

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