South Spring Street in the unincorporated community of West Rancho Dominguez-Victoria ("Project Site") in the M-2-IP (Heavy Manufacturing - Industrial Preservation Overlay) Zone.
4. **ENTITLEMENT REQUIRED.** The CUP is a request to authorize the operation of a medical waste transfer station in the M-2-IP Zone pursuant to County Code Section 22.22.030 (Land Use Regulations for Industrial Zones).
5. **ENTITLEMENT REQUIRED.** The Variance is a request to authorize a new 10-foot-tall wrought iron fence with solid metal panels located along the front property line with a zero-foot setback, in lieu of the required 10-foot minimum setback, and to authorize a four-foot-and-six-inch-deep landscaping buffer, in lieu of the required 10-foot deep landscaping buffer pursuant to County Code Chapter 22.364.110 (West Rancho Dominguez Victoria Community Standards District) and County Code Section 22.194.020 (Variance Applicability).
6. **PREVIOUS ENTITLEMENT.** On May 24, 1978, Plot Plan No. 29038 authorized the construction of a new industrial building.
7. **LAND USE DESIGNATION.** The Project Site is located within the IH (Heavy Industrial) land use designation of the County General Plan ("General Plan") Land Use Policy Map.
8. **ZONING.** The Project Site is located in the Victoria Zoned District and is currently zoned M-2-IP. Pursuant to County Code Section 22.22.030 (Land Use Regulations for Industrial Zones), a CUP is required for a medical waste transfer station. Pursuant to

County Code Section 22.194.020 (Variance Applicability), a Variance is required to permit modification of development standards for walls, fencing, yards, landscaping, and screening.

9. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	IH (Heavy Industrial)	M-2-IP (Heavy Manufacturing – Industrial Preservation)	Warehouse and manufacturing
EAST	IH	M-2-IP	Warehouse, manufacturing, and restaurant
SOUTH	IH	M-2-IP	Warehouse and manufacturing
WEST	IH	M-2-IP	Warehouse and manufacturing

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.87 gross acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with an industrial building and a surface parking lot.

B. Site Access

The Project Site is accessible via South Spring Street to the east. Primary access to the Project Site is accessible via an entrance/exit on South Spring Street.

C. Site Plan

The site plan depicts the Project Site with an existing 17,640-square-foot building, measuring approximately 196 feet by 90 feet with a second story mezzanine. The building is divided into four main areas: a full container storage area, an empty container storage area, a storage platform, and a 1,632-square-foot operations area that includes offices, bathrooms, and storage. An additional 949-square-foot office space is located in a second-story mezzanine. The building includes two existing truck loading bays with roll-up doors.

An outdoor truck and equipment storage area is proposed within the southwest portion of the Project Site. A total of 11 standard-sized parking spaces are depicted on-site. A total of 825 square feet of landscaping is provided on-site and secured by a new 10-tall wrought iron fence with solid metal panels. Ingress and egress to

the Project Site is provided by two 31-foot-wide driveways and one 34-foot-wide driveway.

D. Parking

The Project Site includes 11 standard-sized parking spaces.

11. **CEQA DETERMINATION.** Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff ("Staff") determined that the Project qualified for Class 1, Existing Facilities, and Class 5, Minor Alterations to Land Use Limitations, categorical exemptions 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 involves a medical waste transfer station within an existing industrial building, with negligible or no expansion of the previously existing use. The previous land use was a chemical company that blended and stored products for the auto care industry. The previous land use involved the receipt, storage, and distribution of automobile related products, which required the regular transport of goods in and out of the facility. The Project is functionally equivalent to the previous land use because it involves the receipt, temporary storage, and transportation of medical waste, which is comparable in terms of vehicular traffic and facility use.

The containers with medical waste will remain sealed while being unloaded from trucks, maintained on-site, and transferred onto larger vehicles for off-site transportation. No treatment, processing or cleaning activities will occur at the Project Site.

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, the Commission finds that the Project is categorically exempt from CEQA.

12. **COMMUNITY OUTREACH.** In a letter dated February 11, 2024, the Permittee indicated that community outreach was conducted to surrounding businesses but did not provide further details.

13. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Commission dated June 26, 2025, Staff received no public comments.

14. **AGENCY RECOMMENDATIONS.**

- A. County Department of Public Works ("Public Works"): Recommended clearance to public hearing with conditions in a letter dated March 14, 2025.

- B. County Fire Department: Recommended clearance to public hearing with conditions in a letter dated September 7, 2023.
- C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated May 28, 2024.

15. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (Daily Journal and Gardena Valley News), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 22, 2025, a total of 65 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1000-foot radius from the Project Site, as well as 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 Commission finds that the Project is consistent with the goals and policies of the General Plan because the IH (Heavy Industrial) land use designation is intended for heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities, such as this Project. The Commission further finds that the Project promotes the preservation of industrial land and a diverse economy.
17. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the goals and policies of the General Plan:

- *Policy LU 5.9: Preserve key industrially designated land for intensive, employment-based uses.*

The Project is consistent with Policy LU 5.9, which seeks to preserve industrially designated land. The Permittee plans to employ up to 11 people, which would include administrative staff, drivers, and others. The Project is located in an area that supports other employment-generating industrial uses and is not immediately adjacent to residential or other non-industrial uses.

- *Policy LU 7.2: Protect Industrial Parks and districts from incompatible uses.*

The Project is consistent with Policy LU 7.2, which protects industrial areas from incompatible uses. The Project is located within the Industrial Preservation Overlay Zone, which prohibits certain uses. A medical waste transfer station is not listed as a prohibited use. The surrounding land uses include other industrial sites, such as warehouses, manufacturers, and outside storage.

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

The Project is consistent with Policy ED 1.1, which encourages a diverse mix of industries in each Planning Area. No other medical waste transfer station was identified by the Permittee within a 500-foot radius of the Project Site.

- *Policy ED 1.4: Encourage the expansion and retention of targeted industries and other growth economic sectors, such as the entertainment industry, aerospace industry, agriculture, transportation/logistics, healthcare, biomed/biotech, hospitality and tourism.*

The Project is consistent with Policy ED 1.4, which encourages the expansion and retention of targeted industries such as healthcare. The Project proposes to use an existing industrial building as a medical waste transfer station that helps meet the waste needs of the medical industry.

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

The Project is consistent with Policy ED 2.1, which seeks to protect industrial land. The Project is located within an Industrial Preservation Overlay Zone and the medical waste transfer station is an industrial use.

The Commission finds that the Project is consistent with the goals and policies of the Metro Area Plan:

- *Chapter 3 Policy LU 8.2: Enforce Operations On Site. Enforce requirements that industrial uses fully accommodate their operations on site and do not operate or maintain storage in any public right-of-way.*

The Project is consistent with Policy LU 8.2, because all operations and storage will be maintained on-site. The Project proposes to use the Project Site for truck storage and no storage will be maintained in any public right-of-way.

- *Chapter 3 Policy LU 7.3: Truck Access. Prohibit industrial uses from using residential streets for truck access and parking.*

The Project is consistent with Policy LU 7.3 because the Project Site is located within an industrial area and there are no residential zones within 500 feet of the Project Site. The Project Site is serviced by Lennon Street, which is a local street, and Main Street, which is a Major Highway in the County's Master Plan of Highways.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the M-2-IP zoning classification because a medical waste transfer station is permitted

in such zone with a CUP pursuant to County Code Section 22.22.030 (Land Use Regulations for Industrial Zones).

19. FLOOR AREA RATIO. The Commission finds that the Project is consistent with the standards identified in County Code Section 22.22.060 (M-2 Zone Development Standards). The Project has a Floor Area Ratio of 0.46, which is within the maximum Floor Area Ratio of 1.0 for the M-2-IP Zone.

20. REQUIRED YARDS. The Commission finds that the Project is consistent with the standards identified in County Code Section 22.364.110.C.4.a.i (West Rancho Dominguez Community Standards District (“CSD”) Zone Specific Development Standards) with respect to the existing industrial building. This County Code Section requires that buildings and structures be set back a minimum of 10 feet from the front property line. The existing building is set back 45 feet and nine inches from the front property line, which satisfies the setback requirement. The Commission finds that the Project is not consistent with the standards identified in County Code Section 22.364.110.C.4.a.i (West Rancho Dominguez CSD Zone Specific Development Standards) with respect to the proposed new 10-foot-tall wrought iron fence with solid metal panels. A structure is required to have a minimum setback of 10 feet from the front property line. A structure is defined in County Code Section 22.14.190 – S as “anything constructed or erected which requires a fixed location on the ground or is attached to something having a fixed location on the ground.” Therefore, the proposed new fence meets the definition of a structure and does not comply with the required minimum setback of 10 feet, which is why it requires this Variance.

21. LANDSCAPING. The Commission finds that the Project is not consistent with the standard identified in County Code Section 22.364.110 (West Rancho Dominguez CSD Zone Specific Development Standards), which requires that the 10-foot-wide setback from the front property line be landscaped, not including access, parking, and circulation areas. The existing landscaped buffer along the front property line, which in this instance is the Project Site’s western property line along South Spring Street, is approximately four feet and six inches deep. Therefore, the Project does not comply with the required minimum 10-foot-deep landscaping buffer, which is why it requires this Variance.

22. PARKING. The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces).

One parking space is required for each 400 square feet of office space. The Project includes 1,634 square feet of office space on the first floor and 949 square feet of office space on the mezzanine, for a total of 2,583 square feet of office space, which requires six parking spaces.

One parking space is required for each vehicle used for the operation of the business.

One parking space is required for each 7,000 square feet of yard area, or fraction thereof, for up to 42,000 feet of yard area, and one parking space is required for each 20,000 square feet of yard area, or fraction thereof, for yard area in excess of 42,000 square feet. The Project includes an outdoor yard area that measures 9,479 square feet, which requires two parking spaces. The Project includes a 17,640 square-foot industrial building, and the 16,006-square-foot area used for the medical waste transfer station is calculated as a yard area, which requires two parking spaces.

Therefore, a total of 11 parking spaces are required for the Project, and 11 parking spaces are provided.

23. LOADING SPACES. The Commission finds that the Project is legal nonconforming with respect to the current standards identified in County Code Section 22.112.120 (Loading Spaces). For an industrial building between zero and 18,000 square feet in floor area, one Type B loading space is required, with a minimum dimension of 12 feet in width, 30 feet in length, and the loading space must have 36 feet of maneuvering space. The Project Site has two existing loading spaces, which are legal nonconforming with respect to the 36 feet of maneuvering space.

24. BICYCLE PARKING. The Commission finds that no bicycle parking spaces are required pursuant to County Code Section 22.112.020 (Applicability) because the Project does not propose a new building or additional floor area.

25. SIGNS. The Commission finds that the Project is consistent with the standard identified in County Code Section 22.114.100 (Business Signs in Commercial and Industrial Zones). Properties are allowed up to three square feet of sign area per linear foot of building frontage in the M-1-IP Zone. No new business sign is being proposed.

26. TREE PLANTING. The Commission finds that the Project is not subject to the standards identified in County Code Chapter 22.126 (Tree Planting Requirements) because this is an existing industrial building established prior to these requirements, which became effective on April 28, 2016. Pursuant to County Code Section 22.126.020 (Applicability), these requirements do not apply because no new buildings, additions, or parking areas are proposed. If new buildings, additions, or parking areas are proposed in the future, such changes will be reviewed through a Revised Exhibit "A" in accordance with the County Code requirements in effect at the time to determine if the Tree Planting Requirements are applicable, and to require compliance if applicable.

27. HEIGHT. The Commission finds that the Project is consistent with the standard identified in County Code Section 22.360.110 (West Rancho Dominguez CSD Zone Specific Development Standards). This County Code Section requires that a building or structure located more than 250 feet from a Residential Zone shall not exceed a height of 90 feet above grade, excluding chimneys and rooftop antennas. The existing building is 22 feet above ground level, which is less than the CSD's maximum height of 90 feet.

28. **LOT COVERAGE.** The Commission finds that the Project is consistent with the following applicable standards identified in County Code Section 22.364.110 (West Rancho Dominguez – Victoria CSD Zone Specific Development Standards). The CSD limits lot coverage to 70 percent. The existing 17,640-square-foot building covers approximately 46 percent of the Project Site, which is less than the CSD’s maximum lot coverage of 70 percent. The CSD’s community-wide development standards addressing graffiti and site maintenance are a part of the Project’s conditions of approval.

29. **INCLUSIONARY UNITS.** The Commission finds that the Project is exempt from the Inclusionary Zoning Ordinance because the Project is an industrial use.

CONDITIONAL USE PERMIT FINDINGS

30. **The Commission 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 is located along South Spring Street, which is a local street that is accessed by South Main Street. This Project is a medical waste transfer station where fully containerized waste will be unloaded from trucks, maintained on-site, and transferred onto larger vehicles for transport to other permitted locations for treatment and disposal. The Project will be regulated by the California Department of Public Health (“CDPH”) under the Medical Waste Management Program. A specific medical waste transfer station permit will be issued by CDPH and the Project will be routinely inspected by CDPH staff to ensure compliance. The medical waste transfer station permit issued by CDPH requires annual reporting along with specific steps to ensure the public’s health and safety. The Project does not otherwise constitute any threat, or endanger the persons in the nearby vicinity, nor constitute a menace to the public health, safety or general welfare.

31. **The Commission 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 parking, signage, and outdoor truck storage. The Project Site has two existing loading spaces, which are legal nonconforming with respect to the 36 feet of maneuvering space. Upon arrival at the Project Site, the secure containers will be unloaded from trucks, stored on-site in a designated area, and transferred onto larger transport vehicles, such as trailers, for final shipment to authorized treatment and disposal facilities. All loading and unloading of medical waste will be conducted via two loading bays with limited outdoor activities. The Project Site is adequate in size and shape to accommodate the medical waste transfer station, and the Project will be consistent with the industrial and manufacturing uses in the surrounding area.

32. **The Commission 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 South Spring Street, with two lanes in either direction that are sufficiently capable of serving the proposed use. Both South Spring Street and Lennon Street are local streets that are accessed only via South Main Street. South Main Street is classified as a Major Highway in the County's Master Plan of Highways. There are no residentially zoned properties within 500 feet of the Project Site.
33. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

VARIANCE FINDINGS

34. **The Commission finds that because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.** The special circumstances and exceptional characteristics of the Project Site justify the requested variance, as the strict application of the County Code would deprive the property of privileges commonly enjoyed by other properties in the vicinity with the same zoning.

The Project Site is located within an Industrial Preservation Overlay Zone, which is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses. Security fencing is a common and necessary feature for business operations. Staff's site visit and review of aerial imagery review confirmed that multiple neighboring properties have fences constructed at or near the front property line that do not comply with the 10-foot landscaped setback requirement. Additionally, the medical waste transfer station has unique operational needs that require secure on-site truck storage and efficient loading and unloading processes. Requiring a 10-foot landscaped setback for the fence would unnecessarily reduce the available functional space, creating logistical challenges. Unlike other industrial uses within the vicinity, this facility must adhere to strict health and safety regulations for the handling and transport of medical waste, further justifying the need for secure fencing at the property line. The property measures approximately 152 feet by 261 feet, and the existing building is situated along the western property line. The limited lot line dimensions and existing development constraints restrict maneuverability and prevent further site expansion.

35. **The Commission finds the modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.** The proposed variance to authorize a new 10-foot-tall wrought iron fence with solid metal panels located along the front property line with a zero-foot setback, in lieu of the required 10-foot minimum

setback, and to authorize a four-foot-and-six-inch-deep landscaping buffer, in lieu of the required 10-foot deep landscaping buffer, does not constitute a grant of special privilege, as similar conditions exist among neighboring properties within an Industrial Preservation Overlay Zone.

The Project Site is located in an area characterized by industrial uses where security and screening are essential for operations. Many adjacent properties feature fences of comparable height and placement, demonstrating a consistent development pattern that aligns with the functional needs of industrial businesses. The medical waste transfer station requires secure on-site truck storage to facilitate the efficient loading and transportation of sealed medical waste containers. Requiring the fence to comply with the 10-foot landscaped setback requirement would limit the ability of vehicles to use the existing parking spaces and maneuvering aisles on the Project Site. Therefore, a 10-foot landscaped setback would unnecessarily reduce the functionality of the Project Site without providing any substantial public benefit, as the facility is not open to the public and does not generate pedestrian traffic.

The Permittee provided six examples of neighboring properties located near the Project Site with fences that do not comply with the required 10-foot landscaped setback. Additionally, Staff's site visit and review of aerial imagery confirmed that multiple properties in the vicinity do not comply with the 10-foot landscaped setback requirement, further demonstrating that the requested variance is consistent with existing development patterns. Given the industrial nature of the area and the operational needs of the Project, allowing the fence along the front property line with a zero-foot setback maintains compatibility with surrounding properties while ensuring that the medical waste transfer station operates securely and efficiently.

The Permittee will replace the existing fence along the front property line with a new 10-foot-tall wrought iron fence with solid metal panels because County Code Section 22.140.430.C requires a solid fence to screen the outdoor storage of trucks along the southern portion of the Project Site near South Spring Street. However, no fences, walls, gates, landscaping, utilities, etc., over 42 inches in height are allowed within 10 feet of a driveway because Public Works requires 10-foot-by-10-foot pedestrian sight triangles at all driveways. Therefore, within 10 feet of the driveway on South Spring Street, the applicant is proposing a non-view obscuring wrought iron fence without solid metal panels. This portion of the new fence will not block the pedestrian line sight triangles and will therefore comply with Public Works requirements.

- 36. The Commission finds that strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.** Strict application of the zoning regulations requiring a 10-foot landscaped setback for the fence would result in practical difficulties and unnecessary hardships for the proposed medical waste transfer station.

The primary function of the facility is to securely receive, temporarily store, and transport sealed medical waste containers in compliance with all applicable health and safety regulations. To operate efficiently and safely, the facility requires designated on-site truck storage, which is directly impacted by the placement of the fence. A 10-foot landscaped setback would unnecessarily reduce the available operational space, creating logistical challenges for truck maneuverability, loading, and storage. Additionally, the facility is located in an industrial area where similar properties have fences constructed at or near the front property line, demonstrating that the requested variance aligns with existing conditions and does not create an inconsistency with the general purpose of the setback requirement. The general purpose of the setback requirement is to promote aesthetics, safety, and pedestrian access. However, in an industrial setting such as this, with limited pedestrian activity and a need for secure operations, the strict enforcement of this requirement would impose an unnecessary hardship. Therefore, the Commission finds that granting the Variance would allow the facility to operate efficiently while maintaining consistency with surrounding industrial properties.

- 37. The Commission finds that such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.** The requested adjustment to authorize a new 10-foot-tall wrought iron fence with solid metal panels located along the front property line with a zero-foot setback, in lieu of the required 10-foot minimum setback, and to authorize a four-foot-and-six-inch-deep landscaping buffer, in lieu of the required 10-foot deep landscaping buffer, will not be materially detrimental to public health, safety, or general welfare, nor will it negatively impact the use, enjoyment, or valuation of nearby properties.

The Project Site is located in an industrial area where similar fencing configurations exist. The fence will provide necessary security for the medical waste transfer station, preventing unauthorized access and ensuring the safe containment of operations. Additionally, the facility's activities involve the secure handling and transportation of sealed medical waste containers, which will be stored within an enclosed building before being transported off-site for disposal. The facility is not open to the public, and the presence of the fence will have no impact on pedestrian access. The variance will not create visual or functional obstructions, as industrial properties in the vicinity commonly utilize perimeter fencing for security and operational efficiency. The proposed fence will enhance the safety of the facility while maintaining the industrial character of the area.

ENVIRONMENTAL FINDINGS

- 38.** The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities) and section 15305 (Class 5 Minor Alterations to Land Use Limitations) categorical exemptions. The Project involves a medical waste transfer station within an existing industrial building, with negligible or no expansion of the previously existing

use. The previous land use was a chemical company that blended and stored products for the auto care industry. The previous land use involved the receipt, storage, and distribution of automobile-related products, which required the regular transport of goods in and out of the facility. The proposed Project is functionally equivalent to the previous land use because it involves the receipt, temporary storage, and transportation of medical waste, which is comparable in terms of vehicular traffic and facility use. The containers with medical waste will remain sealed while being unloaded from trucks, maintained on-site, and transferred onto larger vehicles for off-site transportation. No treatment, processing or cleaning activities will occur at the Project Site. 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, the Commission finds that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

39. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 Services Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

Regarding the Conditional Use Permit:

- A. The proposed use with 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.

Regarding the Variance:

- E. Because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
- F. The modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.
- G. Strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.
- H. Such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Categorical Exemption, Existing Facilities) and 15305 (Class 5, Minor Alterations in Land Use Limitations categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023003599** and **VARIANCE NO. RPPL2025000316** subject to the attached conditions.

ACTION DATE: July 9, 2025

MG:ER: MR

June 26, 2025

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-003025-(2)
CONDITIONAL USE PERMIT NO. RPPL2023003599
VARIANCE NO. RPPL2025000316

PROJECT DESCRIPTION

The project is a medical waste transfer station with outdoor truck storage, including a new 10-foot-tall wrought iron fence with solid metal panels located along the front property line with a zero-foot setback, in lieu of the required 10-foot minimum setback, and including a four-foot-and-six-inch-deep landscaping buffer, in lieu of the required 10-foot deep landscaping buffer, 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. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. **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.
4. **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.

5. **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.
6. **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 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.
7. **Grant Term.**

The Conditional Use Permit, which authorizes the operation of a medical waste transfer station, shall terminate on June 25, 2040. 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.

The Variance, which authorizes a new 10-foot-tall wrought iron fence with solid metal panels located along the front property line with a zero-foot setback, in lieu of the required 10-foot minimum setback, and which authorizes a four-foot-and-six-inch-deep landscaping buffer, in lieu of the required 10-foot deep landscaping buffer, does not have a grant term.

8. **Expiration.** This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. **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 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 **\$3,648.00**, 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 **eight (8)** inspections. 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.

10. **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).
11. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 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 Regional Planning ("Director").

14. **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.
15. **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.

16. **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** a modified Exhibit "A" shall be submitted to LA County Planning by **August 25, 2025**.
17. **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** 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.
18. **Retain Conditions.** The conditions of this grant shall be retained on the premises and shall be immediately produced upon request by any LA County Planning staff member. The manager and all employees of the facility 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).

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT

19. This grant shall authorize the operation of a medical waste transfer facility with outdoor truck storage. No other waste, other than medical waste, is to be accepted by the facility. No sorting or treatment of medical waste is to be conducted on site.
20. **Storage of Medical Waste.** All medical waste materials shall be stored on site within an enclosed building and in compliance with the regulations administered by the California Department of Public Health. The Permittee shall conduct all medical waste transferring activities within designated areas only.

21. **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).
22. **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.
23. **Parking.** Employee and customer parking shall be accessible at all times and shall not be used for the storage of materials or equipment. A total of 11 parking spaces shall be accessible at all times.
24. **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;" and
 - ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG or visit www.aqmd.gov."
25. **Surface.** 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.

26. **Record of Complaints.** The Permittee shall maintain a record of all complaints received and measures taken to resolve those complaints. The record of complaints shall include the date and time, nature of complaints, and actions taken to identify and mitigate the complaint. The Permittee shall resolve all complaints to the satisfaction of the Director. The record shall be maintained for three years and made available upon request.
27. **Compliance.** The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant to the satisfaction of the Director, and in full compliance with all statutes, ordinances, or other regulations applicable to any development or activity on the subject property. The Permittee shall also comply with all permits, approvals, or findings issued by other governmental agencies or departments, including, but not limited to, the permits, approvals, or findings issued by the California Department of Public Health. The Permittee shall keep all required permits in full force and effect and shall fully comply with any requirements thereof.

Failure of the Permittee to cease any development or activity not in full compliance, as described above, shall be a violation of this grant and may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

28. The Permittee shall comply with all conditions set forth in the attached County Fire Department letter dated September 7, 2023.
29. The Permittee shall comply with all conditions set forth in the attached County Department of Public Works letter dated March 13, 2025
30. The Permittee shall comply with all conditions set forth in the attached County Department of Public Health letter dated May 28, 2024.

PERMIT-SPECIFIC CONDITIONS – VARIANCE

31. **Outside Storage.** Any materials, vehicles, or 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 public rights-of-way.
32. **Solid Fence.** The Permittee shall install a new solid wall along the property's outside storage area along South Spring Street. The new solid fence shall be installed within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
- The solid wall shall be a minimum of eight feet tall; be of a uniform height between eight and 12 feet tall; be a neutral color; and be constructed in a workmanlike manner and consist of materials such as solid wrought iron fence, concrete masonry unit or masonry, brick, etc.
 - Barbed wire/concertina wired fences are prohibited.

PROJECT NO. PRJ2023-003025-(2)
CONDITIONAL USE PERMIT NO. RPPL2023003599
VARIANCE NO. RPPL2025000316

EXHIBIT D
CONDITIONS OF APPROVAL
PAGE 7 OF 7

Attachments:

Exhibit D-1 County Fire Department Letter dated September 7, 2023

Exhibit D-2 County Department of Public Works Letter dated March 13, 2025

Exhibit D-3 County Department of Public Health Letter dated May 28, 2024

CONDITIONAL USE PERMIT FINDINGS STATEMENT

The purpose of this findings statement is to clearly establish that the proposed project meets criteria established by Los Angeles County for appropriate use can community benefit.

Criteria A:

1. This project will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

This project is a medical waste transfer station where the property will serve as a warehouse where fully containerized waste will be offloaded and reloaded onto larger vehicles for transport to other permitted locations for treatment and disposal. All activities will occur within the building and not create noise, odor, or any other potential impact on the surrounding neighbors.

2. This project will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.

The proposed use of this building is a significant improvement over the prior use so it will by contrast materially enhance the property of other people located in the vicinity. All operations in this project are conducted indoors thus improving the aesthetics of the site from any street or neighborhood view. The warehouse nature of the operation will be quiet with the sole outside activity of trucks coming and going.

3. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

The use of this building will be regulated by the California Department of Public Health (CDPH) under the Medical Waste Management Program. This will require a specific medical waste transfer station permit issued by CDPH and subject to rigorous standards of public health and be routinely inspected by CDPH staff for compliance. Annual reporting is a requirement of the permit along with specific steps to insure the public's health and safety.

Criteria B:

This request complies with the Zoning Ordinance of Los Angeles County.

The property is zoned M2. The specific street address puts it in the center of a large M2 zone surrounded by properties that share the same zoning. M2 is defined as follows: “Heavy Manufacturing Zone. The Heavy Manufacturing Zone (Zone M-2) allows for intensive manufacturing, mineral extraction and refining, processing, assembly, research, wholesale and storage uses, trucking terminals, railroad and freight stations, and similar activities that require separation from residential uses due to noise, vibration, odors, or other negative characteristics. Zone M-2 also accommodates warehousing, distribution, and port-related uses.” This proposed use involves warehousing and distribution with all operations inside the building.

Criteria C:

1. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the load and quantity of traffic such use would generate.

The property was originally built in 1978 and for the past five decades has been adequately served by all infrastructure. This project does not increase the load or quantity of traffic in any manner.

2. The proposed site is adequately served by public or private service facilities as required.

There are adequate utility services. This project is less of an energy consumer than the previous use.

SPURGIN & ASSOCIATES

Variance Request for Project
RPPL2023003599

TO: Melissa Reyes

FROM: Bob Spurgin

SUBJECT: Variance Statement of Findings

DATE: December 18 2024

Pursuant to County Code Section 22.194.050: Findings and Decision the applicant shall substantiate the following facts:

B.1 Because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The subject property at 14803 S Spring Street is one of 6 properties on the S Spring Street / Lemon Street industrial corridor that connects S Main Street in Gardena. The subject property is the sole property on this street with the conditions for which we seek a variance.

All 6 properties share the same zoning classification and are engaged in commercial and industrial activities. Since taking ownership of the property, it has been cleaned up of debris left by the prior owner, with the goal of good property management and maintenance to support the neighboring businesses.

The six businesses are:

- (15) 130 Lennon Street (across street from subject property)
- (16) 150 Lemmon Street (across street from subject property on north side of 130 Lennon)
- (10) 14911 S Main Street (two properties down from subject property)
- (12) 14835 S Spring Street (next door to subject property on south side)
- (13) 14721 S Spring Street (next door to subject property on north side)
- (14) 14606 S Main Street (north of subject property between Lennon and S Main Street)

The location of the businesses by number is shown in the attachments following this document. One business has no fencing. The other five businesses all show fencing comparable to what we are requesting. Without this variance, the existing fence would not only remain non-compliant but would be incompatible with the entire street.

To reference the question in B.1 above, without this variance the “strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.”



Subject Property Showing Existing Non-Compliant Fence



Subject Property Existing Fence Next to Adjacent Property Fence



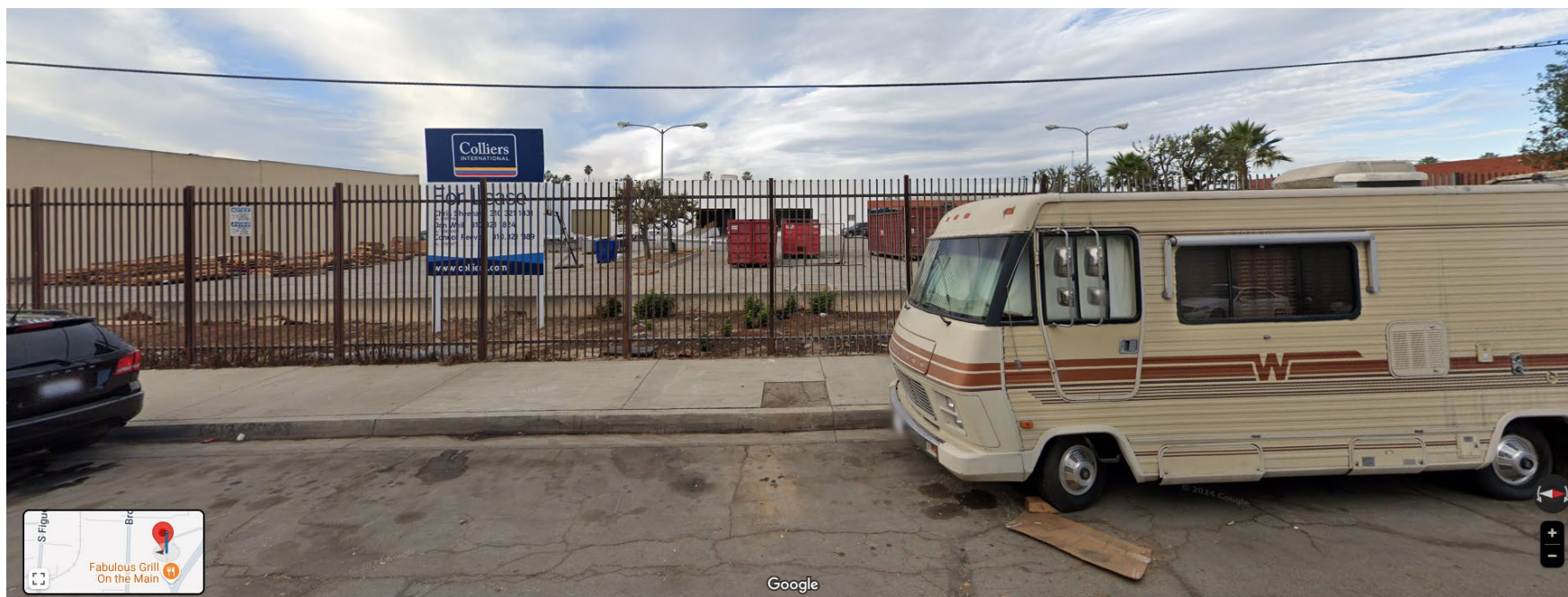
130 Lennon Street



150 Lennon Street



14605 S Main Street



14721 S Spring Street



14271 S Spring Street



14911 South Main Street

B.2. The modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

As can be seen by the photos above of each property on the street, the modification will not grant a special privilege inconsistent with other properties but will bring the subject property in conformity to the surrounding properties.

B.3. Strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.

The County has determined that the existing fencing is non-compliant. To apply the zoning regulations to cause conformance, would move the existing fence further into the existing property and restricting additional functional use of the property would be inconsistent with the general purpose of these regulations and standards which deal with conformity to the street and neighborhood to create an even fence line, and provide for improved visuals from the public passage up and down the street.

In summation, the application seeks to address anomalies in the properties adjacent to and along the street of subject property. And because of the exceptional characteristics applicable to the property as it exists, the strict application of the County Code deprives subject property of privileges enjoyed by the other properties contiguous and proximate to it under identical zoning classifications.

This variance if granted will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated. Therefore, we are requesting the application be granted.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: June 26, 2025
PROJECT NUMBER: PRJ2023-003025-(2)
PERMIT NUMBER(S): Conditional Use Permit RPPL2023003599
 Variance RPPL2025000316
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 14809 South Spring Street, West Rancho Dominguez
 Victoria
OWNER: Daniels Gardena CA LLC
APPLICANT: Robert Spurgin
CASE PLANNER: Melissa Reyes, Principal Planner
 Mreyes2@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 Class 1 (Existing Facilities) and Class 5 (Minor Alterations in Land Use Limitations) Categorical Exemptions under State CEQA Guidelines Sections 15301 and 15305 because the Project involves a medical waste transfer facility within an existing industrial building, with negligible or no expansion of the previously existing use.

The Project is located in an existing industrial building that was previously used for manufacturing and distribution. The previous land use was a company that manufactured products for the automobile industry with incoming and outgoing shipment. Products manufactured included waxes, polishes, auto shampoo, dressings, and other similar products. The previous use involved the receipt, storage, and distribution of automobile-related products, which required the regular transport of goods in and out of the facility. The proposed medical waste transfer station is similar to the previous use and therefore qualifies for an Exemption.

The existing industrial building will require tenant improvements due to prolonged vacancy and a lack of maintenance. Future tenant improvements will be necessary to bring the facility into compliance with applicable building, health, and safety codes. These future improvements will remain within the existing building footprint, with no new expansions. The installation of a solid fence is a minor site modification that supports the secure operation of the medical waste transfer station and does not result in an expansion of use. The solid fence

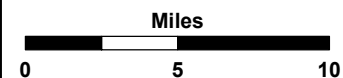
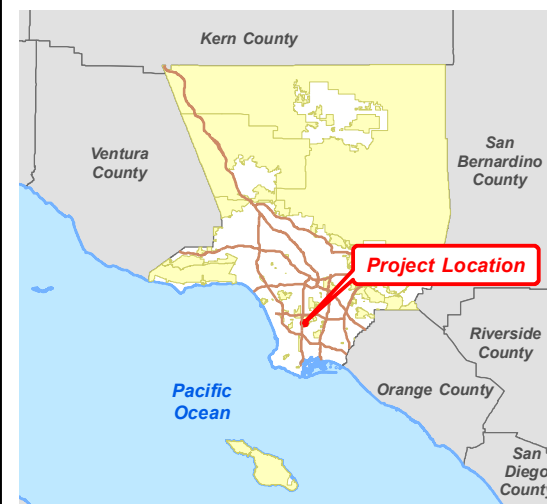
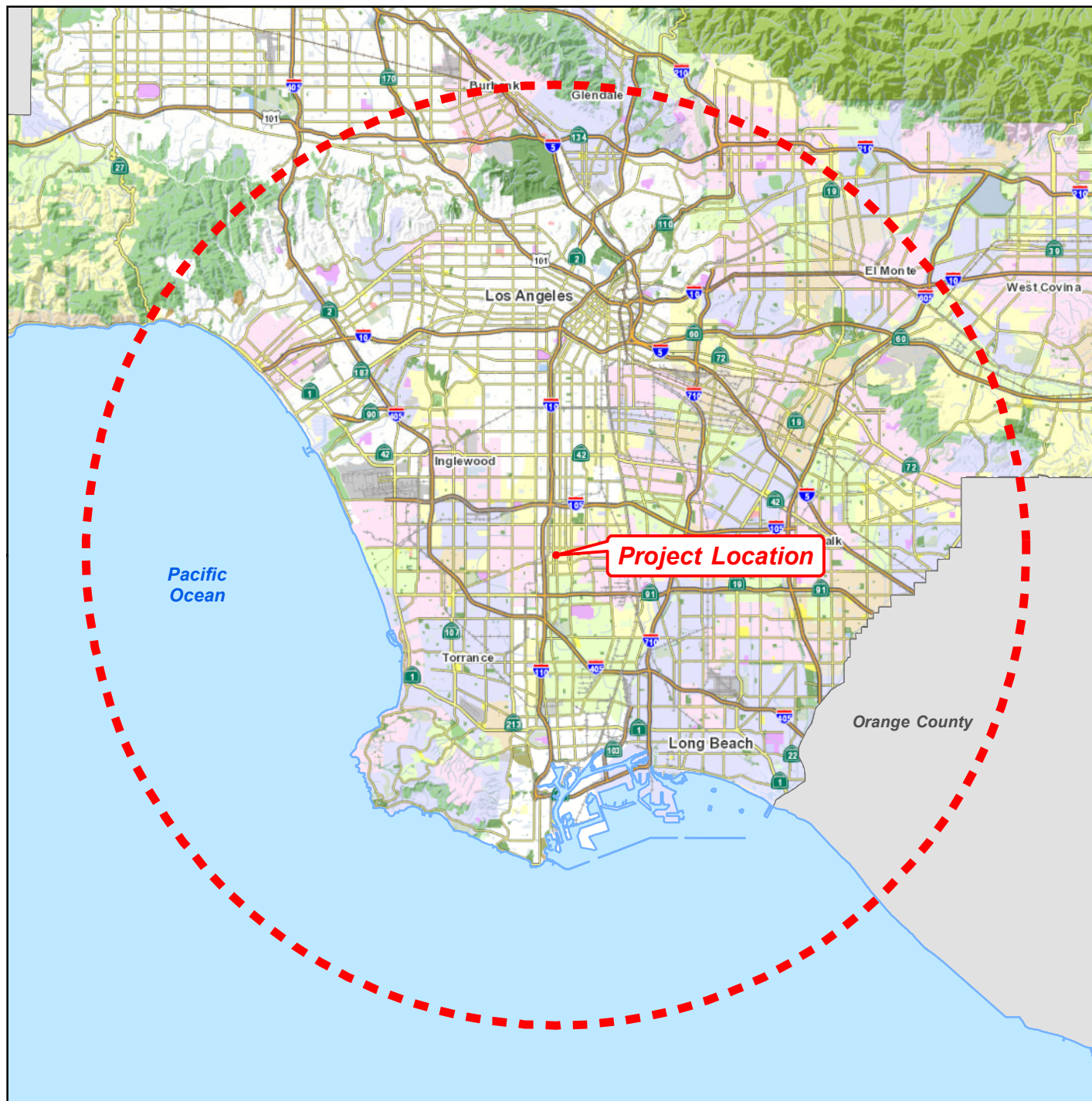
is intended to enclose and screen truck storage. The Project is located within an industrial area, and the fence installation does not involve the removal of any existing landscaping.

The proposed medical waste transfer facility involves the receipt, temporary storage, and transportation of medical waste, which is operationally comparable in terms of vehicular traffic and facility use. The containers with medical waste will remain sealed while being unloaded from trucks, maintained on-site, and transferred onto larger vehicles for offsite transportation. No treatment, processing or cleaning activities will occur at the Project Site.

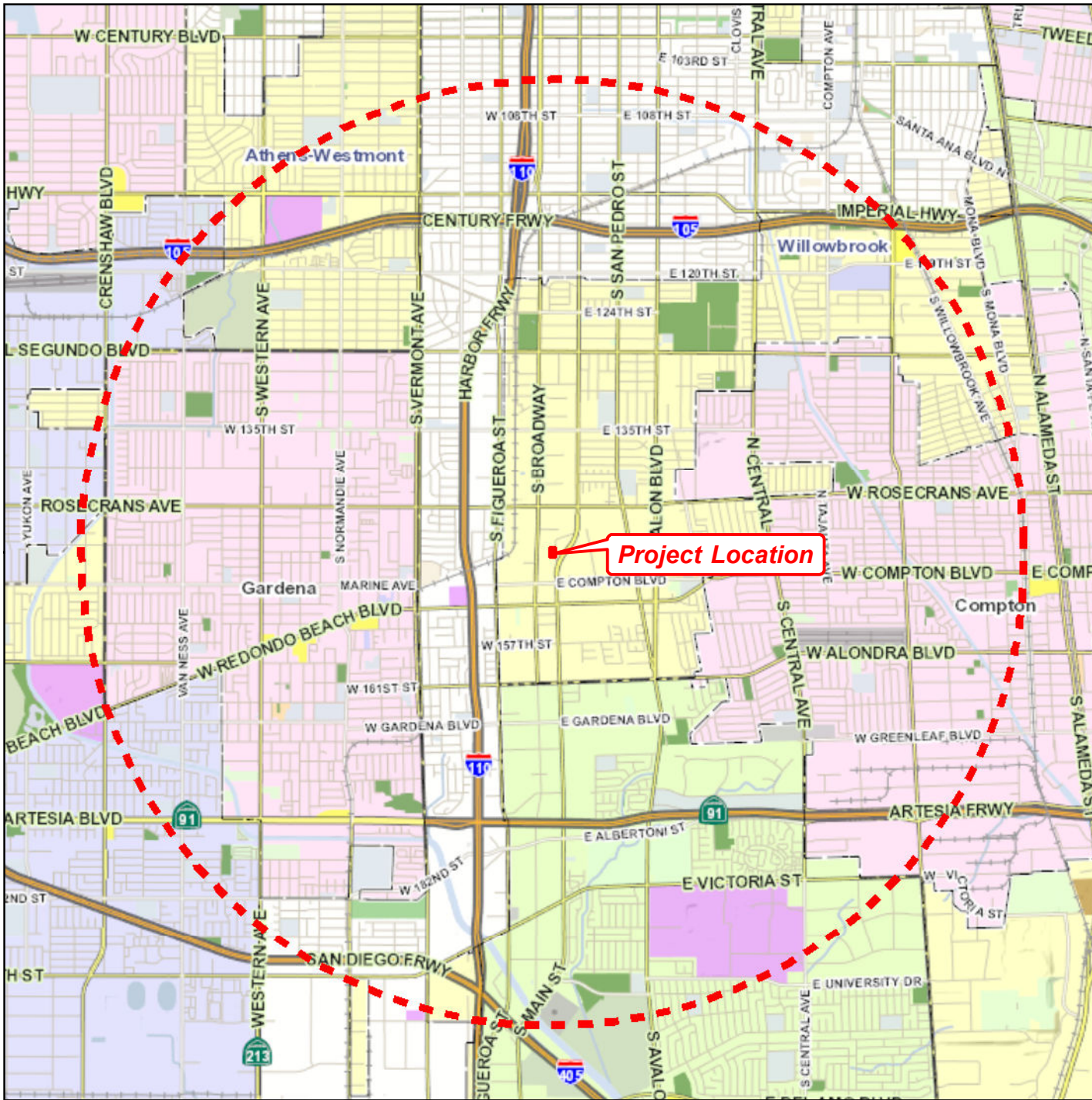
The proposed use as a medical waste transfer station will not expand the footprint of the existing facility or require substantial modifications to the structure. The Project does not involve any substantial physical changes, apart from tenant improvements, that would result in significant environmental impacts. The facility is located in an industrially zoned area, and operations will be conducted in accordance with applicable state regulations for medical waste management. The facility will be required to obtain all necessary permits from regulatory agencies, including those governing medical waste handling and transportation. Compliance with these regulations ensures that the project will not result in significant environmental effects.

There are no exceptions to the Exemption because the Project is not located in an environmentally sensitive area, there are no historical resources onsite, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or cleanup sites.

CUP RPPL2023003599

LA COUNTY
PLANNING

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

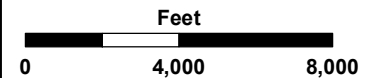


3-MILE RADIUS

LOCATOR MAP

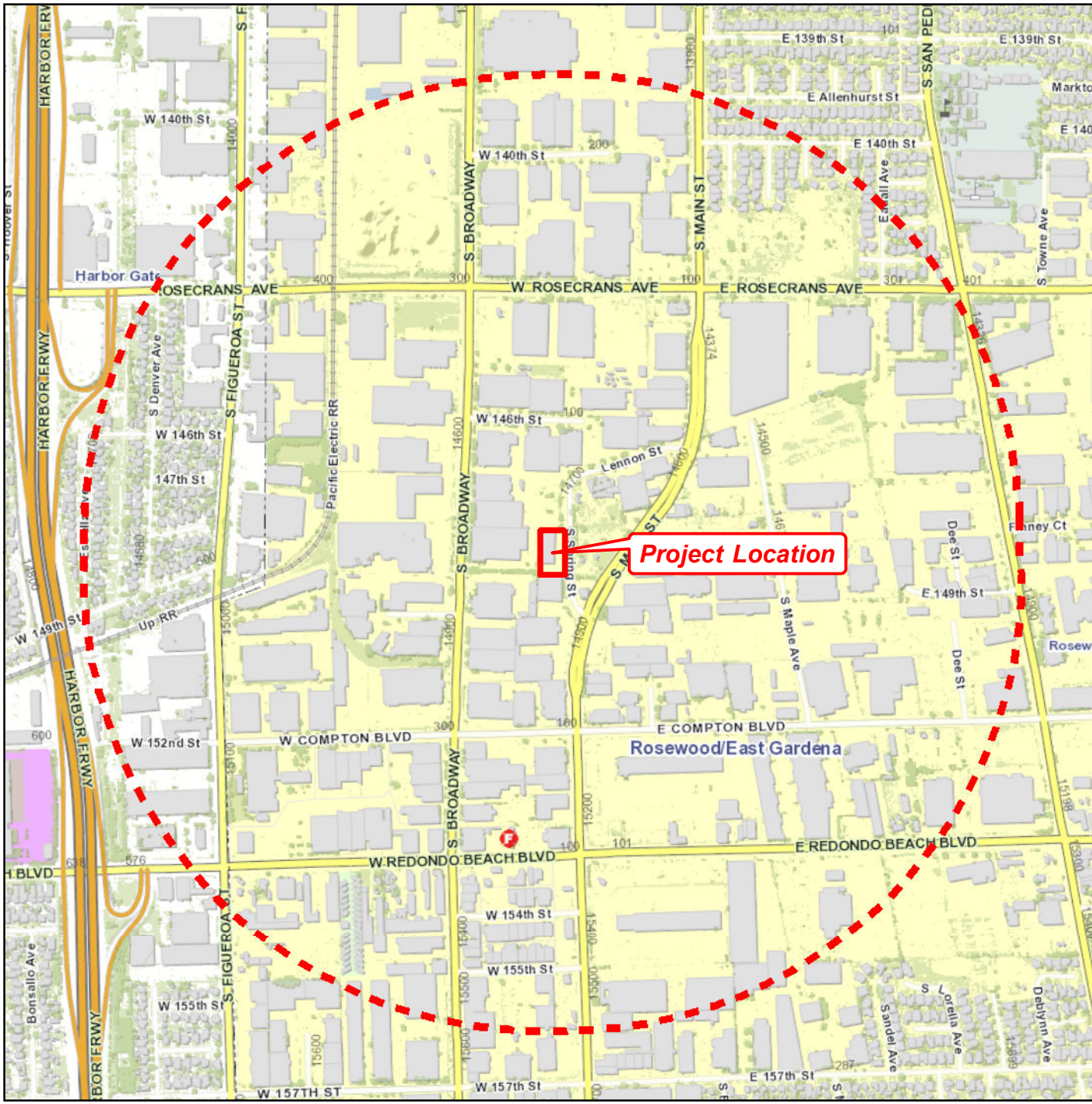
PROJECT NO. PRJ2023-003025

CUP RPPL2023003599



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Los Angeles, CA 90012



HALF-MILE RADIUS

LOCATOR MAP

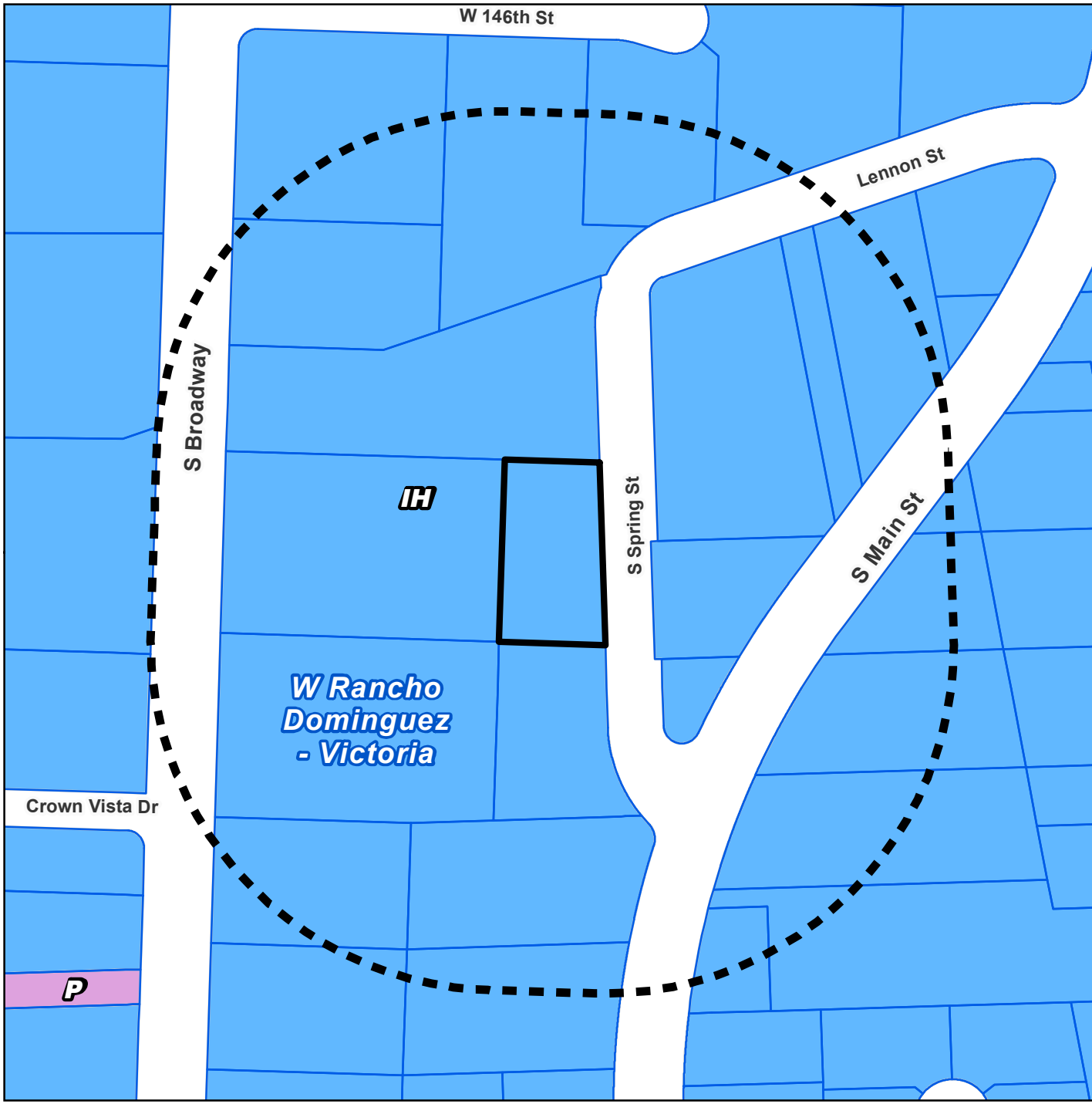
PROJECT NO. PRJ2023-003025
CUP RPPL2023003599



Feet
0 600 1,200

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





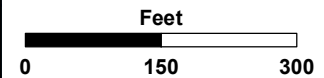
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003025

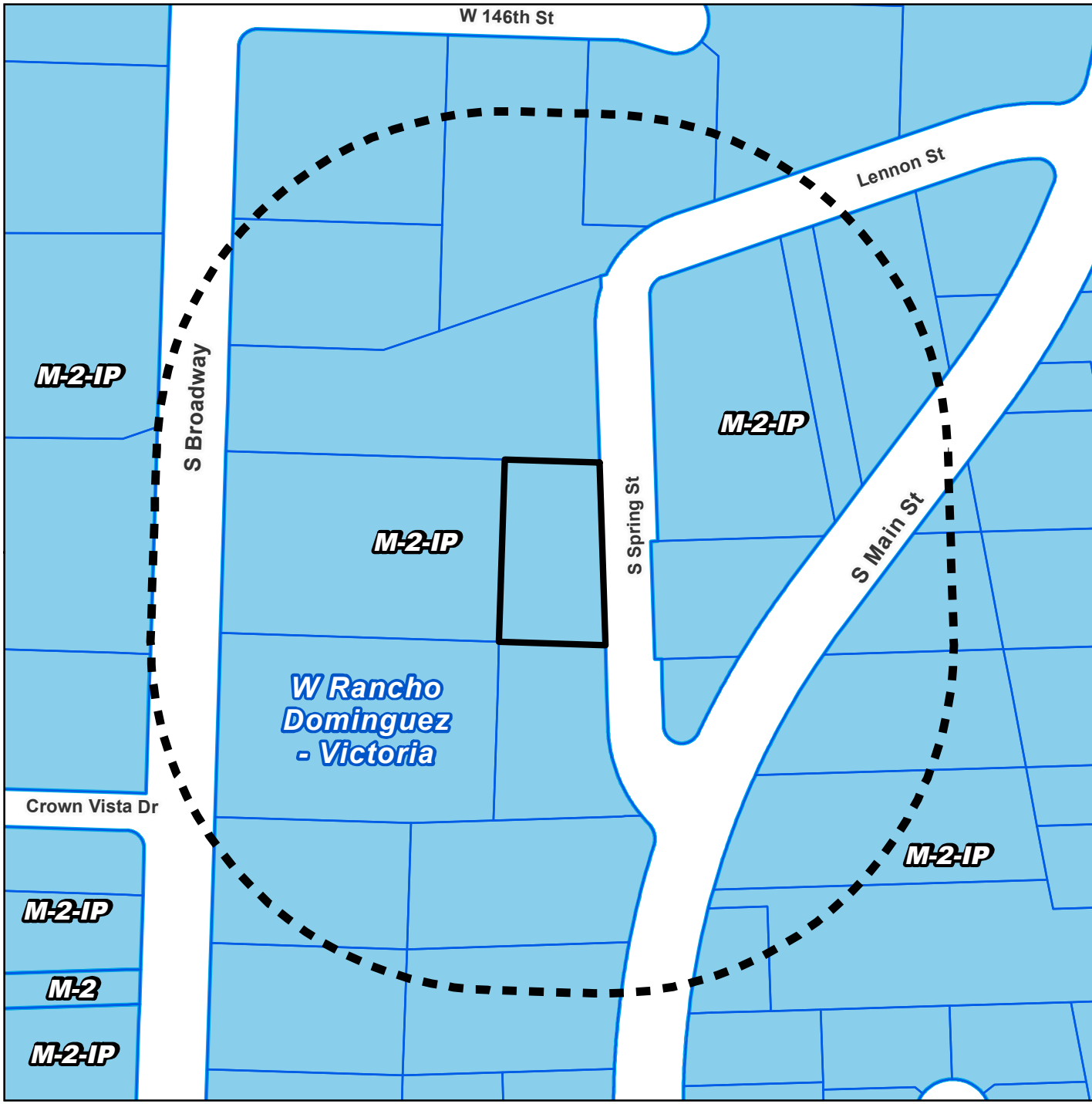
CUP RPPL2023003599

-  IH - Heavy Industrial
-  P - Public and Semi-Public



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320 W. Temple Street
Los Angeles, CA 90012



ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003025

CUP RPPL2023003599

 M-2 - Heavy

Feet
0 150 300



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AERIAL IMAGERY

SITE-SPECIFIC MAP

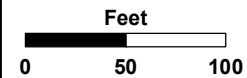
PROJECT NO. PRJ2023-003025

CUP RPPL2023003599

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023

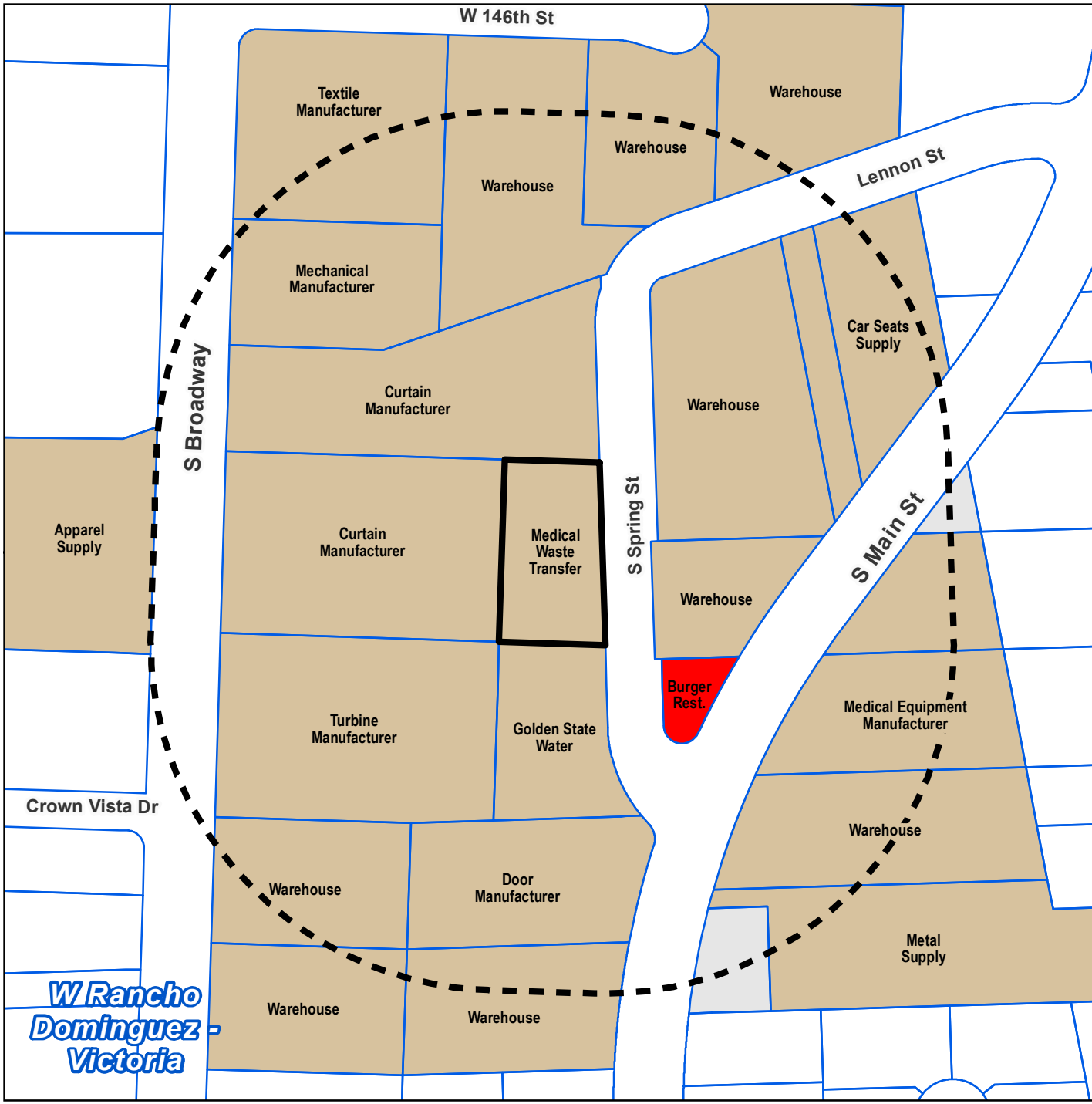
S Spring St

S Main St



LA COUNTY
PLANNING

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







EXISTING LAND USE

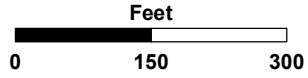
500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003025

CUP RPPL2023003599

-  500-ft Standard Radius
- Existing Land Use (Assessor Use Codes)
-  Commercial
-  Industrial
-  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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LOS ANGELES COUNTY
Dept. of Regional Planning
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Los Angeles, CA 90012

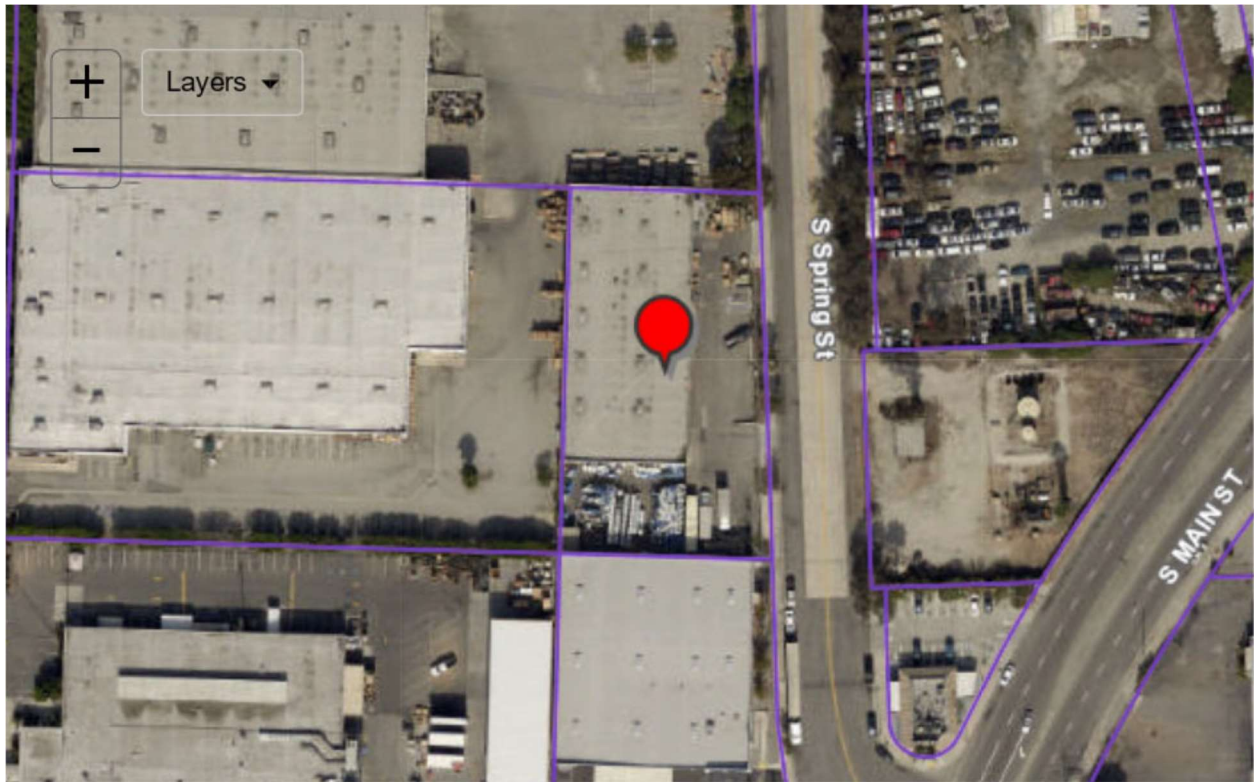
*W Rancho
Dominguez -
Victoria*

The below images are of 14803 S Spring Street.



Aerial Views of Property:





Site Plan:

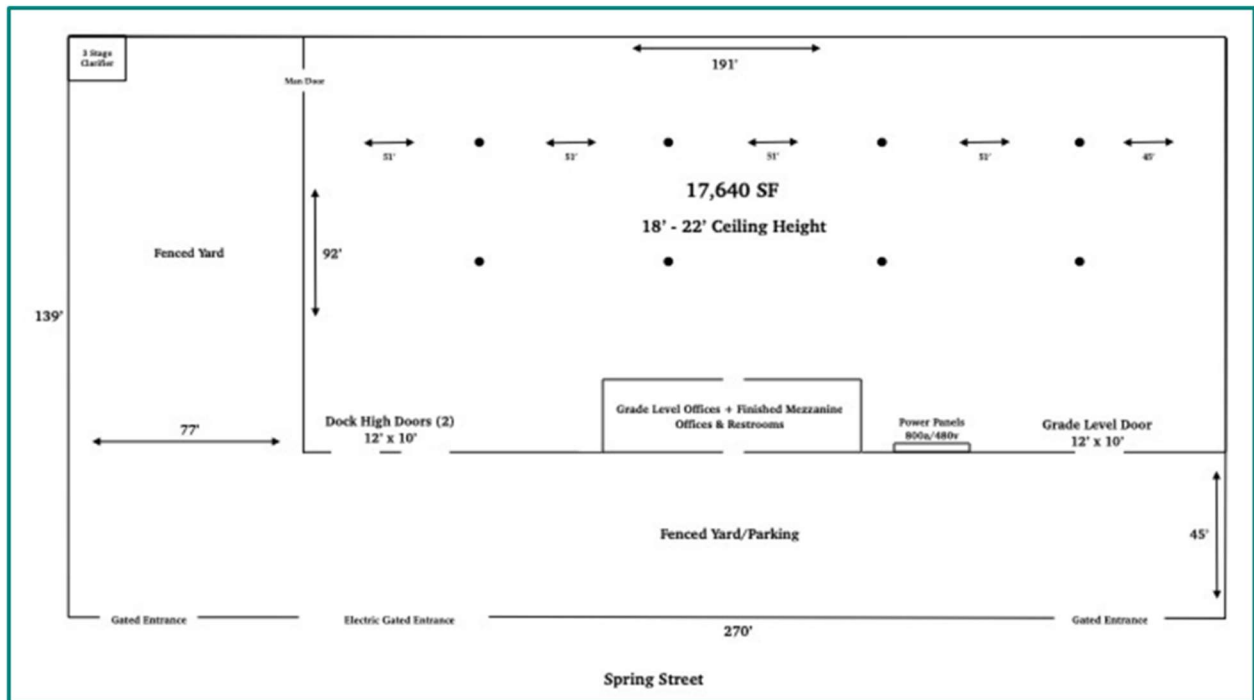


EXHIBIT H PHOTOS



PHOTOS OF OTHER FACILITY

EXHIBIT H PHOTOS



PHOTOS OF OTHER FACILITY

EXHIBIT H_PHOTOS



PHOTOS OF OTHER FACILITY

EXHIBIT H PHOTOS



PHOTOS OF OTHER FACILITY

EXHIBIT H PHOTOS



PHOTOS OF OTHER FACILITY

EXHIBIT H_PHOTOS



PHOTOS OF OTHER FACILITY

EXHIBIT H PHOTOS



PHOTOS OF OTHER FACILITY

EXHIBIT H_PHOTOS



PHOTOS OF OTHER FACILITY

EXHIBIT H_PHOTOS



PHOTOS OF OTHER FACILITY

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EXHIBIT H_PHOTOS



PHOTOS OF OTHER FACILITY

EXHIBIT H_PHOTOS



PHOTOS OF OTHER FACILITY

EXHIBIT H PHOTOS



EXHIBIT H PHOTOS





BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



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May 28, 2024

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Melissa Reyes

FROM: Charlene Contreras *ccg*
Director, Community Protection Branch
Department of Public Health

SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2023003599
14803 S. SPRING STREET GARDENA CA 90248

Thank you for the opportunity to review the application for the project located above. This project proposes to use an existing commercial building as a Medical Waste Transfer Station. Per the applicant, the medical waste is stored in secured 38-gallon or 90-gallon containers on rollers. A 24-foot, enclosed-bed truck will transfer the medical waste to the southern loading dock or northern rollup door, where it is offloaded by hand, dolly, or truck lift gate and stored indoors. Approximately 2- 5 trucks are expected to deliver medical waste daily. A 53-foot truck will transfer the accumulated medical waste to a treatment/disposal facility in Fresno every other day. Adjacent to the subject property are industrial businesses.

Public Health recommend clearance of the aforementioned project. This is conditioned by the current use of public water and wastewater systems. The applicant provided a water bill from Golden State Water Company with a billing date of February 29, 2024. Also,

provided a copy of the Annual Secured Property Tax Bill for fiscal year July 01, 2023, to June 30, 2024, indicating the consolidated sewer fee as one of the direct assessments for the above address. Any change of methods for the provisions of potable water and sewage disposal shall invalidate this approval.

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390, 12.08.530, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

1.1 Community Noise

Ordinance:

12.08.530 Residential air conditioning or refrigeration equipment

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited (See Table 1).

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 1: dBA levels not to be exceeded on the neighboring property

1.2 Exterior Noise

Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in table 2:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 2. Std = Standard dB that may not exceed the cumulative period

Findings:

Noise generated from the proposed business may exceed the exterior noise standards, such as trash pickup; vehicle idling, exhaust, and alarms; PA System; forklift operation; and loading/unloading.

Noise levels were measured, using a sound level meter (Larson Davis Sound Advisor 831C) set to A-weighting (dBA), by the southern gate entrance at street level on September 11, 2023, to determine background noise levels.

The exterior background noise level exceeded L1.7 and L0 (See Table 3). As a result, the background noise level becomes the exterior noise standard.

Exterior Noise Standards, dBA – Industrial											
Area Background Results	Duration	Std # 1 = L50		Std # 2 = L25		Std # 3 = L8.3		Std # 4 = L1.7		Std # 5 = L0	
		30min/hr	Result	15min/hr	Result	5 min/hr	Result	1 min/hr	Result	At no time	Result
Industrial: 14803 S Spring St, Gardena, CA 90248	2:17 pm – 3:17 pm	70	59.1	75	64.0	80	70	85	76.1	90	99.3

Table 3. Std = Standard dB that may not exceed the cumulative period

1.3 Recommendation/findings

Based on the proposed business and findings, activities from the Medical Waste Transfer Station should comply requirements contained in Title 12, Section 12.08.390, 12.08.530, Noise Control Ordinance for the County of Los Angeles. The below activities should be minimized or monitored closely so as not to impact neighbors.

1. Vehicle idling: Not for a prolonged period
2. Loading/unloading zone
3. Stationary/nonstationary equipment.
4. PA System
5. Alarms
6. Trash collection

Carmen Sainz
May 28, 2024
Page 4 of 4

These activities should be minimized or monitored closely so as not to impact neighbors.

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_14803 S. SPRING STREET GARDENA CA 90248_RPPL2023003599_05.28.2024



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

March 13, 2025

IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Carmen Sainz
Metro Development Services
Department of Regional Planning

Attention Melissa Reyes

FROM: James Chon
Land Development Division

VARIANCE (RPPL2025000316)
14803 SOUTH SPRING STREET
ASSESSOR'S MAP BOOK 6129, PAGE 9, PARCEL 72
UNINCORPORATED WILLOWBROOK

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes a variance for the operation of a Medical Waste Transfer Station using an existing building. This memo supersedes the memo for RPPL2023003599 dated April 15, 2024.

- ☒ Public Works recommends that the conditions shown below 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.

1. Environmental

1.1. Prior to issuance of a grading or building permit:

- 1.1.1 There are multiple oil wells within 300 feet of the property. If the scope of work changes to include any proposed new buildings, enclosed structures, additions, or conversions of the existing building or structure to habitable or occupiable space, the permit would be subject to the requirements in Title 26, Section 110.4, of Los Angeles County Code.

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March 13, 2025
Page 2

- 1.1.2. In accordance with Title 26, Section 110.5, of Los Angeles County Code, if contaminated soils are encountered on the property at any time, the permittee shall halt any work and notify Los Angeles County Public Works, Environmental Programs Division (Methane Unit), at (626) 570-2810 or methane@pw.lacounty.gov.

For questions regarding the environmental conditions, please contact Trishena Robinson of Public Works, Environmental Programs Division, at (626) 458-3126 or trobinson@pw.lacounty.gov.

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4945 or tduong@pw.lacounty.gov.

DK:la

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COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2023003599	PROJECT NUMBER:	Medical Waste Transfer Station @ 14803 S Spring St
CITY/COMMUNITY:	Rosewood/East Gardena	STATUS:	Cleared
PROJECT ADDRESS:	14803 S Spring Street Gardena, CA 90248	DATE:	09/07/2023

CONDITIONS

1. This project is cleared to proceed to public hearing.
2. Specific fire and life safety requirements for the construction phase will be addressed at the Fire Department building plan check review. There may be additional fire and life safety requirements during this time.
3. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.

Daniels Sharpsmart Inc Scope of Work

Summary:

Medical Waste Transfer Station which will pick up containers from local health facilities and transfer them at this location to larger vehicles for transport to other permitted facilities for treatment and disposal.

Scope of Work:

The Gardena site is a transfer station for medical waste only. Thus, it is very different than what is considered a transfer station or recycling facility under various County code sections. There is no recycling activity at this location, no sorting of materials or processing of any kind. As described below this is more akin to warehouse storage in that sealed containers are offloaded in the building and then reloaded onto larger trucks to transport to other locations without opening the sealed containers at any time.

This location will serve as one of the medical waste transfer stations serving clients in Los Angeles County and Southern California. While there are several such locations throughout the county this is the first located in the unincorporated area and as such under the jurisdiction of LA County Planning.

Serving this facility, route trucks will be dispatched from a variety of Daniels locations and will bring waste to the Gardena facility. All waste is in sealed DOT approved containers that meet standards mandated by the State of California. They must be leak-proof, rodent proof with tight fitting lids. The material will primarily consist of sharps including needles and syringes, and disposable products containing blood or body fluids. All waste is sealed in bags as required by the State of California before being placed in containers to prevent exposure.

Upon arrival at the facility the containers will be offloaded in the warehouse and staged for dispatch. They will then be reloaded onto larger vehicles such as 48' trailers for transport to other locations permitted by CDPH for treatment and disposal. No processing or cleaning activities will be performed at this location. The entire building is fenced and secured, and not available to the public.

The company plans for up to 11 employees and 7-10 truck trips daily. Facility hours will typically be from 2:30 am to 6:00 pm to allow for trucks to travel during light traffic times as much as possible. Due to the need to be flexible for customers and traffic delays operating hours may include some 24/7 activities.

Once the CUP approval and CEQA clearance is received application will be made to CDPH for a Medical Waste Transfer Station Permit. CDPH is the regulatory and enforcement authority over medical waste facilities throughout the State and all aspects of the project will need to be approved by them.

Daniels Gardena LLC Project Narrative

Company Overview

In 37 years, from a home garage with nothing but makeshift PVC waste tubes and an irrepressible dream, Daniels has grown to become one of the most influential healthcare service companies in the world. Its safe practices have become the benchmark of global standards, and its products are esteemed industry-wide to be unrivalled in protecting the safety of healthcare workers.

Daniels currently provides medical waste management products and services to hospitals and health facilities throughout California, operating their own fleet of vehicles through a network of transfer stations and treatment facilities.

Project Description:

This location will serve as one of the transfer stations serving clients in Los Angeles County and Southern California. Route trucks will be dispatched from a variety of Daniels locations and will bring waste to the Gardena facility. All waste is in sealed DOT approved containers that meet standards mandated by the state of California. They must be leak proof and rodent proof with tight fitting lids. The material will primarily consist of sharps including needles and syringes, and disposable products containing blood or body fluids sealed in bags.

Upon arrival at the facility the containers will be offloaded and reloaded onto larger vehicles such as 53' trailers for transport to other permitted locations for treatment and disposal. No processing or cleaning activities will be performed at this location.

The company plans for up to 11 employees and 7-10 truck trips daily. Facility hours will typically be from 2:30 am to 6:00 pm to allow for trucks to travel during light traffic times as much as possible. Due to the need to be flexible for customers and traffic delays operating hours may include some 24/7 activities.

Once the CUP approval and CEQA clearance is received an application will be made to CDPH for a Medical Waste Transfer Station Permit. CDPH is the regulatory and enforcement authority over medical waste facilities throughout the state and all aspects of the project will need to be approved by them.