

**PROJECT NUMBER**

R2013-00525-(2)

**HEARING DATE**

February 17, 2026

**REQUESTED ENTITLEMENT**Conditional Use Permit ("CUP")  
No. 201300026

## PROJECT SUMMARY

**OWNER / APPLICANT**

Randy Stainberg, Applicant

1997 Adams Investors LLC, Owner

**MAP/EXHIBIT DATE**

March 03, 2025

**PROJECT OVERVIEW**

A CUP to authorize the ongoing operation and maintenance of multiple businesses including 16 existing automobile body and fender repair shops, two pallet yards, and three wood and iron manufacturers in the M-1 (Light Manufacturing) Zone. A CUP is required for these businesses within the Florence-Firestone Community Standards District because these businesses have outdoor operations that are located within 250 feet of residential zones. The Project Site includes seven existing buildings, designated outdoor storage areas, 59 parking spaces, and an eight-foot-tall concrete masonry unit block wall, as well as approximately 3,954 square feet of new landscaping. No changes are proposed to the existing structures.

**LOCATION**

8919 Miner Street, Florence-Firestone

**ACCESS**

Miner Street

**ASSESSORS PARCEL NUMBERS**

6045-016-046, 6045-016-047, and 6045-016-048

**SITE AREA**

3.5 Acres

**GENERAL PLAN<sup>1</sup>**

1980 General Plan

**ZONED DISTRICT**

Firestone Park

**PLANNING AREA**

Metro

**LAND USE DESIGNATION<sup>1</sup>**

I (Major Industrial)

**ZONE<sup>1</sup>**

M-1 (Light Manufacturing)

**PROPOSED UNITS**

NONE

**MAX DENSITY/UNITS**

N/A

**APPLICABLE STANDARDS DISTRICT<sup>1</sup>**

Florence-Firestone Community Standards District

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

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

**KEY ISSUES**

- Consistency with the 1980 General Plan
- Satisfaction of the following portions of Title 22 of the 2013 Los Angeles County Code:
  - Section 22.56.040 (Conditional Use Permit Application Burden of Proof)
  - Chapter 22.44.138 (Florence-Firestone CSD requirements)
  - Section 22.32.160 (Permitted Uses Industrial Zone)
  - Section 22.52.610 (Outside Storage)

**CASE PLANNER:**

Daisy De La Rosa

**PHONE NUMBER:**

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<sup>1</sup> Note: The land use designation was changed to IL (Current Land use description), on May 21, 2024 in conjunction with the Metro Area Plan, and the zoning was changed to SP, IX (Specific Plan, Industrial Mix) on February 7, 2023, in conjunction with the adoption of the Florence-Firestone Transit-Oriented Specific Plan which repealed the Florence-Firestone CSD. Pursuant to current Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the land use policies, zoning, and regulations in effect at the time it was submitted on February 13, 2013, which included the 1980 General Plan.