

REPORT TO THE HEARING OFFICER

DATE ISSUED: December 4, 2025

HEARING DATE: December 16, 2025 AGENDA ITEM: 11

PROJECT NUMBER: PRJ2023-003997-(2)

PERMIT NUMBER: Nonconforming Review No. RPPL2023005625

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 2787 East Del Amo Boulevard, Rancho Dominguez

OWNER: SENT-PAC CORP

APPLICANT: Thomas Kim

CASE PLANNER: Evan Sahagun
ESahagun@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 PRJ2023-003997-(2), Nonconforming Review (“NCR”) Number RPPL2023005625, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE NONCONFORMING REVIEW NUMBER RPPL2023005625 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- An NCR to authorize the continued operation of an indoor swap meet in an existing 105,758-square-foot warehouse building, which is nonconforming due to use in the M-2-IP (Heavy Manufacturing – Industrial Preservation) Zone (“Project”) pursuant to Los Angeles County Code (“County Code”) Section 22.172.060 (Review of Amortization Schedule or Substitution of Use).

B. Project

The applicant, Thomas Kim on behalf of SENT-PAC CORP (“Applicant”), requests an NCR to allow for the continued operation of an indoor swap meet in an existing 105,758-square-foot warehouse building (“Del Amo Plaza”), located at 2787 East Del Amo Boulevard in the unincorporated Rancho Dominguez community (“Project Site”). Del Amo Plaza currently has 126 spaces for business tenants and currently operates from 10:00 a.m. to 6:00 p.m. daily, except for Tuesdays. The Project Site includes a total of 276 existing vehicle parking spaces, comprised of 175 standard, 94 compact, and seven (7) accessible for persons with disabilities in accordance with the Americans with Disabilities Act (“ADA”). Security personnel provide 24/7 surveillance of the facility.

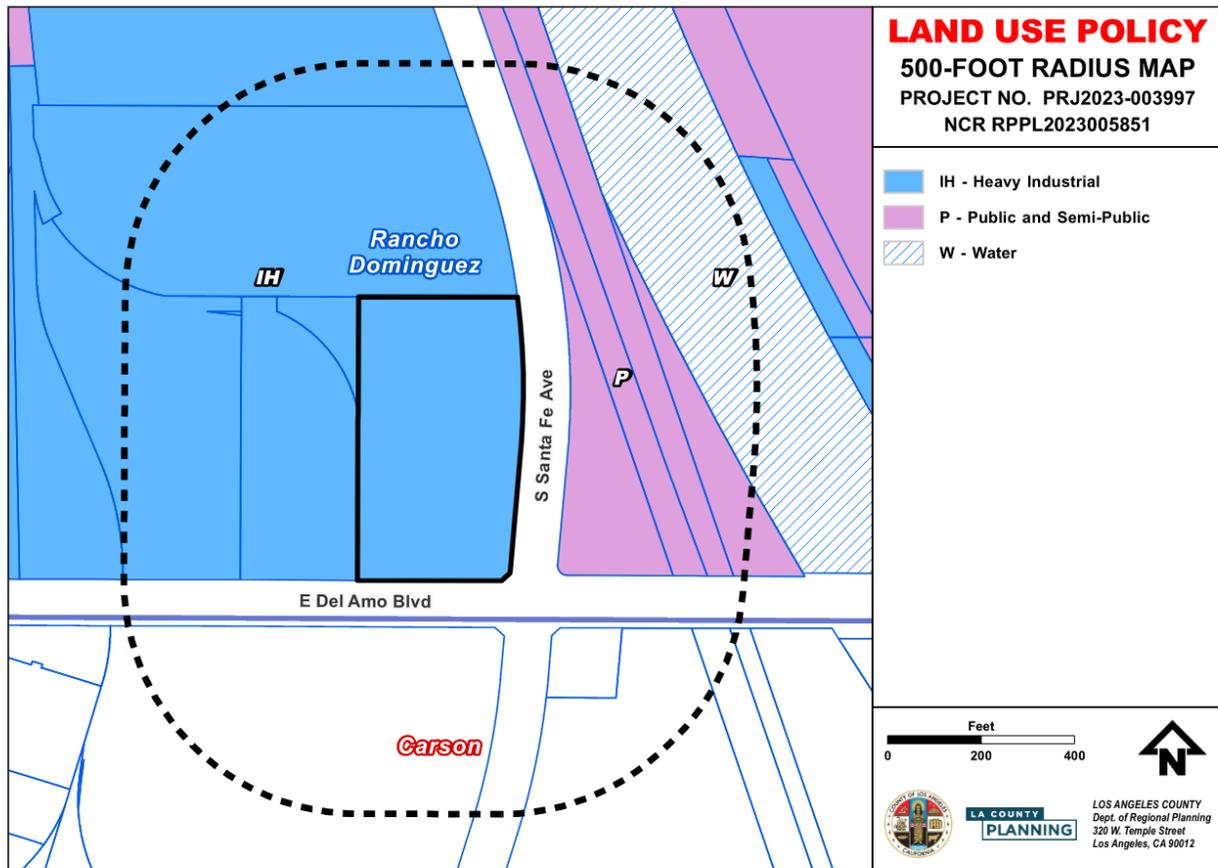
Del Amo Plaza, and various uses that operate within the indoor swap meet, became legal nonconforming because of a zone change, Ordinance No. 2015-0043Z (“Zone Change”), which combined the Project Site’s basic zone, M-2 (Heavy Manufacturing), with the (-)IP (Industrial Preservation) Combining Zone. The (-)IP Combining Zone does not impose any development or performance standards, rather it serves to expressly prohibit various retail and service uses that may otherwise allowed in the basic industrial zone pursuant to County Code Sections 22.60.010 (Purpose) and 22.60.030 (Prohibited Uses). The Zone Change was adopted in conjunction with establishment of the (-)IP Combining Zone, as part of the Countywide General Plan Update, and became effective on November 5, 2015.

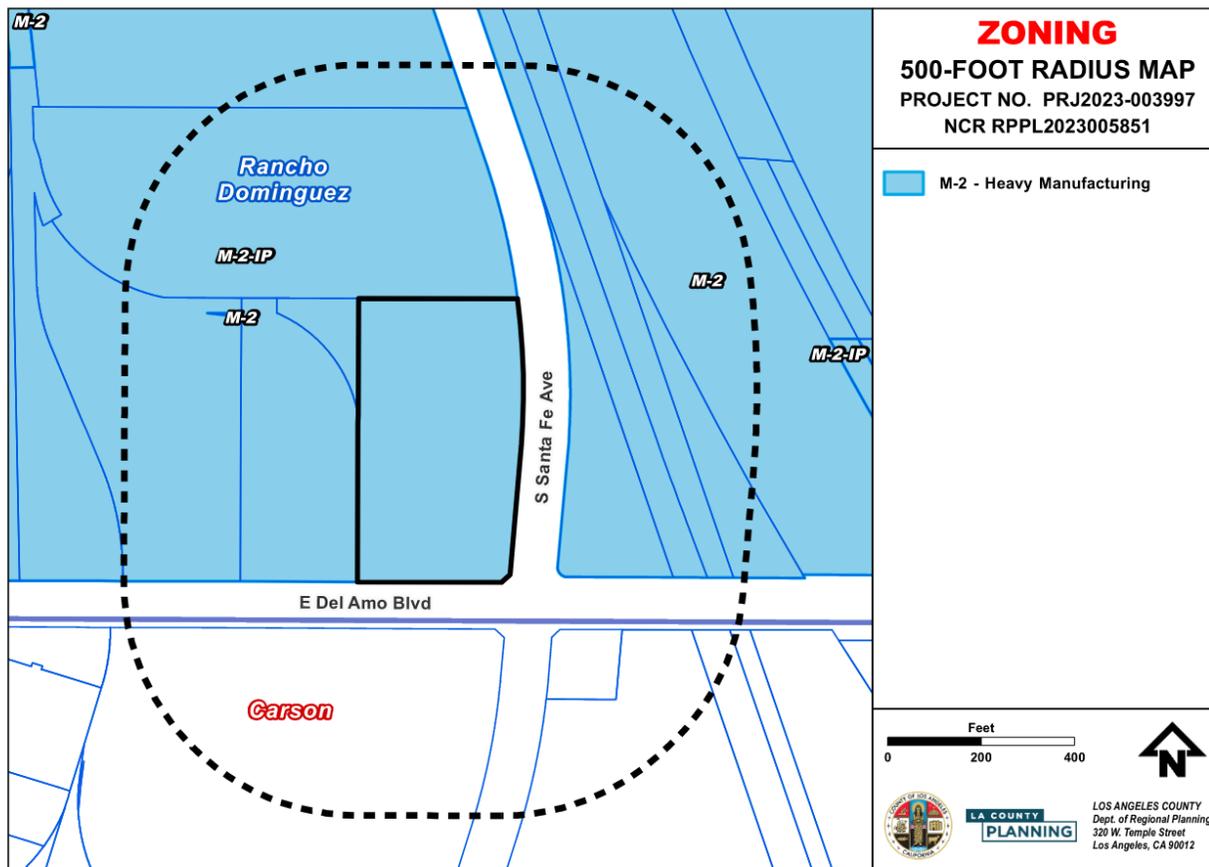
A nonconforming use carried on in a conforming structure, such as Del Amo Plaza, is required to obtain a valid NCR permit or be discontinued and removed from its site within five years of the Zone Change, or by November 5, 2020, pursuant to County Code Section 22.172.050.B (Termination by Operation of Law). Approval of the Project would authorize an indefinite, retroactive extension of the five-year amortization period, thereby allowing for the continued operation of Del Amo Plaza pursuant to County Code Section 22.172.060.A (Applicability), subject to attached conditions.

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)	Indoor swap meet with 126 commercial tenant spaces
NORTH	IH	M-2-IP	Warehouses
EAST	P (Public and Semi-Public), W (Water)	M-2 (Heavy Manufacturing)	LA Metro A (Blue) Line – Del Amo Station, parking, Compton Creek (flood control channel)
SOUTH	City of Carson	City of Carson	Warehouses, restaurant
WEST	IH	M-2-IP, M-2	Warehouses, truck storage, parking





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6315	M-2 (Heavy Manufacturing)	October 20, 1953
20150043z	M-2-IP (Heavy Manufacturing – Industrial Preservation)	October 6, 2015

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan (“PP”) No. 201400601	Business signage.	Approved on July 2, 2014.
Conditional Use Permit (“CUP”) No. 200900110	Authorize continued operation of three tattoo and body piercing parlors	Approved on December 7, 2010.

	and one massage establishment.	
Parking Permit (“PKP”) No. 200900008	Authorize less than the required amount of parking and off-site parking.	Approved on December 7, 2010.
CUP No. 02-270-29099	Authorize continued operation of three tattoo and body piercing parlors and one massage establishment.	Approved by the Regional Planning Commission on September 22, 2004. Applicant’s appeal of conditions was denied by the Board of Supervisors on January 25, 2005.
PKP No. 02-270-28079	Authorize less than the required amount of parking and off-site parking.	Approved by the Regional Planning Commission on September 22, 2004. Applicant’s appeal of conditions was denied by the Board of Supervisors on January 25, 2005.
PKP No. 95-072-24740	Authorize less than the required amount of parking and off-site parking.	Withdrawn on January 7, 2003, superseded by PKP No. 02-270-28079.
PKP No. 90-426	Authorize less than the required amount of parking and off-site parking.	Approved on September 23, 1991.
PP No. 14949	Convert a 20,000-square-foot portion of the warehouse to an indoor swap meet.	Approved on November 2, 1990.

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
08-0030512-RZPVIO	Violations of conditions of approval	Closed: March 23, 2009; Opened: October 20, 2008
09-0024812-RZPVIO	Violations of conditions of approval	Closed: December 14, 2009; Opened: September 15, 2009
15-0002641-RZPVIO	Violations of conditions of approval	Closed: June 25, 2015; Opened: May 11, 2015

ANALYSIS

A. Land Use Compatibility

Del Amo Plaza has operated from the Project Site as an indoor swap meet for over 35 years, since July 14, 1990, coinciding with the first service date of the adjacent LA Metro (Los Angeles County Metropolitan Transit Authority) A (Blue) Line. Del Amo Plaza was first established doing business as “Del Amo Jobber’s Fashion Center” and its grand opening was coordinated directly with LA Metro in 1990. The Project Site is adjacent to its Del Amo Station and is located at the intersection of two major highways mapped in the County’s Master Plan of Highways, East Del Amo Boulevard and South Santa Fe Avenue. The building was originally constructed as a storage warehouse in 1966 and is in a heavily industrialized area of Rancho Dominguez. Most properties within this community are designated IH (Heavy Industrial) in the County’s General Plan. Properties to the south of the Project Site, although in the City of Carson, are similarly developed with industrial uses. As a result, Rancho Dominguez lacks availability of commercial uses, which could serve visitors and employees in the area. Given the Project Site’s location at a major highway intersection and adjacent to a major transit stop, as well as the general need for retail and service uses in this area, it is a suitable location for Del Amo Plaza. Furthermore, pursuant to the Zone Change, many surrounding properties including the Project Site have been rezoned to expressly prohibit new commercial uses from being established. In consideration of these factors, the existing indoor swap meet is a compatible land use at the Project Site.

B. Neighborhood Impact (Need/Convenience Assessment)

Del Amo Plaza has operated from the Project Site as an indoor swap meet for over 35 years. Operation of a swap meet allows the Project Site to maintain a high density of retail and service uses at a high-traffic intersection within the unincorporated community of Rancho Dominguez. These retail and service uses fill a need for employees and visitors of the surrounding area, who would otherwise need to travel elsewhere for similar offerings. The adjacent LA Metro A (Blue) Line provides transportation to and from the Project Site without the need for an automobile. The Project would allow for the continued use of the building as an indoor swap meet to support existing local businesses and would sustain such opportunities for future tenants.

C. Design Compatibility

Pursuant to County Code Section 22.22.060 (Development Standards for Industrial Zones), the Project Site is subject to the development standards of the M-2 Zone. The Project does not include any physical improvements or modifications at the Project Site at this time. The existing warehouse is similar in bulk and mass to adjacent industrial uses. Any future tenant improvement or change of use that may be pursued at a later date may be subject to review by LA County Planning. Therefore, this NCR will have no effect on the design compatibility of the existing structures at the Project Site. The Project Site is not located within a Planning Area or Community Standards District. The only other

development standard in the M-2-IP Zone applicable to the site is a maximum 1.0 Floor Area Ratio (“FAR”) which the Project satisfies because it has an FAR of 0.51.

D. Grant Term

Staff recommends no grant term for the NCR because Del Amo Plaza is a suitable land use for the Project Site which has been a longstanding establishment. The high density of commercial uses within what was previously an underutilized industrial warehouse building, first established in 1990, fills a need for such services within a highly industrialized area. The Project Site, and surrounding properties within this community, are prohibited from establishing new commercial uses due to zoning restrictions. Furthermore, access to the specific location is sufficiently provided by two major highways and a high-quality transit stop. Because Del Amo Plaza has been in operation for over 35 years and is found to be a compatible and suitable use at this location, Staff recommends that the termination time limit for nonconforming uses should not apply to the Project.

If the NCR is approved with no grant term, the Regional Planning Commission or a Hearing Officer, after conducting a public hearing, can subsequently revoke or modify the NCR if the business violates its conditions or if the business is otherwise detrimental to the public’s health or safety or operates as a nuisance.

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 Section 22.172.060.C (Findings and Decision). The Burden of Proof with applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project consists of the continued operation and maintenance of an existing nonconforming indoor swap meet with various commercial uses and does not include any new intensification of use or any expansion in floor area. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on the Project Site, and the Project Site is not listed in the State Department of Toxic Substances Control’s list of hazardous waste or clean up sites.

Therefore, Staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The Department of Public Works did not require review of the Project.
2. The Fire Department, in a letter dated November 18, 2024, recommended that the Project proceed to public hearing with required conditions of approval.
3. The Department of Public Health, in a letter dated October 3, 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

DIAZ BLUEPRINT & DRAFTING SERVICES
 RESIDENTIAL & COMMERCIAL
 MARGARITA DIAZ
 email: margarita@diazblueprint.com
 OFFICE: 323.566.8096
 DIRECT: 323.630.2399

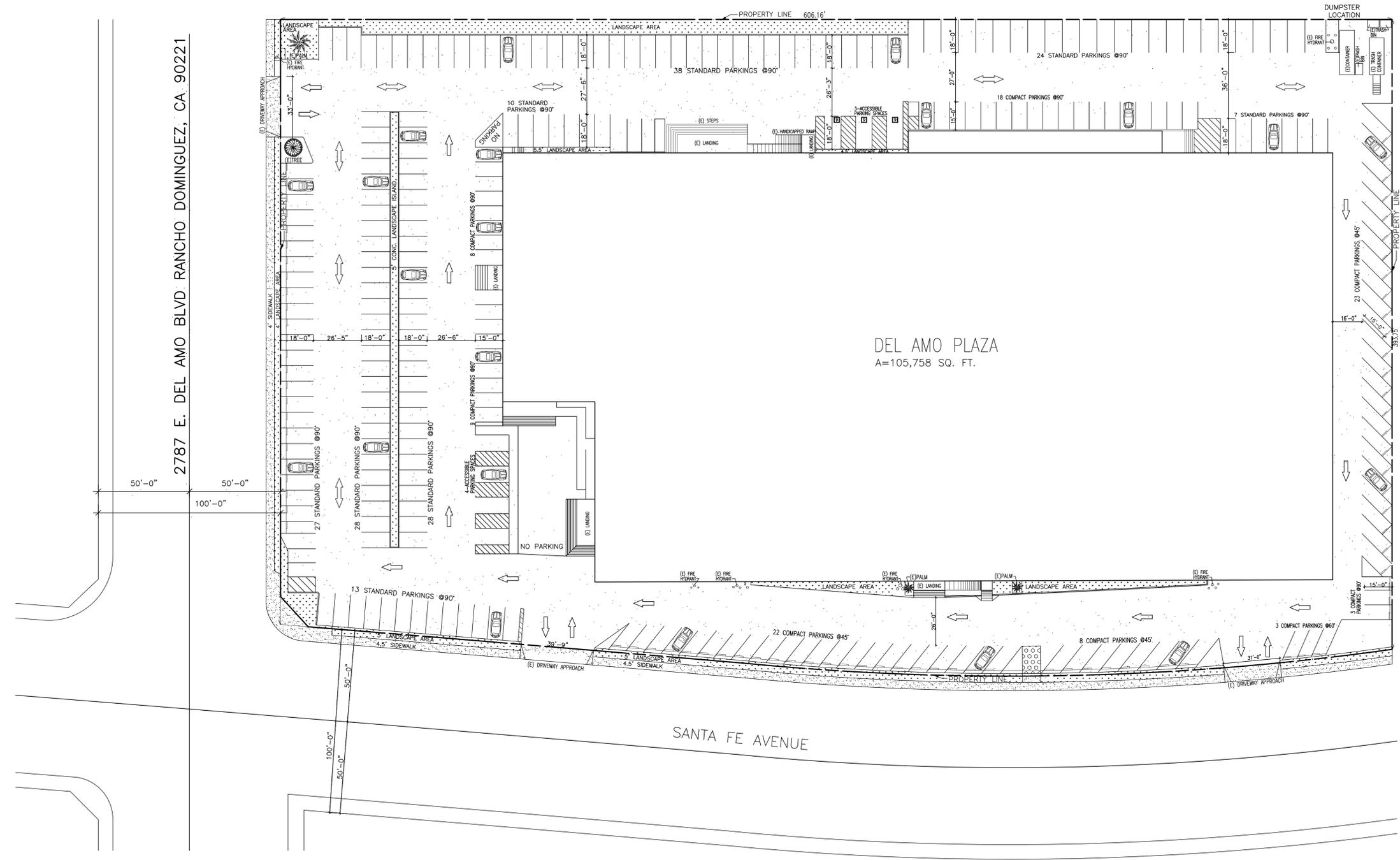
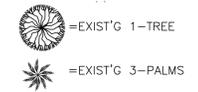
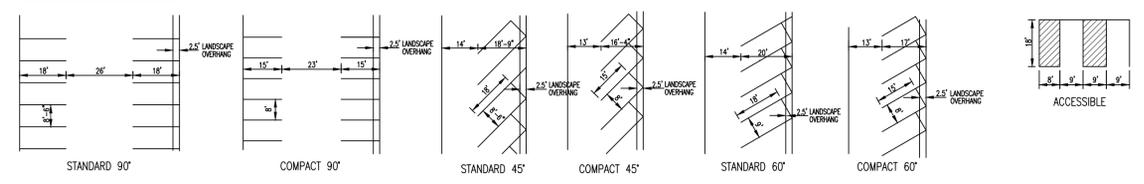
PROJECT NAME : DEL AMO PLAZA
 JOB ADDRESS : 2787 E. DEL AMO BLVD.
RANCHO DOMINGUEZ, CA 90221
 OWNER NAME : THOMAS KIM
 OWNER PHONE : (310) 901-7484 PROJECT No. 25-019

DATE : NOVEMBER, 2025
 SCALE : AS NOTED
 DRAWN BY: M.M.
 SHEET

LOT SUMMARY
 LOT AREA = 207,781.2 SF = 4.77 ACRES
 EXISTING 1-STORY COMMERCIAL BUILDING = 105,758 SF
 LOT COVERAGE: 105,758/207,781.2 SF= 50.8%
 FLOOR AREA RATIO: 105,758/207,781.2 SF= 50.8%
 TOTAL LANDSCAPE AREA=6,589 SF
 207,781.2 SF/6,589 SF= 31.53%

PARKING SUMMARY
 STANDARD SPACES = 175
 COMPACT SPACES = 94
 ACCESSIBLE SPACES = 7
 TOTAL PARKING SPACES = 276

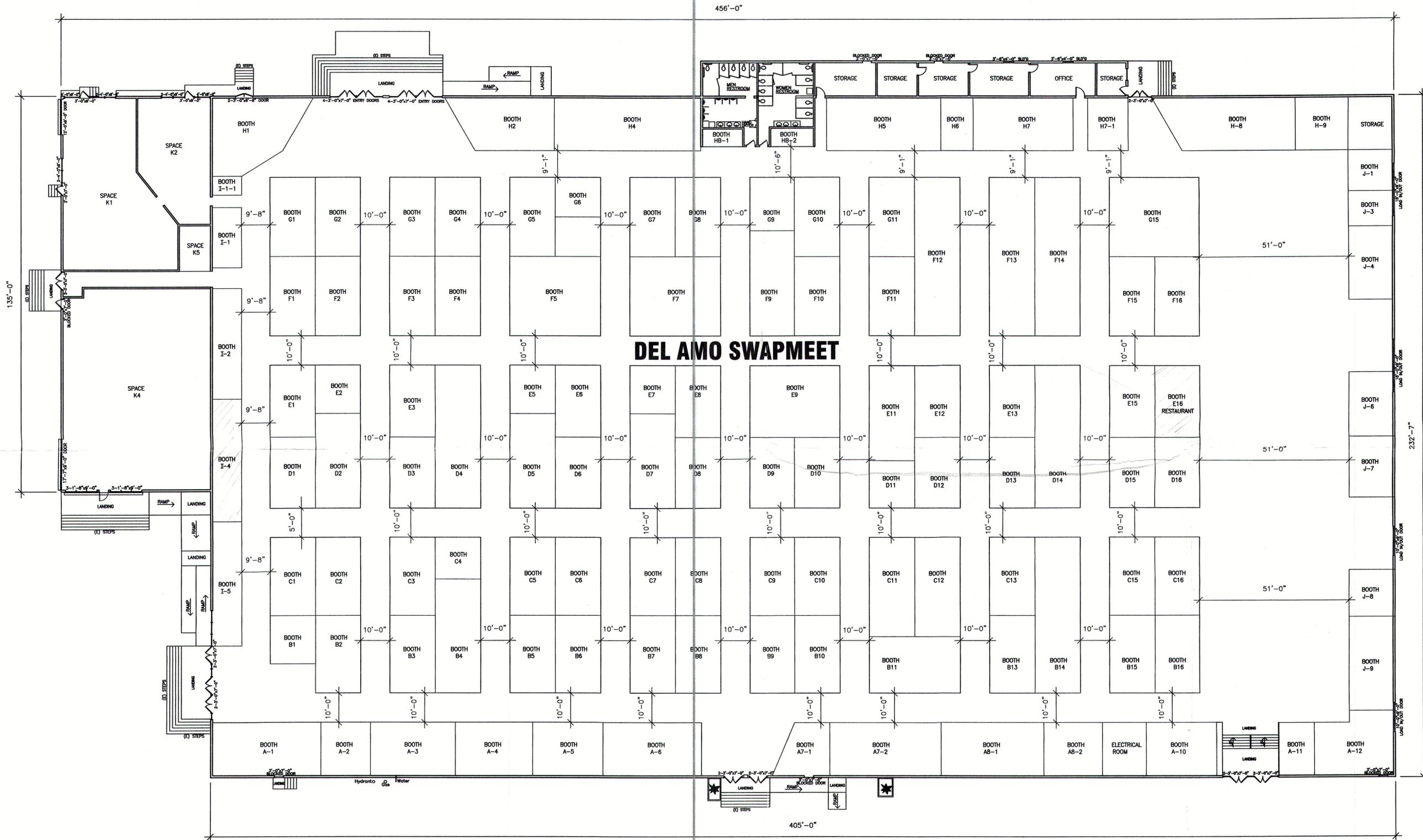
PARKING DETAILS



PLOT PLAN
 SCALE: 1"=30'

2787 E. DEL AMO BLVD RANCHO DOMINGUEZ, CA 90221

2787 E. DEL AMO BLVD. RANCHO DOMINGUEZ, CA 90221

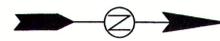


DEL AMO SWAPMEET

SANTA FE AVE.

EXISTING FLOOR PLAN

SCALE: 1/16"=1'-0"



REVISION BY/DATE

DLAZ BLUEPRINT & DRAFTING SERVICES
 (RESIDENTIAL AND COMMERCIAL)
 MARGARITA DIAZ
 10514 LONG BEACH BLVD.
 LYNNWOOD, CA. 90262
 PHONE: (323)566-8096
 FAX: (323)566-8046

PROJECT NAME : DEL AMO SWAPMEET
 JOB ADDRESS : 2787 E. DEL AMO BLVD.
 RANCHO DOMINGUEZ, CA 90221

OWNER NAME : TOM KIM
 OWNER PHONE : (310) 762-6262

PROJECT No 09-046

DATE : SEPTEMBER, 2009

SCALE : AS NOTED

DRAWN BY: M.M.

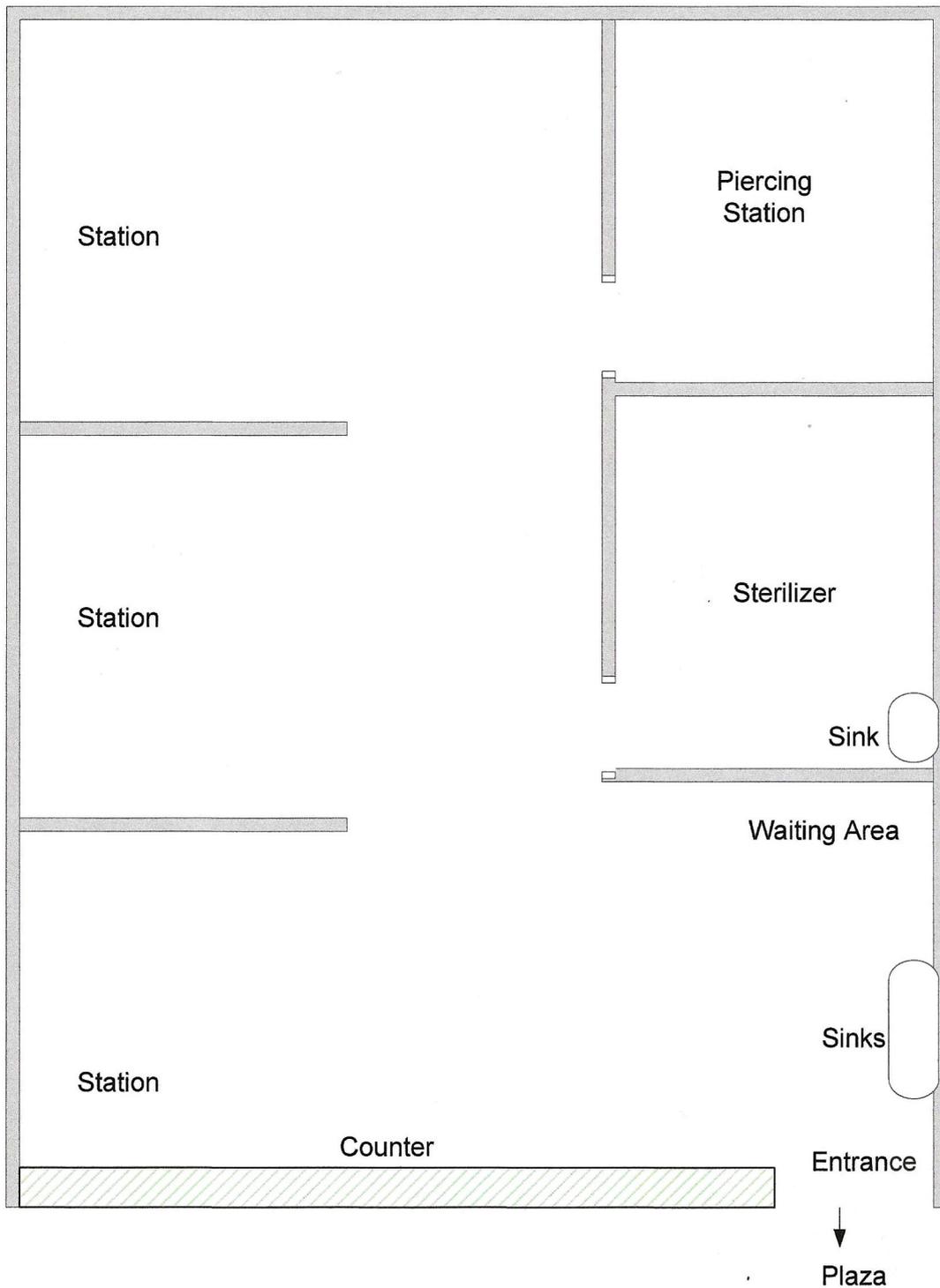
SHEET

A-2

OF 4 SHEETS

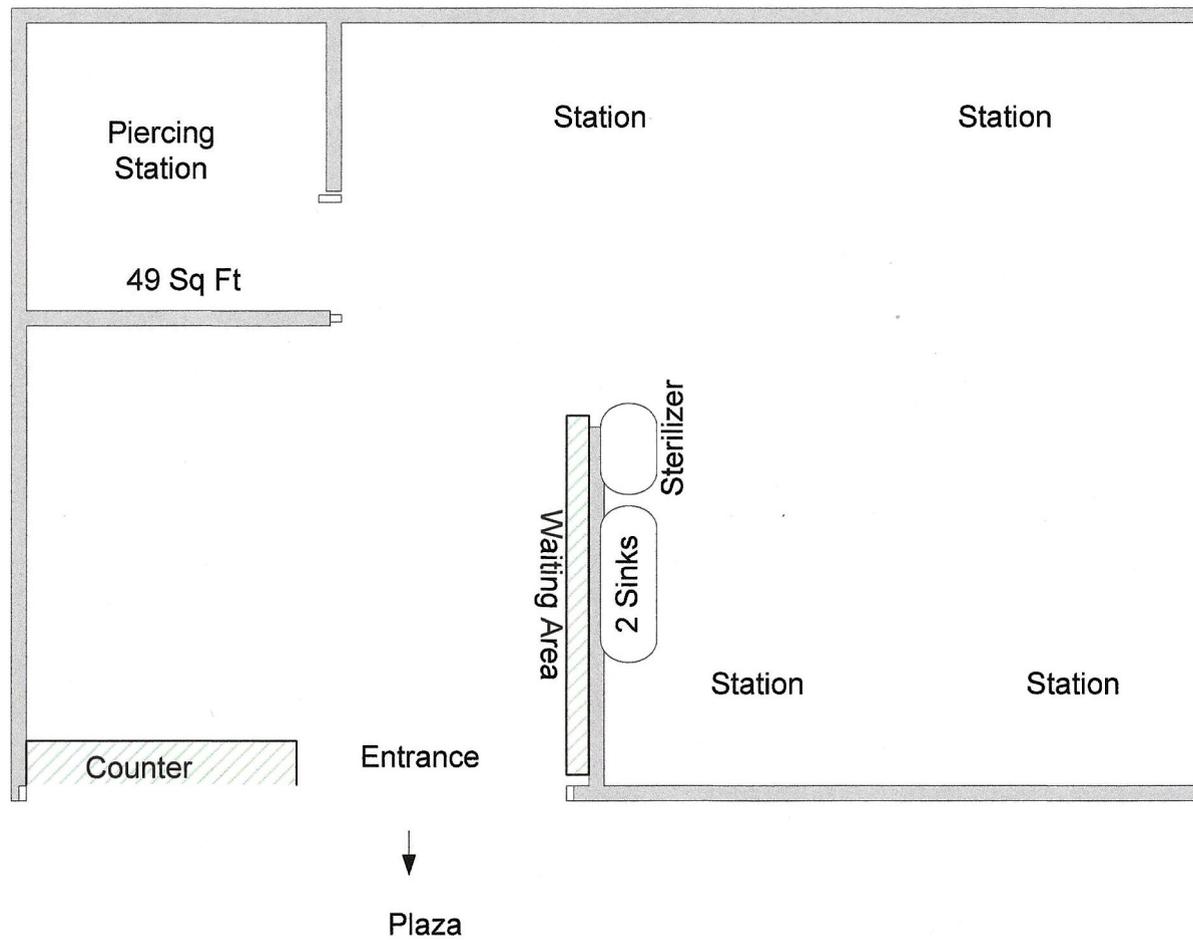
Space #	Business Operator	Name of Business (d/b/a)	Type of Business
A-01	Bok Soon Kim	Mira Fashion	Womens clothing
A-02	Steve Kim	Gold Express	Gold Jewelry
A-03	Albert Adi	Rania Fashion	Mens clothing
A-04	Vacant		
A-5-1	Rafi Bilimoria	Try Bargain Perfumes	Perfume
A-06	Jay Jheun	Asixsense	Womens Clothing
A-7	Hoo Cha Pok	SP Sports	Sportswear
A-7-1	Miwha Kim	Choe's Embroidery	Hats and Embroidery
A-8-1	Vacant		
A-09	Maria C Hernandez	Kids Surprise	Childrens clothing
A-10	Joshua Jae Pung Yi	BT Store	Toys and Bikes
A-11	Antoine Abechian	Talin's Fashion Jewelry, Silver and Watch Repair	Silver and watches
A-12	Vacant		
B-01	Ko Jae Bong	Phat Kicks	Shoes
B-02/B-3	Yudan Jin (3 combined spaces)	New York Fashion	Fashion accessory & Luggage
B-04	Soo Jin Park	Park's Sportswear	Sportswear and tshirts
B-05	Vacant		
B-06	Chan S Yoo	Shiny Jewelry	Gold Jewelry
B-07/C7	Monica Park	Happy Time	Fashion accessory
B-08 /C8/H-3	Jae Hoon Kim	Celltown	Cellphone accessories
B-09	An Ja Cho	Sunny Wig and Beauty Supply	Lingerie and Socks
B-10	Margoth Lopez	Maggies Place	Cosmetics and Beauty
B-11	Wilberto Rodriguez and Yuly Y Maria Garcia Romero	Yuliany Boutique	Womens Clothing
B-11-1	Vacant		
B-12	Maria Anita Juarez	Maria Anita Juarez	Womens shoes
B-13	Seung Y Baek	TB Fine Jewelry	Gold Jewelry
B-14/C14	Lorenzo Reyes	Yayas Fashion	Womens Clothing/Baptism/Quinceanera
B-15	Vacant		
B-16	Kwi Yon Lee	Suzy's Underwear	Lingerie and Socks
C-01	Jung Woo Lee	Del Amo Jewelry	Gold Jewelry
C-03	Vacant		
C-05	Daniel Zavala	Zapateria Zavala	Western wear and Boots
C-06	Vacant		
C-09	Sung Mo Son	Gold City Jewelry	Gold Jewelry
C-10/D-10	Christian Romero	Christian Romero	Collectibles and Toys
C-10-1	Arturo Benignosalgado	Extreme CP Repair	Computer repair
C-11/C12	Akubu A. Jimol	African American Gift Shop	African American and Carribean Gift Shop
C-13	Joe Mihel	Botanica Maria	Botanica/Fortune telling
C-15	Jaswinder Kaur	Del Amo Threading	Eyebrow Threading
C-16	Cindy Soon Yoon	Del Amo Alteration	Alterations
D1/E1	Cathy Ok Kim	Ace Athlesure	Sportswear and Lingerie and Socks
D-2	Eduardo Tovar	Cali Street Gear	Tshirts
D-03	Vacant		
D-04	Vacant		
D-04-A	Vacant		
D-05	Vacant		
D-06	Elsa S Meraz	Elsy's Alteration	Clothing Alterations
D-07/D8	Judy Shin	Shoe Plus	Tennis Shoes
D-09	Vacant		
D-11/D-11-2	Sjane Roshawnta Holland	Tajane D. Thompson/Temptations Floss Angeles	Womens clothes
D-12	James Haejin Park	Haejin Park	Lottery and Moneygram
D-13-1	James Haejin Park	Haejin Park	Photo Studio
D-13-1	Shantell Dawson	Glorius Creations Palace	Christian Store/Shirts/Motivational
D-14/E14	Mi Jeong Kwon	Japan Del Amo	Japanese/Asian gift store
D-16	Shant Bekmezian	Body Kraze	Tattoo and Body Piercing
E-02	Youngran Lee	Anna's Fashion	Womens clothing
E-03	Jane J Lee	Esther Beauty Supply	Fashion Accessories
E-04-A	Vacant		
E-04-B	Vacant		
E-05/E-06	Irma Frausto	Irma's Fashion	Childrens clothing
E-07	Hak Joo Kim	Town Jewelry	Gold Jewelry
E-8-1	Gilbert Montes	Gilbert Montes	Knitting and Crochet
E-09/E10	Tina Park	Prima Fashion	Womens clothing
E-11	Katherine Avila	Shop & Save	Homegoods
E-12	Wenrong Zhang	Joy Massage	Massage
E13	Socorro Alvarez	Divine Silhouette	Womens clothing
E-15	Young Ran Change	Y-M Jewelry	Gold Jewelry
E-16	Luis Reyes	Incredible Cafe Express	Hamburger and Tacos

F-01	Vacant		
F-2	Charles Hilane	The Hat Joint	Embroidery and Hats
F-03	Jane J Lee	Esther Beauty Supply	Beauty Supplies
F-04-A	Keirra Joshua	Rovogue Fashion	Womens clothing
F-04-B	Vacant		
F-05/F6	Vacant		
F-07 /F8	Sung Hee Lim	Mens Space	Mens clothing
F-09 /G9	Sherien Shawky Ekladius	Gold Snack	Snack Shop
F-10 /G10	Jin Hee Cho	Jennys Store	Fashion accessory
F-11	In Sun Chung	Sports Town	Lingerie and Socks
F-12	Marco Alas	Jose Car Accessories	Car Accessories
F-13	Vacant		
F-14 /G14	John Nguyen	Johnny's Nails	Nail Salon
F-15	Maria Claudia Garcia	Botanica La Luz de Sol	Botanica and Gift Shop
F-16	Ok I Kim	Del Amo Luggage	Luggage and Accessories
G-1-1	Vacant		
G-1	Laura Quintanilla	Green Leaf Optical	Eyeglass store
G-02	Jonathan Yum	Jewelry Obsession	Gold Jewelry
G-03	Aura Violeta Mendez	Eternal Products for Health	Health store/supplements
G-04	Ae Hee Lee	Angel	Tshirts
G-05	Shannie Nha	Mishawnee	Lingerie and Socks
G-06	Vacant		
G-07	Vacant		
G-08	Vacant		
G-11	Vacant		
G-13	Young Nam Kim	Joy Jewelry	Jewelry Repiar only
G-15	Chin Se Kim	J.K. Sports	Sportswear and Tshirts
H-01	Marco Alas (2nd location)	Jose Car Accessories	Car Accessories
H-1-2	Nam Lee	JIG Graphics	Sticker and Tshirt Printing
H-02	Yong Yi Choi	JC Mens Wear	Mens clothing
H-04	Edith Bonilla	Edith Bonilla	Flower store
H-5A	Vacant		
H-5C	Tae Sik Youn	Del Amo Acupuncture	Acupuncture
H-06	Vacant		
H-07	Jesus Placencia	Importaciones Leon Guanajuato	Western wear and Boots
H-08	Ricardo Espinosa	Made Fresh Shop	Art Supply/Airbrushing
H-09	Borin Pal	B'z Tattoo	Tattoo and Body Piercing
HB-0/HB-01	Khurram Mirza	Mirza Hip Hop Jewelry	Fashion Jewelry
HB-02	Sara Mirza	Mirza Hip Hop Jewelry	Silver Jewelry
I-01	Omar Salazar	Durango Silver	Silver Jewelry
I-1-1	Vacant		
I-02	Janet Pham	Expo Nails	Nail Salon
I-04	Vacant		
I-05	Moufid Khoury	Moufid Khoury	Mens Clothing
I-05-1	Tammy Valerio	Exotic Spa and Body Products	Soap store
I-06	Jesus Plaza	Hook It Up	Cellphone accessories
J-02	Mi Jeong Kwon	Sky Cellular	Cellphone accessories
J-04	Vacant		
J-06	Raymundo Gabriel Ariza	Delicious Fruits	Fresh Fruit store (snack)
J-6-1	Maria Guadalupe Hernandez	Beauty Lash Co.	Beauty Supply
J-07	Maria Guadalupe Hernandez	Beauty Lash Co.	Womens Clothing
J-08	Yong Mei Ma	Del Amo Image	Tshirt and Sticker printing
J-08-1	Vacant		
J-09	Gabriela Cervantes	Shop and Save	Homegoods
K-01	Miguel A. Torres	New Auto Sound	Car Stereo and Window Tinting
K-02	Jackeline Trujillo	Star Tattoo	Tattoo and Body Piercing
K-03	Vacant		
K-04	Bong Jung	Shoes4Less	Womens Shoes
K-05	Norma Lopez	Alexia Beauty Salon	Beauty Salon



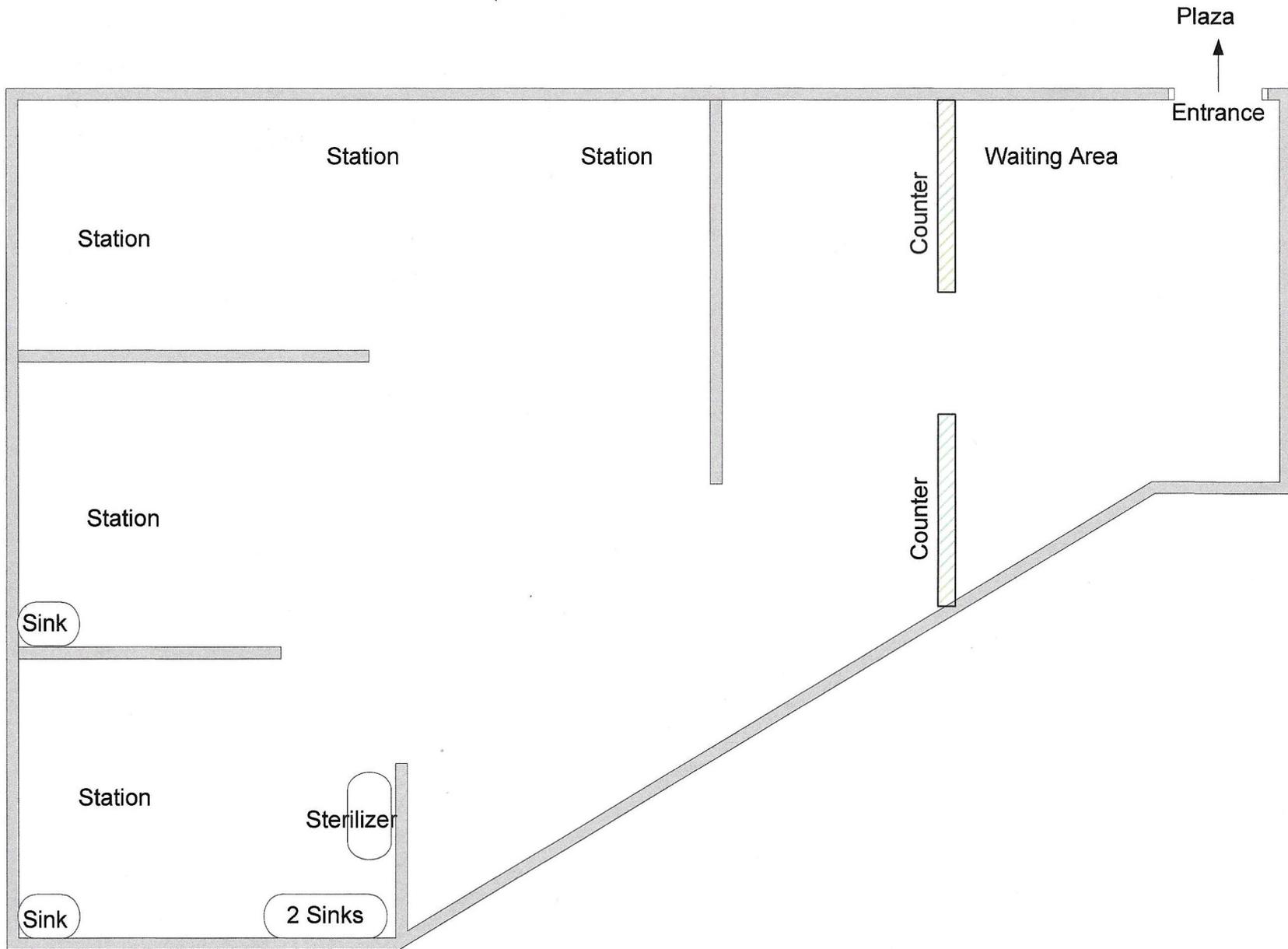
Body Kraze Tattoo
Space D-16

Total: 690 Sq Ft



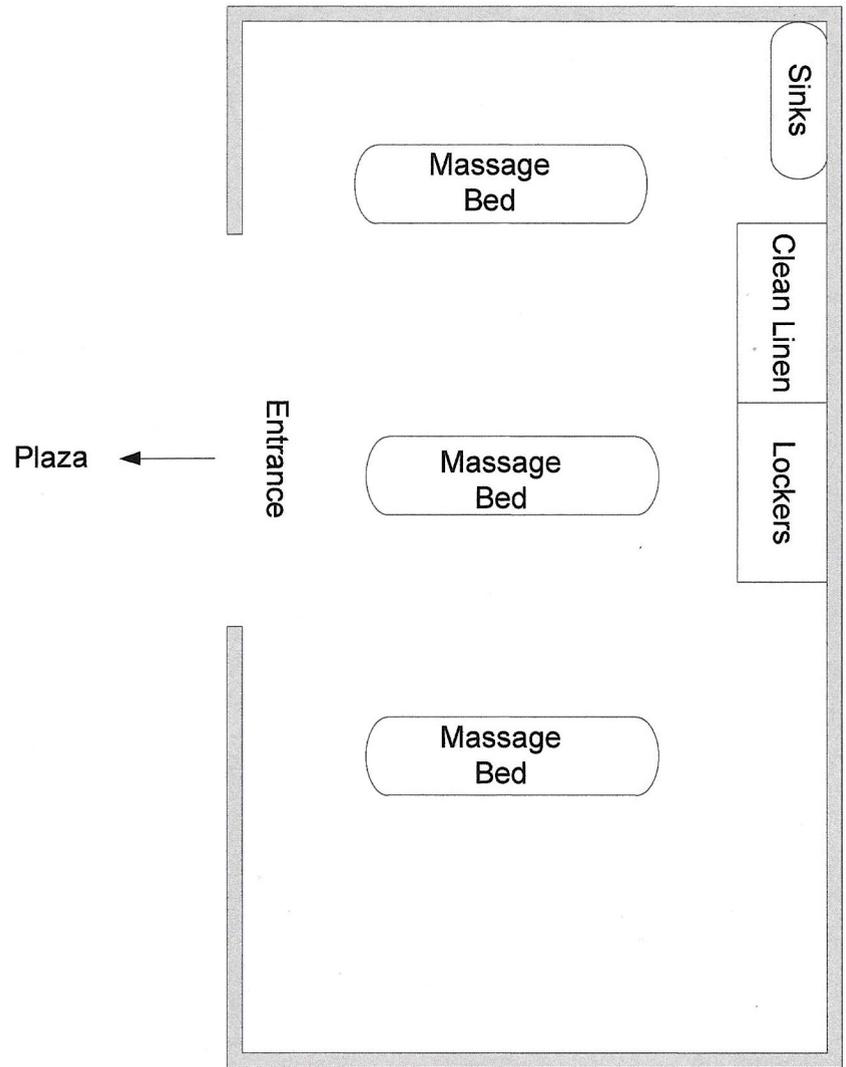
Bs Tattoo
Space H-09

Total: 442 Sq Ft



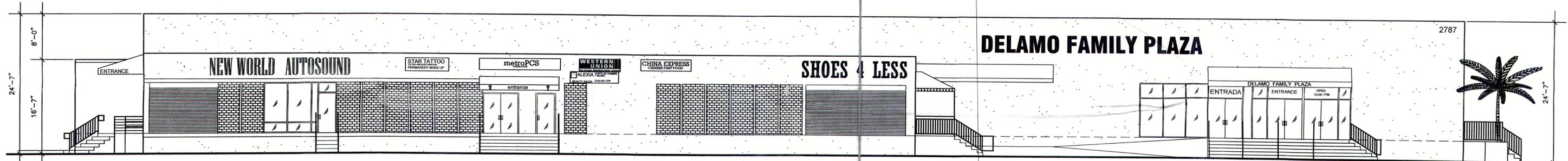
Star Tattoo
Space K-02

Total: 800 Sq Ft

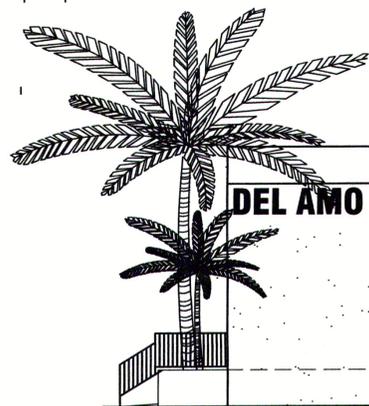


Massage Parlor
Space E-12

Total: 310 Sq Ft



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

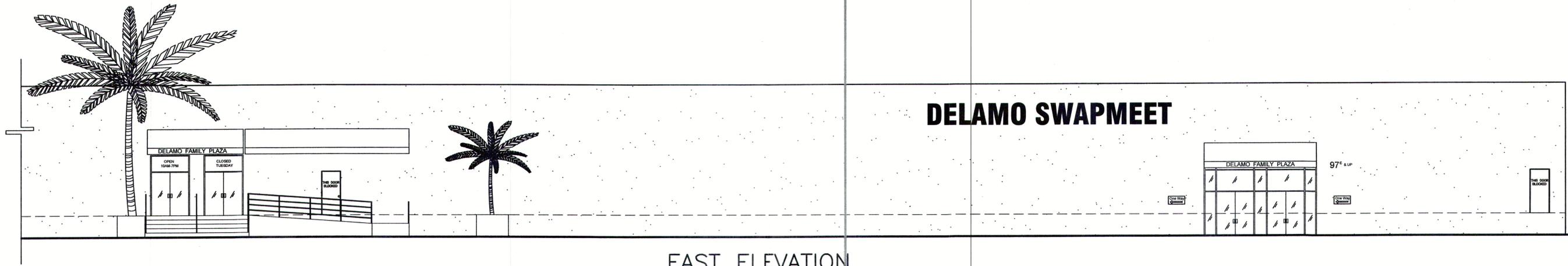


NORTH ELEVATION
SCALE: 1/8"=1'-0"

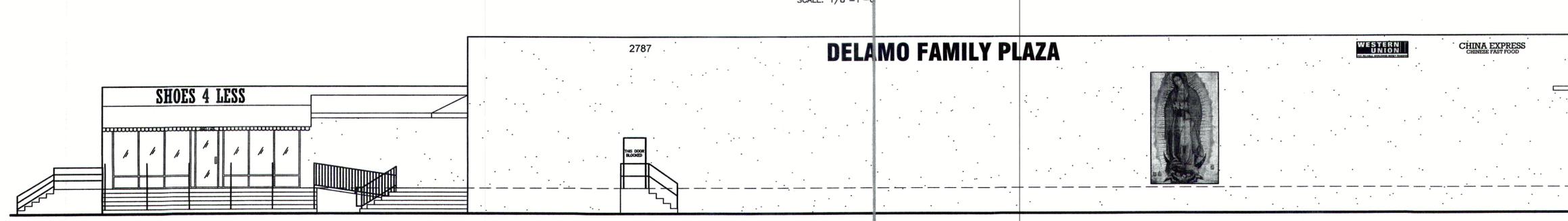
DATE : SEPTEMBER, 2009
SCALE : AS NOTED
DRAWN BY: M.M.
SHEET

A-3

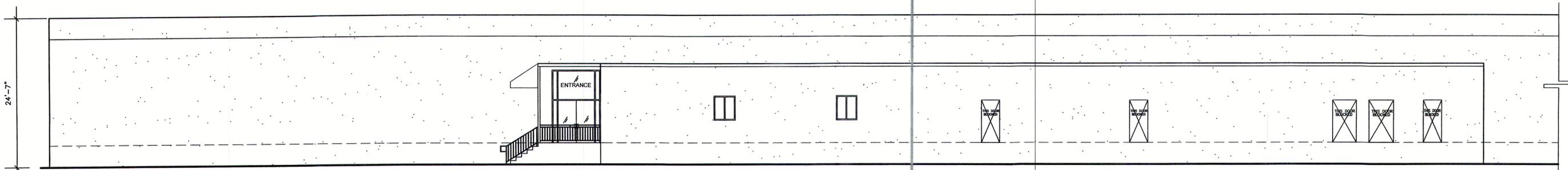
OF 4 SHEETS



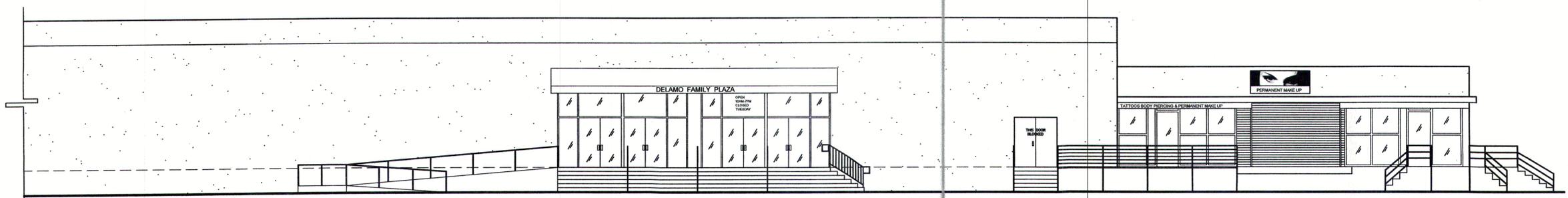
EAST ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

DATE : SEPTEMBER, 2009
SCALE : AS NOTED
DRAWN BY: M.M.
SHEET

A-4

OF 4 SHEETS

Del Amo Plaza signage Del Amo Blvd side



Del Amo Plaza signage Santa Fe Ave side



A



436" x 36"

B



96" x 38"

C



192" x 30"

D



84" x 24"

E



144" x 38"

F

SHOES 4 LESS

324" x 36"

G

SHOES 4 LESS

264" x 24"

H

DEL AMO FAMILY PLAZA

552" x 36"

K

DEL AMO FAMILY PLAZA

348" x 24"

L

CHINA EXPRESS
CHINESE FAST FOOD

174" x 36"

M

BOTANICA
Endulzamientos MUREL
SE LEE LA MANO, LAS CARTAS
Y SE HACEN LIMPIAS
(310) 609-2327 # C-12

72" x 36"

I



576" x 168"

South east corner of building

J



576" x 168"

South west corner of property

Del Amo Plaza

Building signage

Signs Facing Del Amo Blvd.

- A- New World Auto Sound 436" x 36"
- B- Star Tattoo 96" x 38"
- C- 100+ Stores Inside 192" x 30"
- D- Alexia Beauty Salon 84" x 24"
- E- blank sign 144" x 38"
- F- Shoes4Less 324" x 36"
- G- Shoes4Less 264" x 24"
- H- Del Amo Family Plaza 552" x 36"
- I- BillboardClear Channel 576" x 168"
- J-BillboardClear Channel 576" x 168"

Signs Facing Santa Fe Ave.

- K- Del Amo Family Plaza 348" x 24"
- L- China Express 174" x 36"
- M- Botanica Maria 72" x 36"

Frontage/Type	Label	Name	Length (in)	Height (in)	Length (ft)	Height (ft)	Area (sq. ft.)
South (E Del Amo Blvd)	A	New World Auto Sound	436.00	36.00	36.33	3.00	109.00
South (E Del Amo Blvd)	B	Star Tattoo	96.00	38.00	8.00	3.17	25.33
South (E Del Amo Blvd)	C	100+ Stores Inside	192.00	30.00	16.00	2.50	40.00
South (E Del Amo Blvd)	D	Alexia Beauty Salon	84.00	24.00	7.00	2.00	14.00
South (E Del Amo Blvd)	E	< blank sign >	144.00	38.00	12.00	3.17	38.00
South (E Del Amo Blvd)	F	Shoes4Less	324.00	36.00	27.00	3.00	81.00
South (E Del Amo Blvd)	G	Shoes4Less	264.00	24.00	22.00	2.00	44.00
South (E Del Amo Blvd)	H	Del Amo Family Plaza	552.00	36.00	46.00	3.00	138.00
Outdoor Advertising	I	ClearChannel Billboard	576.00	168.00	48.00	14.00	672.00
Outdoor Advertising	J	ClearChannel Billboard	576.00	168.00	48.00	14.00	672.00
East (S Santa Fe Ave)	K	Del Amo Family Plaza	348.00	24.00	29.00	2.00	58.00
East (S Santa Fe Ave)	L	China Express	174.00	36.00	14.50	3.00	43.50
East (S Santa Fe Ave)	M	Botanica Maria	72.00	36.00	6.00	3.00	18.00

Location / Type	South (E Del Amo Blvd)	East (S Santa Fe Ave)	Outdoor Advertising
Building frontage (ft.)	232.58	405.00	--
Street frontage (ft.)	326.05	606.16	--
Allowed Area (sq. ft.)	697.75	1215.00	800 each
Existing Area (sq. ft.)	489.33	119.50	672 each

(based on measurements submitted by the applicant)



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

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

PROJECT SUMMARY

OWNER / APPLICANT

Thomas Kim

EXHIBIT DATE

May 10, 2003

PROJECT OVERVIEW

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

LOCATION

2787 East Del Amo Boulevard, Rancho Dominguez

ACCESS

East Del Amo Boulevard & South Santa Fe Avenue

ASSESSORS PARCEL NUMBER

7306-018-032

SITE AREA

4.79 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035

ZONED DISTRICT

Del Amo

PLANNING AREA

Gateway

LAND USE DESIGNATION

IH (Heavy Industrial)

ZONE

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

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT(S)

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

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

CASE PLANNER:

Evan Sahagun

PHONE NUMBER:

(213) 204 - 9939

E-MAIL ADDRESS:

ESahagun@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2023-003997-(2)
NONCONFORMING REVIEW NO. RPPL2023005625

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Nonconforming Review (“NCR”) No. **RPPL2023005625** on December 16, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The permittee, Thomas Kim on behalf of SENT-PAC CORP ("Permittee"), requests the NCR to authorize the continued operation of an indoor swap meet in an existing 105,758-square-foot warehouse building, which is nonconforming due to use in the M-2-IP (Heavy Manufacturing – Industrial Preservation) Zone (“Project”) on a property located at 2787 East Del Amo Boulevard in the unincorporated community of Rancho Dominguez ("Project Site") pursuant to Los Angeles County Code ("County Code") Section 22.172.060 (Review of Amortization Schedule or Substitution of Use).
4. **ENTITLEMENT REQUIRED.** The NCR is required to extend the time within which nonconforming uses must be discontinued and removed from the Project Site, pursuant to County Code Section 22.172.060.A (Applicability), thereby allowing for the continued operation of the indoor swap meet.
5. **TERMINATION TIME LIMIT.** The Project Site was rezoned to M-2-IP on November 5, 2015, which prohibits swap meets and various commercial uses operating within the swap meet. Pursuant to County Code Section 22.172.050.B.1.e (Termination by Operation of Law), nonconforming uses carried on in a conforming structure shall be discontinued and removed from their sites within five years, except when extended upon approval of an NCR.
6. **LOCATION.** The Project is located at 2787 East Del Amo Boulevard within the Del Amo Zoned District and Gateway Planning Area.
7. **PREVIOUS ENTITLEMENTS.**

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan (“PP”) No. 201400601	Business signage.	Approved on July 2, 2014.
Conditional Use Permit (“CUP”) No. 200900110	Authorize continued operation of three tattoo and body piercing parlors	Approved on December 7, 2010.

	and one massage establishment.	
Parking Permit (“PKP”) No. 200900008	Authorize less than the required amount of parking and off-site parking.	Approved on December 7, 2010.
CUP No. 02-270-29099	Authorize operation of three tattoo and body piercing parlors and one massage establishment.	Approved by the Regional Planning Commission on September 22, 2004. Applicant’s appeal of conditions was denied by the Board of Supervisors on January 25, 2005.
PKP No. 02-270-28079	Authorize less than the required amount of parking and off-site parking.	Approved by the Regional Planning Commission on September 22, 2004. Applicant’s appeal of conditions was denied by the Board of Supervisors on January 25, 2005.
PKP No. 95-072-24740	Authorize less than the required amount of parking and off-site parking.	Withdrawn on January 7, 2003, superseded by PKP No. 02-270-28079.
PKP No. 90-426-23174	Authorize less than the required amount of parking and off-site parking.	Approved on September 23, 1991.
PP No. 14949	Convert a 20,000-square-foot portion of the warehouse to a swap meet.	Approved on November 2, 1990.

8. **LAND USE DESIGNATION.** The Project Site is located within the IH (Heavy Industrial) land use category of the General Plan Land Use Policy Map.

9. **ZONING.** The Project Site is located in the Del Amo Zoned District and is currently zoned M-2-IP. Pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), an NCR is required to allow the continued operation of an existing, legally-established nonconforming use.

10. 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)	Warehouses

EAST	P (Public and Semi-Public), W (Water)	M-2 (Heavy Manufacturing)	LA Metro A (Blue) Line – Del Amo Station, parking, Compton Creek (flood control channel)
SOUTH	City of Carson	City of Carson	Warehouses, restaurant
WEST	IH	M-2-IP, M-2	Warehouses, truck storage, parking

11. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 4.79 net acres in size and consists of one legal lot. The Project Site is irregular in shape, has generally flat topography, and is developed with a warehouse building used as an indoor swap meet and surface parking.

B. Site Access

The Project Site is accessible via East Del Amo Boulevard to the south and South Santa Fe Avenue to the east. Primary access to the Project Site will be via an entrance/exit on East Del Amo Boulevard. Secondary access to the Project Site will be via two entrances/exits on South Santa Fe Avenue.

C. Site Plan

The site plan depicts the existing 105,758-square-foot warehouse building used as an indoor swap meet, which occupies the middle portion of the lot, and the surrounding surface parking lot. A driveway aisle is provided for vehicular travel in a clockwise direction around the building, with angled parking along the northern and eastern sides of the building, while two driveway aisles are provided at the southern portion of the lot fronting East Del Amo Boulevard.

D. Parking

The Project Site includes a total of 276 existing parking spaces, comprised of 175 standard, 94 compact, and seven (7) accessible for persons with disabilities in accordance with the Americans with Disabilities Act (“ADA”). Pursuant to County Code Section 22.112.070 (Required Parking Spaces), one (1) parking space is required for each 250 square feet of commercial floor area, or 423 spaces. However, the Project Site is adjacent to the Del Amo Station on the LA Metro (Los Angeles County Metropolitan Transit Authority) A (Blue) Line, which is a major transit stop as defined in California Public Resources Code section 21064.3. Therefore, pursuant to California Assembly Bill No. 2097 (“AB 2097”), minimum parking requirements do not apply to the Project.

12. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical

exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the continued operation of an indoor swap meet in an existing warehouse building, which does not include any expansion in floor area or intensification. 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.

13. **COMMUNITY OUTREACH.** Staff is not aware of any community outreach conducted by the Permittee that occurred before the Report to the Commission was issued on December 4, 2025.

14. **PUBLIC COMMENTS.** Staff did not receive any public comments before the Report to the Commission was issued on December 4, 2025.

15. AGENCY RECOMMENDATIONS.

A. County Department of Public Works: did not require review of the Project.

B. County Fire Department: Recommended clearance to public hearing with no conditions in a letter dated November 18, 2024.

C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated October 3, 2024.

16. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (Daily Journal), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On October 29, 2025, a total of fourteen (14) Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as three (3) notices to those on the courtesy mailing list for the Del Amo Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

17. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the IH designation is intended for Heavy industrial uses, and other labor- and capital-intensive industrial activities. The Hearing Officer finds that although the Project is a commercial use, the swap meet provides a place of employment for small business operators.

18. **GOALS AND POLICIES.** The Hearing Officer 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.
- **Policy LU 7.2:** Protect industrial parks and districts from incompatible uses.
- **Policy LU 10.10:** Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces.

The Project is consistent with these policies of the General Plan because it preserves an existing indoor swap meet operating out of an industrial building. The use has been in operation for over 35 years and involves a large density of micro-commercial uses operating out of the indoor swap meet. Therefore, the Project would ensure that this industrially designated land continues to be used for various employment opportunities serving the surrounding area. Furthermore, the site is conveniently positioned adjacent to the Del Amo Station on the LA Metro A (Blue) Line, as well as a major highway intersection. The indoor swap meet operating out of an industrial building is architecturally compatible with the surrounding industrial area. Featuring artwork on its building frontages, the Project Site serves as a focal point at this prominent location. In consideration of these factors, approval of the Project is consistent with the goals and policies of the General Plan.

ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is not consistent with the M-2-IP zoning classification as swap meets, various retail, and various service uses are prohibited in such zone pursuant to County Code Section 22.60.030 (Prohibited Uses).
20. **REQUIRED YARDS.** The Hearing Officer finds that no yards are required in the basic M-2 zone pursuant to County Code Section 22.22.060 (Development Standards for Industrial Zones).
21. **HEIGHT.** The Hearing Officer finds no height limit is established in the basic M-2 zone pursuant to County Code Section 22.22.060 (Development Standards for Industrial Zones). The existing building is 24 feet and seven inches tall.
22. **FLOOR AREA RATIO (“FAR”).** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.22.060 (Development Standards for Industrial Zones) which allows a maximum FAR of 1.0. The existing building has a floor area of approximately 105,758 square feet, occupying the 208,863-square-foot lot, for a FAR of 0.51, within the allowable FAR.
23. **PARKING.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.112.070 (Required Parking Spaces) which requires one vehicle parking space for every 250 square feet of retail floor area, or 423 spaces, while 276 spaces are provided. Pursuant to AB 2097, because the Project Site is located less than a half-mile from the Del Amo Station on the LA Metro

A (Blue) Line, minimum parking requirements do not apply to the Project. Therefore, the Hearing Officer finds that the Project is exempt from this standard.

24. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.114 (Signs). A maximum of three square feet of wall signage is allowed per linear foot of building frontage. The southern building wall facing East Del Amo Boulevard is 232 feet and seven inches wide, and the eastern building wall facing South Santa Fe Avenue is 405 feet wide, which allows a maximum sign area of 697.75 square feet and 1,215 square feet, respectively. The southern building wall facing East Del Amo Boulevard has eight (8) wall signs with a combined area of 489.33 square feet, and the eastern building wall facing South Santa Fe Avenue has three (3) wall signs with a combined area of 119.50 square feet, which is within the allowable sign areas per building frontage. Two outdoor advertising signs exist on the Project Site, each having 672 square feet in area.
25. **TREE PLANTING.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.126.030 (Tree Requirements) which requires that a minimum of three (3) trees for every 10,000 square feet of developed lot area, or 21 trees, be planted. These standards also require trees to provide a minimum 50 percent (50%) shade coverage of new or expanded uncovered parking areas with 15 or more spaces. The Project Site includes four (4) existing trees and was developed in 1966, prior to tree planting requirements which became effective in 2016. Therefore, the Hearing Officer finds that the Project is legal nonconforming with respect to this standard. Furthermore, the Commission finds that this standard does not apply to the Project pursuant to County Code Section 22.126.020 (Applicability) because the Project does not include any new floor area or any new uncovered parking spaces.

NONCONFORMING REVIEW FINDINGS

26. **The Hearing Officer finds that to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.** The Project Site has been operating as an indoor swap meet for over 35 years. The surrounding area is highly lacking in commercial uses, which have been prohibited for the last 10 years by rezoning efforts. The Project allows for commercial uses to be maintained at a high density at this prominent location served by high-quality transit. Cessation of such use would negatively impact the economic well-being of over 100 commercial tenants, and surrounding area with the loss of such services, provided by the indoor swap meet.
27. **The Hearing Officer finds that such use, building or structure will not adversely affect the health, peace or welfare of persons residing or working in the surrounding area; will not be detrimental to the use, enjoyment, or valuation of the 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 Site in its current operation as an indoor swap meet has not been detrimental to the surrounding area in the matters indicated above. Rather, providing a high density of commercial uses within the existing industrial

building, at a prominent location served by high-quality transit, has been beneficial to the surrounding area. Benefits that the indoor swap meet provides include entrepreneurship opportunities for small business owners, commercial activity, services for workers at the surrounding industrial businesses, and visitors to the area.

28. **The Hearing Officer finds that a grant term is not necessary for the NCR.** A grant term is not necessary for the NCR given the compatibility between the Project and the surrounding land uses. Pursuant to Condition No. 11, the Regional Planning Commission or a Hearing Officer, after conducting a public hearing, can subsequently revoke or modify the NCR if the business violates its conditions or if the business is otherwise detrimental to the public's health or safety or operates as a nuisance.

ENVIRONMENTAL FINDINGS

29. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project consists of the continued operation of an indoor swap meet in an existing warehouse building. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources on site, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or cleanup sites.

ADMINISTRATIVE FINDINGS

30. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. To require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.
- C. The proposed use at the site will not adversely affect the health, peace or welfare of persons residing or working in the surrounding area; will not be detrimental to the use, enjoyment, or valuation of the 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.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **NONCONFORMING REVIEW NO. RPPL2023005625**, subject to the attached conditions.

ACTION DATE: December 16, 2025

MG:EMR:ERS

December 4, 2025

- c: Zoning Enforcement; Office of the Treasurer & Tax Collector, Business License Division; Department of Public Health, Environmental Health Division

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-003997-(2)
NONCONFORMING REVIEW NO. RPPL2023005625

PROJECT DESCRIPTION

The project is the continued operation and maintenance of an indoor swap meet in an existing 105,758-square-foot warehouse building, which is nonconforming due to use. For the purposes of County Code Section 22.222.280 (Cessation of Use), the indoor swap meet shall be considered the use for which this Nonconforming Review is granted, not any individual commercial business within the indoor swap meet. The indoor swap meet shall be subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the

defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall not expire. However, this grant may be revoked or modified pursuant to Condition No. 11, below.**
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the indoor swap meet and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved Exhibit "A" on file. The Permittee shall deposit with the County the sum **\$2,280.00**, 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 **five (5)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent

information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **February 16, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises by the manager of the indoor swap meet and shall be immediately produced upon request by any County Sheriff, County Public Health inspector, County Tax and License inspector, or LA County Planning staff member. The manager and operating staff of the indoor swap meet shall be knowledgeable of the conditions herein. The Permittee shall ensure that commercial business tenants, and all employees thereof, are knowledgeable of Condition Nos. 30 through 34, below. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PROJECT SITE-SPECIFIC CONDITIONS – NONCONFORMING USE

20. **Scope of Approval.** This grant shall authorize the following, subject to these conditions of approval:
 - a. The continued operation and maintenance of an indoor swap meet in an existing 105,758-square-foot warehouse building, which is nonconforming due to use because the property is located in the Industrial Preservation (-IP) Combining Zone and "swap meets" is listed as a prohibited use pursuant to County Code Section 22.60.030 (Prohibited Uses), while the indoor swap meet was legally established before the property was rezoned to M-2-IP (Heavy Manufacturing – Industrial Preservation);
 - b. The continued operation of any commercial business within the indoor swap meet that is nonconforming due to use, because it is listed as prohibited use in the -IP Combining Zone pursuant to County Code Section 22.60.030 (Prohibited Uses), and was a legally established commercial business within the indoor swap meet before the property was rezoned to M-2-IP;

- c. Notwithstanding County Code Section 22.60.030 (Prohibited Uses), the establishment of any commercial business that is allowed with a Site Plan Review in the M-2 (Heavy Manufacturing) Zone in any tenant space(s) within the indoor swap meet; and
 - d. The relocation of any existing commercial business within the indoor swap meet from one tenant space(s) to a different tenant space(s).

21. **Floor Plan.** The Permittee shall maintain a floor plan and list of all commercial business tenants on the premises. The Permittee shall make updates to reflect changes in tenancy and shall submit it to LA County Planning on an annual basis following the date of decision. The list shall contain the following:
 - a. Leased space identification letter(s), number(s), or combination thereof;
 - b. Square footage of the leased space(s);
 - c. Name of the business operator or manager;
 - d. Phone number of the business or its operator or manager;
 - e. Name of the business, or its "Doing Business As" fictitious name;
 - f. Type of business (e.g. beauty and barber shop, clothing store, jewelry store, tattoo and body piercing parlor, restaurant, etc.);
 - g. Whether the business requires a County Business License; and
 - h. Whether the business requires a County Public Health Permit.

22. **Lease Agreements.** The Permittee shall include the provisions of Condition Nos. 30 through 34, below, in any new agreement for a commercial business to lease space within the indoor swap meet. In the lease agreement, the Permittee shall require the lessee to certify their agreement to the provisions therein. Any amendment, extension, or renewal of an existing lease agreement shall comply with this condition.

23. **Hours of Operation.** The hours of operation for the indoor swap meet shall be limited from 10:00 a.m. to 10:00 p.m., daily. This condition shall not restrict the ability of security personnel to surveil the premises outside of these hours.

24. **Hours for Maintenance Activities.** Notwithstanding Condition No. 23, above, loading, unloading, and other similar site maintenance activities are permitted from 8:00 a.m. to 10:00 p.m., daily.

25. **Recycling and Solid Waste Storage.** Recycling and solid waste generated on-site shall be stored in closed receptacles, within a designated area as depicted on the approved Exhibit "A," and shall not be visible from the street.

26. **Outdoor Uses Prohibited.** The following are strictly prohibited outside of a fully enclosed building or structure:
 - a. Commercial uses or activities;
 - b. Outdoor music or any amplified sound;
 - c. Outdoor activities or events, except those authorized by a Special Events Permit pursuant to County Code Chapter 22.188 (Special Events Permits);
 - d. Outdoor storage or display of goods, equipment, merchandise, or exhibits;

- e. Donation boxes or bins, such as those for, but not limited to, the collection of clothing or items for donation or recycling;
 - f. Structures or machines that are internally illuminated or have moving parts, flashing lights, or make noise, such as photo booths, fortune-telling machines, penny-crunching machines, video games, or the like; and
 - g. Inanimate figures, such as statues or sculptures of animals or mannequins, cartoon figures, or human figures.
27. **Exterior Lighting.** All exterior lighting fixtures used on-site shall be full cutoff fixtures. All exterior lighting fixtures shall be fully shielded to confine light spread on-site. Lighting used on-site shall be hooded and not impact surrounding or neighboring properties. The type and location of site and building lighting shall preclude direct glare onto adjoining properties, streets, or skyward.
28. **Signage.** All business signage shall comply with County Code Chapter 22.114 (Signs) regulations applicable to the M-2 (Heavy Manufacturing) Zone. Notwithstanding County Code Section 22.114.020.B (Application Requirements), signage permitted with a Ministerial Site Plan Review shall be subject to a Revised Exhibit "A" pursuant to Condition No. 18, above. Banners and pennants are prohibited.
29. **Loitering.** Loitering, including loitering by employees of the subject property, shall be prohibited on or within the immediate vicinity of the subject property, including adjacent public and private parking lots, public sidewalks, alleys, and other public rights-of-way. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the exterior of the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.

OPERATIONAL CONDITONS – COMMERCIAL BUSINESS TENANTS

30. **County Treasurer and Tax Collector ("TTC").** The Permittee shall ensure that all commercial business tenants and any employee, volunteer, or other individual involved in rendering services therein, comply with the requirements of Title 7 (Business Licenses) of the County Code to the satisfaction of TTC.
31. **County Department of Public Health ("Public Health").** The Permittee shall ensure that all commercial business tenants and any employee, volunteer, or other individual involved in rendering services therein, comply with the requirements of County Code Chapter 8.04 (Public Health Licenses) to the satisfaction of Public Health.
32. **Compliance.** The Permittee shall ensure that any permit, license, or registration required by TTC or Public Health is maintained valid, current, and clear of violations. Commercial business tenants, and any licensed or registered individual involved in rendering services therein, shall not operate under any other name than the name set forth thereon nor beyond the expiration date, if applicable. Any violation thereof shall be considered a violation of this grant.

33. **Display of Permits.** The Permittee shall ensure that commercial business tenants display at all times a copy of any permit, license, and registration required by TTC or Public Health. Such copies shall be displayed in a clearly visible place within the leased area and shall be immediately produced upon request by any LA County Planning staff member, TTC inspector, Public Health inspector, or County Sheriff.
34. **Referrals.** If LA County Planning is notified of a violation of County Code or State law, as a result of an inspection by TTC or Public Health, it shall be considered a violation of this grant and may result in a revocation or modification pursuant to Condition No. 11, above.

Attachments:

Exhibit D-1 Public Health Department Letter dated November 18, 2024

NONCONFORMING REVIEW STATEMENT OF FINDINGS

Pursuant to County Code Section [22.172.060.C](#): Findings and Conditions, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

2.a To require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.

See attached response.

2.b Such use, building or structure does not now and will not during the extension period requested:

- i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or
- ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or
- iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

See attached response.

Non Conforming Review- Statement of Findings

2.a

It would be unfair to cease the use of the existing swapmeet that has been in operation for approximately 30 years and have been essential to the area which is highly lacking in retail stores that provide goods, services, and food. Ceasing the use would be unfair by negatively impacting the economic and well being of 120+ store owners and their families, and also negatively impacting the customers that would lose these shopping and food options close to their work or business.

(The property currently holds a Conditional Use Permit (02-270-(2)) for the operation of 3 Body Art Establishments. The CUP expires in 2025. We would like to continue operating the food establishments to at least match the CUP expiration date.)

2.b

For approximately 30 years the swapmeet has served the area with low cost clothing, shoes, electronics, food, photography studio, financial services and much more. We believe the swapmeet has increased the value of the area by having food and shopping options close to where people work and also providing jobs and entrepreneurship opportunities. Having more options for places to eat and shop, make this area more attractive to workers, other businesses, and property owners. If allowed to continue operating, the swapmeet will continue to provide shopping and food to the area without negatively impacting the area, public health, safety, or general welfare to anyone.

PROJECT NARRATIVE

The applicant, Thomas Kim, requests a Non Conforming Review to continue to operate an existing Multi-tenant indoor shopping center also known as a Swapmeet, with approximately 126 tenants, operating inside a warehouse type building in a newly zoned M-2-IP area. The applicant also requests to allow the continued use of all the retail businesses inside of the shopping center that are not allowed in the new M-2-IP zone area.

The existing shopping center was established in 1989 and has operated continuously in the same location. The subject site was recently rezoned from M-2 to M-2-IP.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: November 13, 2025
PROJECT NUMBER: PRJ2023-003997-(2)
PERMIT NUMBER: Nonconforming Review No. RPPL2023005625
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 2787 East Del Amo Boulevard, Rancho Dominguez
OWNER: SENT-PAC CORP
APPLICANT: Thomas Kim
CASE PLANNER: Evan Sahagun, Planner
ESahagun@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 as a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project is for the continued operation of an indoor swap meet in an existing warehouse building. No modifications or physical development are proposed.

None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

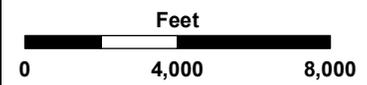
SHAPING
TOMORROW

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-003997

NCR RPPL2023005851



LA COUNTY
PLANNING

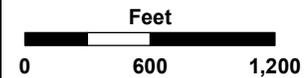
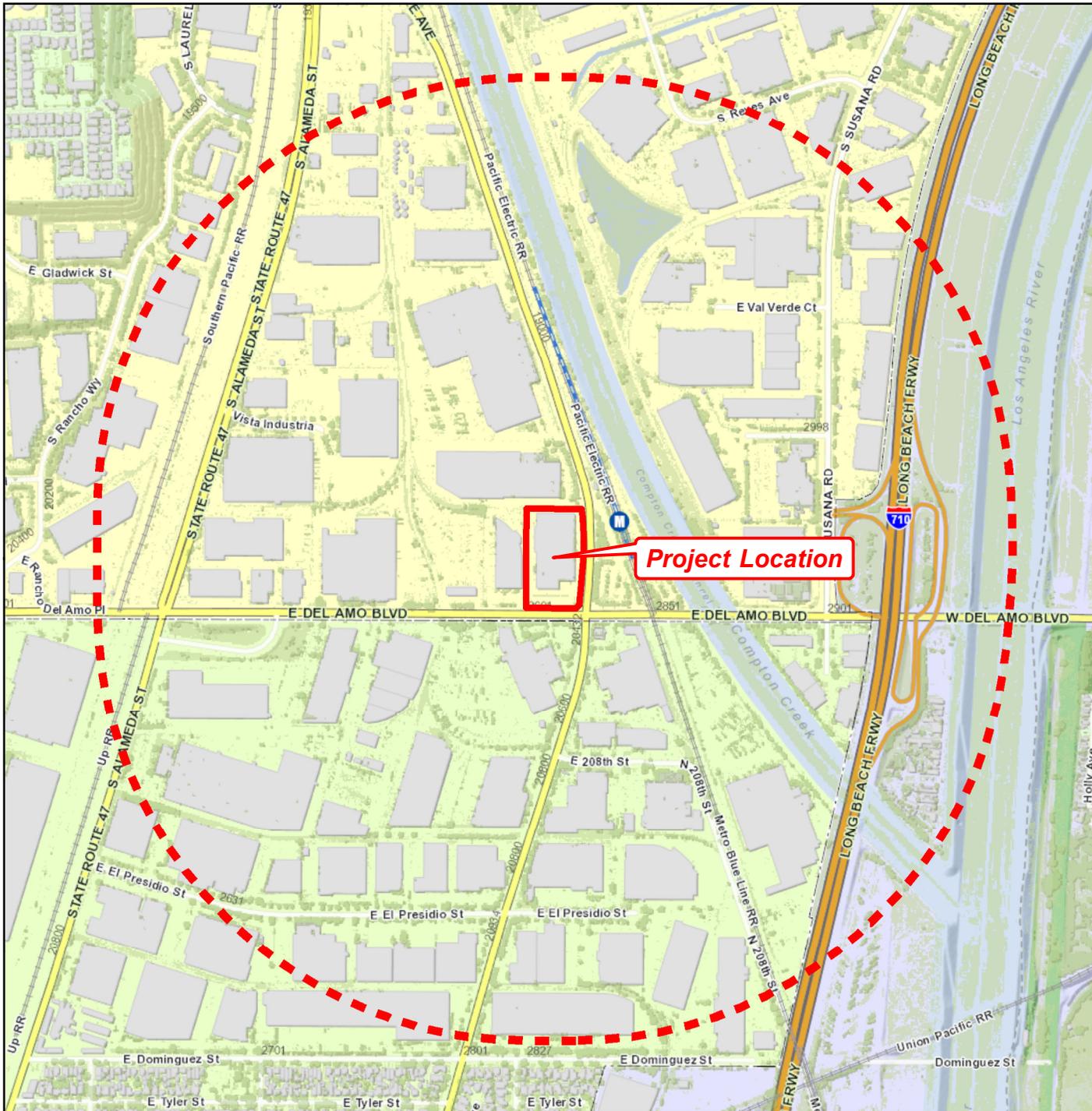
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

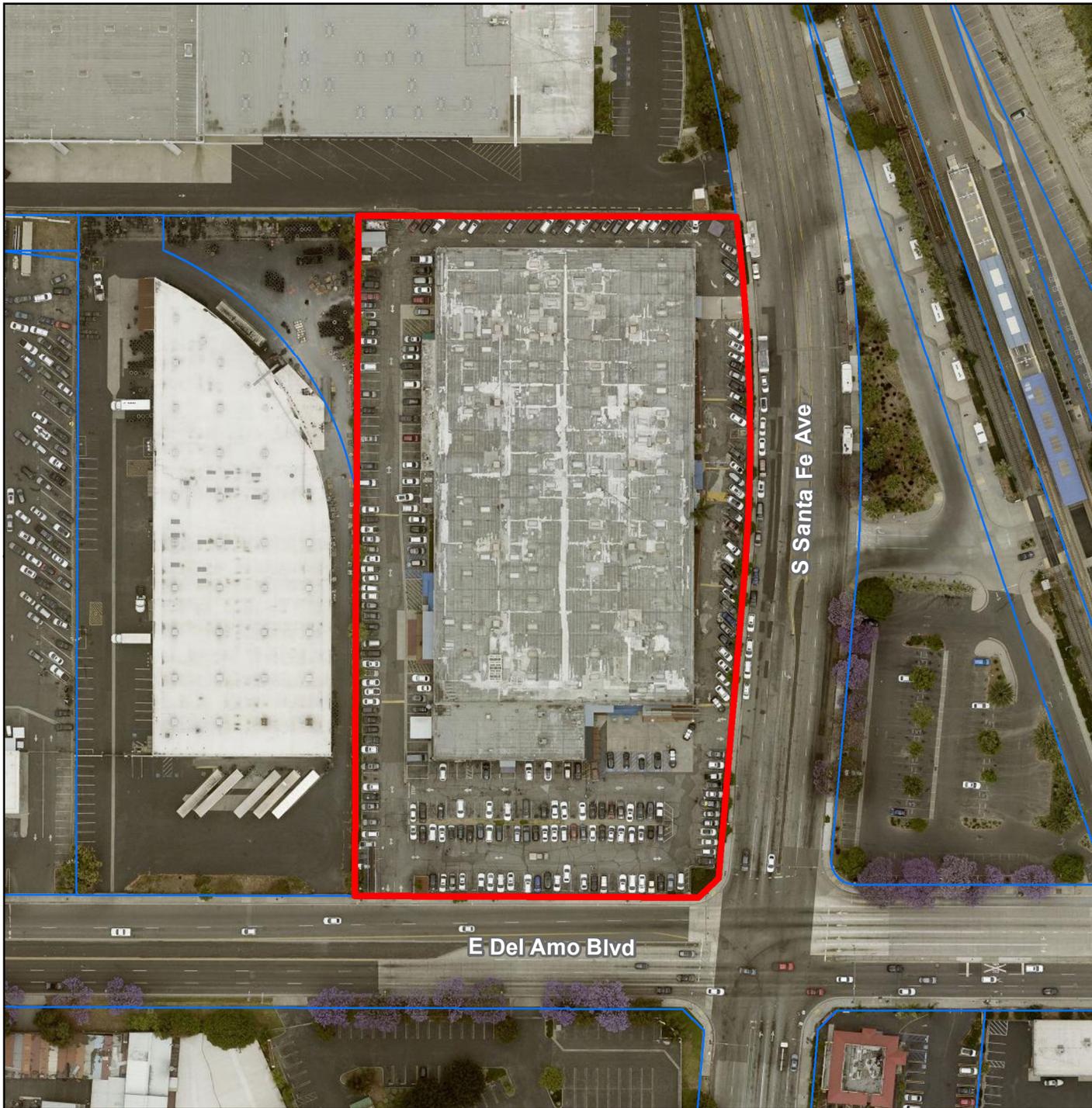
PROJECT NO. PRJ2023-003997

NCR RPPL2023005851



LA COUNTY
PLANNING

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



AERIAL IMAGERY

SITE-SPECIFIC MAP

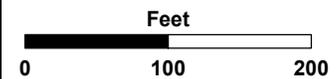
PROJECT NO. PRJ2023-003997

NCR RPPL2023005851

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

E Del Amo Blvd

S Santa Fe Ave



LA COUNTY
PLANNING

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

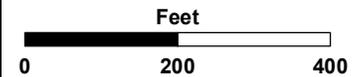
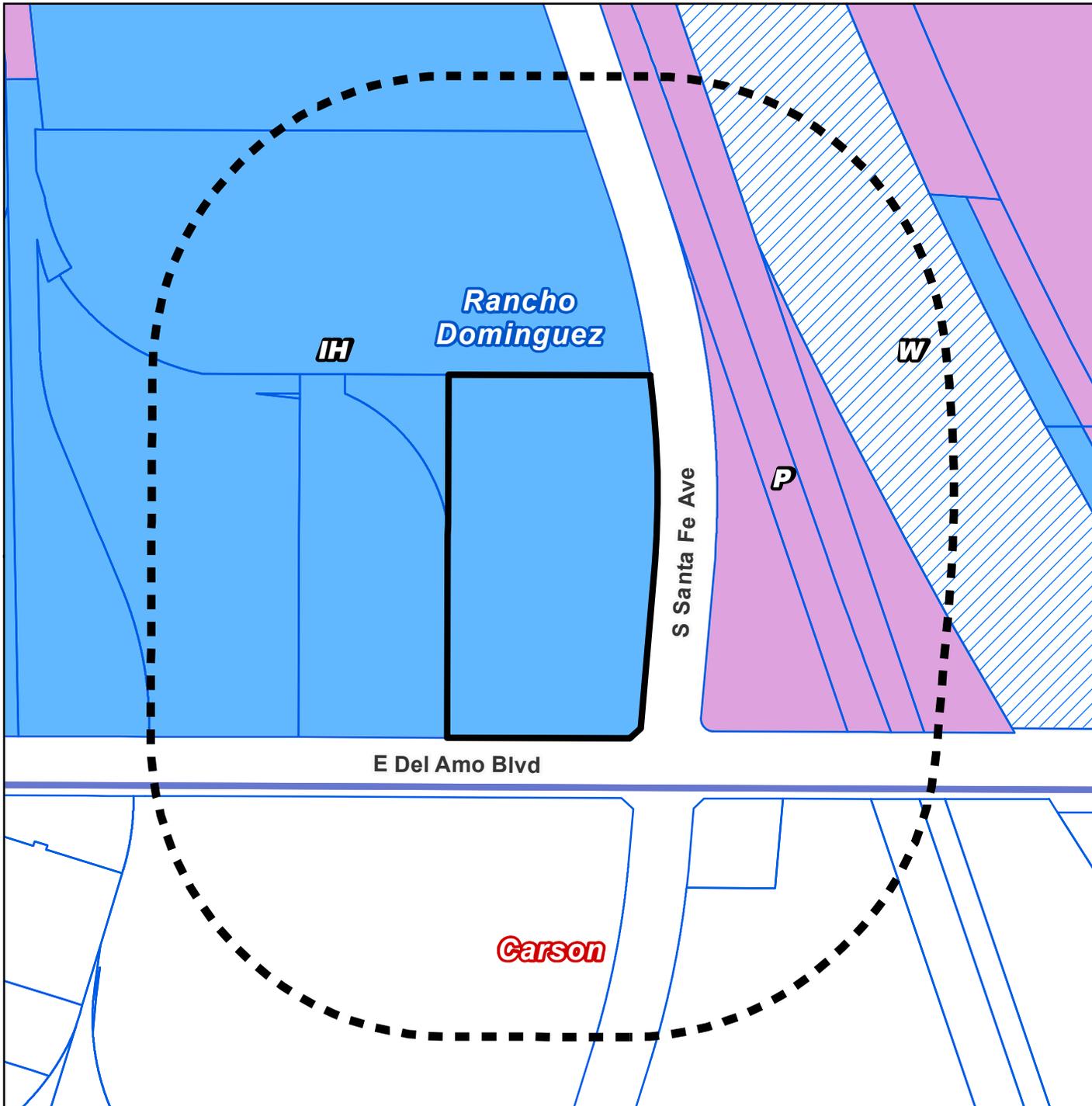
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003997

NCR RPPL2023005851

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



LA COUNTY
PLANNING

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

M-2

Rancho Dominguez

M-2-IP

M-2

S Santa Fe Ave

M-2

M-2-IP

E Del Amo Blvd

Carson

ZONING

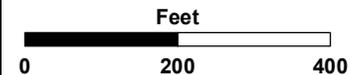
500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003997

NCR RPPL2023005851

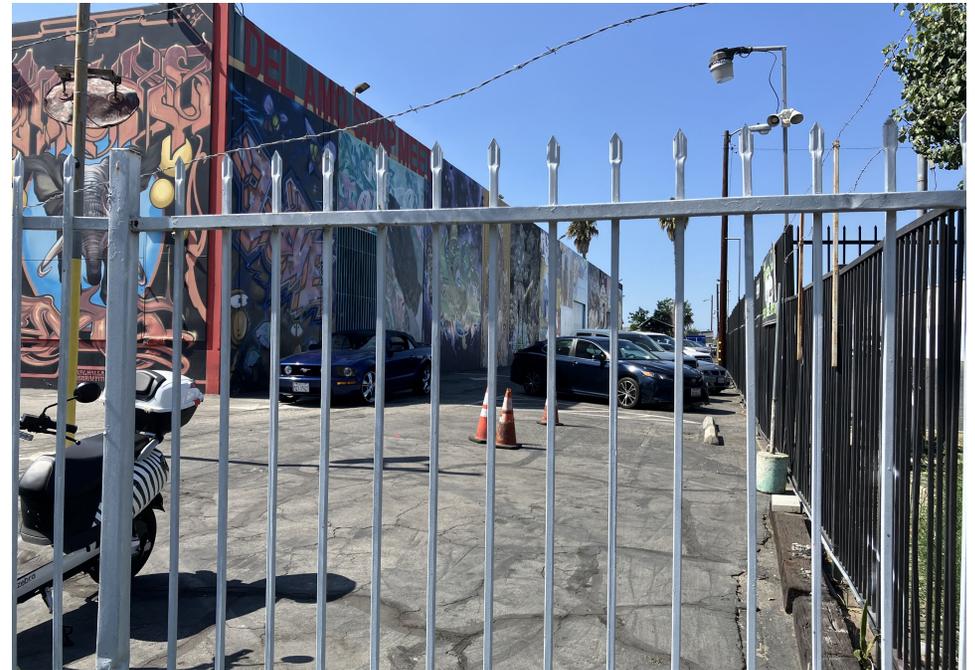
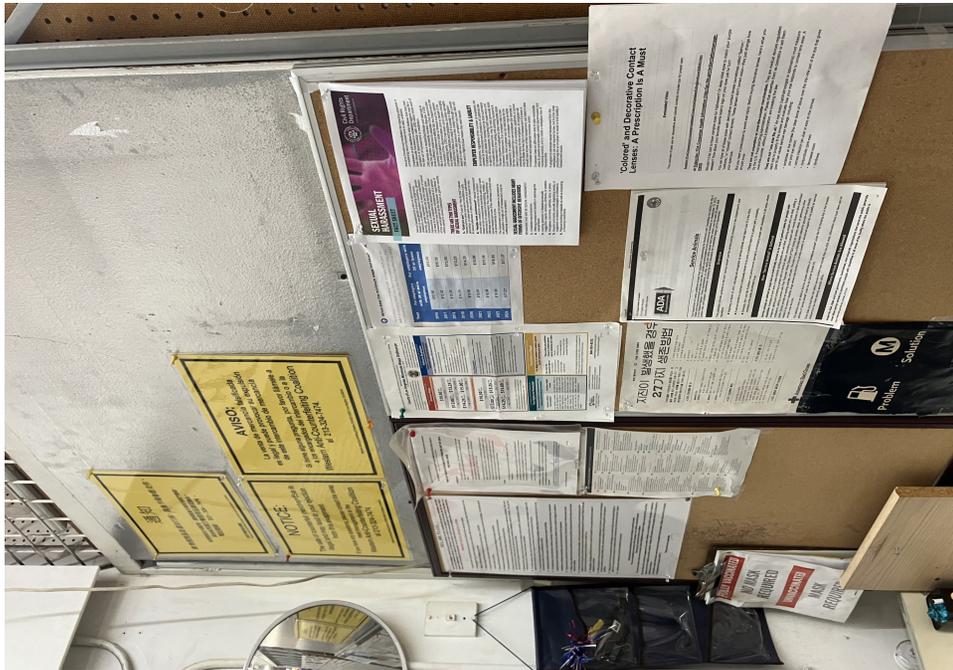


M-2 - Heavy Manufacturing



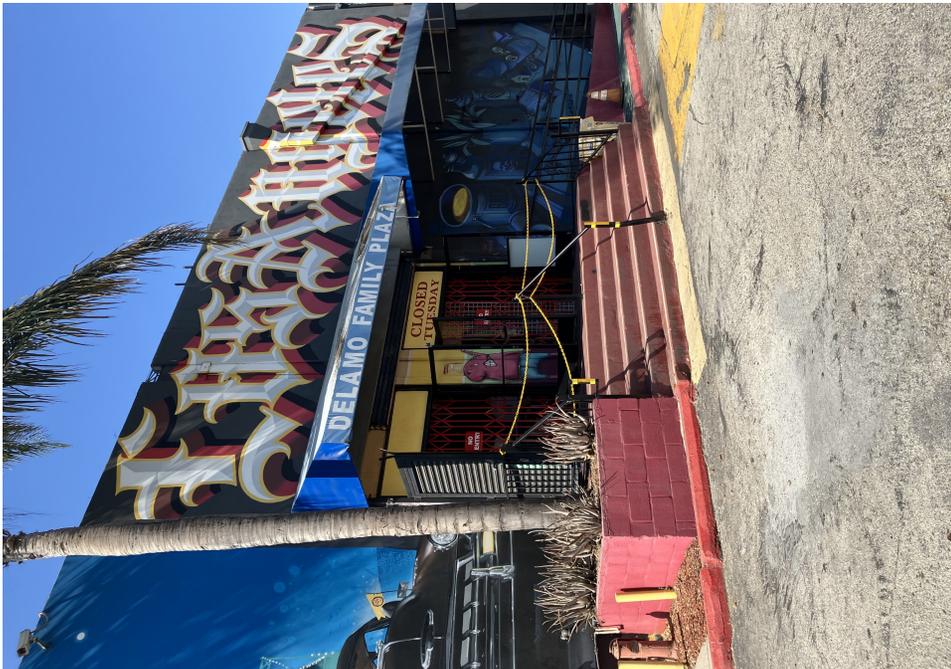
LA COUNTY
PLANNING

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



2787 East Del Amo Boulevard, Rancho Dominguez

Taken by Evan Sahagun on October 8, 2025
Page 1 of 5

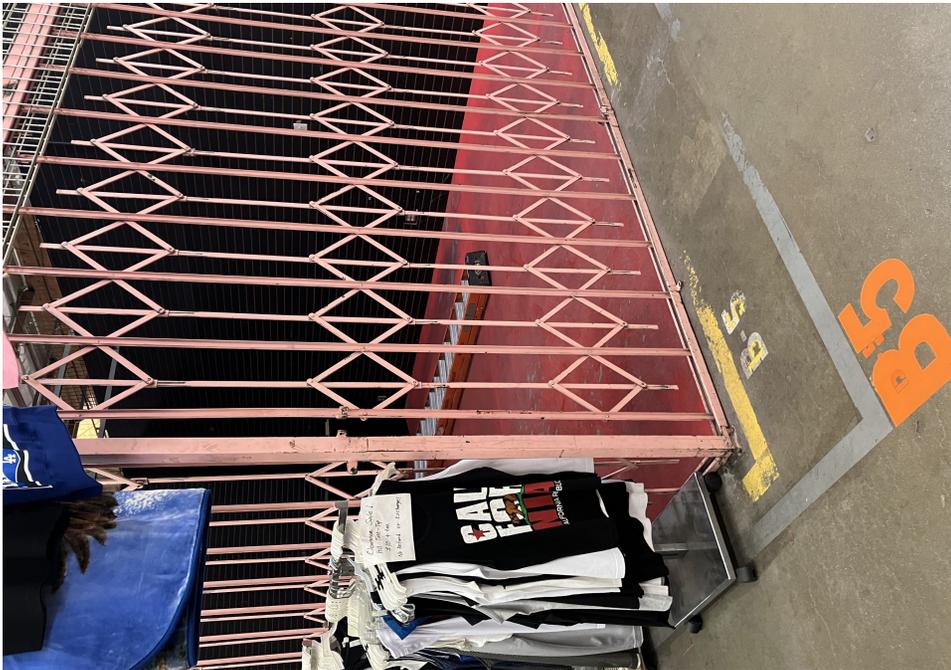


2787 East Del Amo Boulevard, Rancho Dominguez



2787 East Del Amo Boulevard, Rancho Dominguez

Taken by Evan Sahagun on October 8, 2025
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2787 East Del Amo Boulevard, Rancho Dominguez



2787 East Del Amo Boulevard, Rancho Dominguez

Taken by Evan Sahagun on October 8, 2025
Page 5 of 5



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

EPIC-LA NUMBER: RPPL2023005851 PROJECT NUMBER: Del Amo Swap Meet @
2787 E Del Amo
Boulevard
CITY/COMMUNITY: Rancho Dominguez STATUS: Cleared
PROJECT ADDRESS: 2787 E Del Amo Boulevard DATE: 10/03/2024
Compton, CA 90221

CONDITIONS

1. The proposed CUP for continued use of the existing non-conforming site is cleared to continue to operate as a swap meet. Submit plans to the Fire Department Building Plan Check Unit for all permits and approvals.

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

Reviewed by:



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

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

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

NICHOLE QUICK, M.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
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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Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

November 18, 2024

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Elsa Rodriguez

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

**SUBJECT: NON-CONFORMING USE-BUILDING and STRUCTURES
CASE: RPPL2023005851
2787 E. DEL AMO BLVD. COPMTON CA 90021**

Thank you for the opportunity to review the application and project located at the subject property. The applicant requests approval to repurpose an existing one story 101,000 square-foot warehouse building as an indoor multi-tenant retail shopping center which currently accommodates 126 tenants.

- 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. Drinking Water Program: Potable Water

1.1 The applicant provided a water “Will Serve” letter from California Water Service dated November 08, 2024. The letter is valid for two years from the date of the letter.

For questions regarding drinking water, please contact Bharat Dungrani, Drinking Water Program at (626) 430-5420 or bdungrani@ph.lacounty.gov.

2. Onsite Wastewater Treatment Program: Wastewater

2.1 According to the most recent property tax bill’s direct assessment information, Los Angeles County Sanitation Districts currently service the project site.

For questions regarding onsite wastewater treatment program, please contact Tigran Khachatryan at (626-430-5380 or tkhachatryan@ph.lacounty.gov.

3. 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, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

3.1 Exterior Noise

Ordinance:

Exterior Noise Standards (12.08.390)

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 (See Table 1):

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

Table 1. Std = Standard dB that may not exceed the cumulative period

Carmen Sainz
November 18, 2024
Page 3 of 3

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_2787 E. DEL AMO BLVD. COMPTON CA 90221_RPPL2023005851_11.18.2024