

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 2, 2026	
MEETING DATE:	July 15, 2026	AGENDA ITEM: 11
PROJECT NUMBER:	PRJ2025-002451-(2)	
PERMIT NUMBER:	Conditional Use Permit No. RPPL2025003552 Variance No. RPPL2026000396	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	159 East Rosecrans Avenue, West Rancho Dominguez-Victoria	
OWNER:	Bridge Point Gardena Land II LLC C/O John Maduros	
APPLICANT:	Kevin Kohan	
CASE PLANNER:	Evan Sahagun, Planner ESahagun@planning.lacounty.gov	

RECOMMENDATION

The following recommendation is made prior to the public meeting and is subject to change:

LA County Planning staff ("Staff") recommends **ADOPTION OF THE FINDINGS OF FACT** to approve Project Number PRJ2025-002451-(2), consisting of Conditional Use Permit ("CUP") No. RPPL2025003552 and Variance No. RPPL2026000396, based on the Findings (Exhibit A – Findings) contained within this report and subject to the updated Conditions of Approval (Exhibit B – Conditions of Approval).

Staff recommends the following motion:

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE FINDINGS OF FACT TO APPROVE CONDITONAL USE PERMIT NUMBER RPPL2025003552 AND VARIANCE NUMBER RPPL2026000396, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT

Item No. 11 on the Consent Agenda consists of the following entitlement requests, for the property located at 159 East Rosecrans Avenue in the unincorporated West Rancho Dominguez-Victoria community:

- A CUP to authorize the continued operation and maintenance of an existing warehouse with a gross floor area of 107,732 square feet in the M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone) Zone pursuant to Los Angeles County Code ("County Code") Sections 22.22.030 (Land Use Regulations for Industrial Zones) and 22.84.040.A (Application Requirements).
- A Variance to modify the limited hours of outdoor operation to allow outdoor operations from 8:00 a.m. to 8:00 p.m., instead of the permitted hours from 8:00 a.m. to 6:00 p.m., daily, as required by County Code Section 22.84.040.E (Performance Standards), pursuant to County Code Section 22.194.020.H (Applicability).

PROJECT BACKGROUND

On June 10, 2026, a duly noticed public hearing was held on this item. Staff presented on the item to the Regional Planning Commission ("Commission"), recommending approval of the CUP and denial of the Variance.

Based upon testimony and documentary evidence presented at the public hearing, on June 10, 2026, the Commission closed the public hearing, found the CUP and Variance to be categorically exempt, and approved the CUP and Variance with an increase to the grant term from 15 years to 20 years, commencing on July 14, 2027.

FOR CONSENT

As the draft findings presented to the Commission for the June 10, 2026, public hearing included denial of the Variance, Staff is providing the enclosed Findings and Conditions of Approval that reflect the Commission's deliberation and actions at the public hearing. Once the revised Findings and Conditions of Approval are adopted, the new last day to appeal will also be announced.

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

Report
Approved By: Susan M. Tae
Susan M. Tae, Assistant Deputy Director

PROJECT NO. PRJ2025-002451-(2)
CONDITIONAL USE PERMIT NO. RPPL2025003552
VARIANCE NO. RPPL2026000396

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Findings
EXHIBIT B	Conditions of Approval

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2025-002451-(2)
CONDITIONAL USE PERMIT NO. RPPL2025003552
VARIANCE NO. RPPL2026000396

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing on June 10, 2026, in the matter of Project No. **PRJ2025-002451-(2)**, consisting of Conditional Use Permit (“CUP”) No. RPPL2025003552 and Variance No. RPPL2026000396. The CUP and Variance are referred to collectively as the "Project Permits."
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on this item on June 10, 2026. County Department of Regional Planning (“LA County Planning”) staff (“Staff”) presented on the item to the Commission, recommending approval of the CUP and denial of the Variance.

Tuckley Williams and Tom Fitzpatrick, representatives of the applicant, were present at the hearing and spoke in favor of the Project Permits. In their presentation, Mr. Fitzpatrick requested the Commission to approve the Variance, and to extend the grant term to 20 years to commence on July 14, 2027. The Commission commended the applicant for their economic investment into the subject property, conscientious design of the development, and for incorporating community involvement in both the development process and current permitting process. The Commission also asked about the feedback and comments from their community meeting and a reason for the lack of public comments regarding this item. Mr. Williams stated that the applicant cannot identify a reason for the lack of public comments and noted that community meeting questions primarily focused on securing a building tenant. Mr. Williams stated that community members want the buildings leased to avoid potential adverse impacts from vacant and underutilized buildings, such as graffiti and crime, and to ensure ongoing maintenance. Mr. Williams further stated that community members were not overly concerned about the potential noise impacts from the Variance request and concluded that these factors justified approval of the Variance.

Two members of the public spoke on this item. Dennis Taylor, co-CEO of the Vermont Galaxy Homeless Shelter, spoke in favor of the Project Permits, and commended the applicant for prioritizing community input. John Davis, President of the Avalon Gardens Community Association, spoke in favor of the Project Permits, including their requested modification to the grant term length. Mr. Davis stated that the lack of public comments may be due to the surrounding community being working class, and that the community does not want a vacant building for the reasons previously identified by Mr. Williams and wants to increase job opportunities. Mr. Davis further commended the

applicant for incorporating community involvement and exceeding the minimum requirements for their applications.

Two additional speakers spoke on this item. Kevin Kohan, representative of the applicant, spoke in favor of the Project Permits. Mr. Kohan also spoke of the applicant's work incorporating community involvement and the economic viability of their development largely dependent on approval of the Variance and extending the grant term length. Amanda Monchamp, representative of the applicant, spoke and requested clarification regarding the draft findings and Variance request. Ms. Monchamp stated that the act of truck loading and unloading into an enclosed building, as specified in the County Code, should include truck ingress and egress at the facility. Ms. Monchamp also stated that the findings for Variance approval can be met at this location based on the design of the building. The Commission requested that Mr. Kohan and Ms. Monchamp clarify that they represent the applicant, to which they confirmed. The Commission asked Staff to respond to Ms. Monchamp's question of the performance standard, to which Staff responded that truck ingress and egress is restricted by this performance standard. The Commission asked Ms. Monchamp to clarify the requested hours for operation, to which she clarified the Variance is requested only to allow truck ingress and egress until 8:00 p.m. Staff further clarified that passenger vehicle ingress and egress is not subject to this performance standard.

The Commission also requested Staff clarify the 15-year grant term recommendation and the applicant's request. Staff noted that 15 years is a standard condition for CUPs not relating to alcoholic beverage sales. Staff further recognized and agreed with the applicant's request to delay the start of the grant term to July 14, 2027. This is due to the CUP's compliance deadline under the County Code, but Staff continued to recommend 15 years. The Commission further clarified if any future tenant would be subject to the conditions of approval, to which Staff confirmed that approvals run with the land.

Another member of the public, Kelli Shaw, a nearby resident, spoke in opposition to the Project Permits. Ms. Shaw spoke against the construction of the property, stated that there was no public hearing when the warehouse was originally constructed, and stated that other nearby residents wished to speak but were unable to attend the meeting in-person or virtually.

During rebuttal, Mr. Fitzpatrick noted that there are ongoing discussions regarding their claims, and Mr. Williams noted that the complaints were primarily focused on the construction of the warehouse, which was completed in 2022. The Commission then asked Mr. Davis to respond to Ms. Shaw. Mr. Davis recognized that community members were dissatisfied with the development at the time it was constructed and the visual impact of a warehouse adjacent to single-family residences. Mr. Davis then stated that the County's zoning regulations in place at the time allowed the warehouse to be reviewed ministerially without a formal public hearing, and that this outcome is the result of its permitting history. The Commission asked Mr. Davis if he anticipates the Variance to be an issue, to which Mr. Davis noted that Rosecrans Avenue is already a major truck route, with other properties in the vicinity that currently operate outside of

the permitted hours of outdoor operation. The applicant team concluded with the grant term length, with Mr. Fitzpatrick reiterating the importance of the grant term length for tenancy of their building and the hardship of the performance standard restrictions in the County's Green Zone Ordinance ("GZO") and need for a new discretionary permit during a lease term. Mr. Williams also stated that the security of a long-term lease is necessary to obtain a stable warehouse tenant.

The Commission confirmed review of the site plan that the truck access points are facing south and located away from adjacent residences. Staff also confirmed that all truck movements are limited to the truck court area, and that trucks do not enter the passenger vehicle parking lot which is adjacent to the residences. The Commission also stated their recognition of the difficulty in obtaining a long-term tenant with the need for a new discretionary permit during a lease term, and that it justifies the applicant's request for an extended grant term. Staff stated that, while it is within the Commission's discretion to modify the grant term length, economic viability is not contemplated by the zoning code, and that the GZO was adopted to further environmental justice. Staff further noted that the County is committed to working with the applicant on ensuring their property can be used productively, while promoting clean industrial uses, and reiterated their recommendations.

The Commission stated that the GZO is the result of community involvement efforts and the need for environmental justice in planning processes, and that the subject property is a great example of the objectives of those regulations. Within the context of this property's specific location directly adjacent to a residential neighborhood, the property's design considers surrounding uses by screening the visual and noise impact of truck activities to the furthest extent feasible. The Commission further stated that increasing the grant term to 20 years for this Project considers both the community and the economic viability of the subject property.

Without further testimony or questions, the Commission closed the public hearing and found the Project Permits to be categorically exempt from environmental review by unanimous vote. The Commission then approved the CUP and Variance, with an increase to the Project grant term from 15 years to 20 years, commencing on July 14, 2027, by a 4 – 1 vote.

3. **ENTITLEMENTS REQUESTED.** The permittee, Kevin Kohan on behalf of Bridge Point Gardena Land I LLC ("Permittee"), requests the CUP to authorize the continued operation and maintenance of an existing 107,732-square-foot storage warehouse and requests the Variance for additional authorized hours for outdoor operation ("Project"). The Project is located on a property located at 159 East Rosecrans Avenue in the unincorporated West Rancho Dominguez-Victoria community ("Project Site").
4. **ENTITLEMENT(S) REQUIRED (CUP).** The CUP is a request to authorize an existing warehouse with a gross floor area over 100,000 square feet in the M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone) Zone pursuant to Los Angeles County Code ("County Code") Sections 22.22.030 (Land Use Regulations for Industrial Zones) and 22.84.040.A (Application Requirements).

5. **ENTITLEMENT(S) REQUIRED (VARIANCE).** The Variance is a related request to modify the limited hours of outdoor operation, to allow outdoor operations from 8:00 a.m. to 8:00 p.m., instead of the permitted hours from 8:00 a.m. to 6:00 p.m., pursuant to County Code Section 22.84.040.E (Performance Standards).
6. **LOCATION.** The Project is located at 159 East Rosecrans Avenue within the Athens Zoned District and Metro Planning Area.
7. **PREVIOUS ENTITLEMENT(S).** Ministerial Site Plan Review No. RPPL2020000426 authorized the construction of a new storage warehouse on May 21, 2020.
8. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the Metro Area Plan (“Area Plan”) Land Use Policy Map.
9. **ZONING.** The Project Site is located in the Athens Zoned District and is currently zoned M-1-IP-GZ and B-1-IP-GZ (Buffer Strip - Industrial Preservation - Green Zone). Pursuant to County Code Sections 22.22.030 (Land Use Regulations for Industrial Zones), 22.84.040.A (Application Requirements), and 22.84.050 (Schedule for Compliance for Existing, Legally-Established Uses), a CUP is required for an existing warehouse with a gross floor area over 100,000 square feet, and within a 100-foot radius of a lot containing a sensitive use, no later than July 14, 2027.
10. **SURROUNDING LAND USES AND ZONING.**

LOCATION	METRO AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9 (Residential 9 – Nine Dwelling Units per Net Acre Maximum Density)	R-1 (Single-Family Residence)	Single-family residences (“SFRs”)
EAST	H9, H18 (Residential 18 – 18 Dwelling Units per Net Acre Maximum Density), IL	R-1, R-3 (Limited Density Multiple Residence), M-1-GZ (Light Manufacturing - Green Zone)	SFRs, warehouses, truck stop
SOUTH	IL, IH (Heavy Industrial)	M-1.5-IP-GZ (Restricted Heavy Manufacturing - Industrial Preservation - Green Zone), M-2-IP-GZ (Heavy Manufacturing - Industrial)	Warehouses, manufacturing

		Preservation - Green Zone)	
WEST	IL, H9	M-1-IP-GZ, B-1-IP- GZ, M-1-GZ, R-1	Warehouse, SFRs

11. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 5.07 net acres in size and consists of one legal lot. The Project Site is rectangular in shape with generally flat topography and is developed with an existing 107,732-square-foot storage warehouse.

B. Site Access

The Project Site is accessible via East Rosecrans Avenue to the south. Primary access to the Project Site for passenger vehicles will be via the easterly entrance/exit on East Rosecrans Avenue. Secondary access to the Project Site for trucks will be via the westerly entrance/exit on East Rosecrans Avenue.

C. Site Plan

The site plan depicts the Project Site with an existing 107,732-square-foot warehouse. The building is divided into three main uses of floor area: 10,000 square feet for office use, 11,550 square feet proposed for manufacturing use, and the remaining 86,182 square feet, or eighty percent (80%), proposed for storage use. Parking is provided along the west, north, and east sides of the building, and along the western lot line. Truck loading spaces are located along the western side of the building, partially screened from residences by a building projection along the northern façade. A total of 29,100 square feet of landscaping is provided on-site, approximately 13.2% of the lot area. A total of 80 trees are provided on-site, consisting of 15 Desert Willow trees, 36 Chitalpa trees, and 10 Brisbane Box trees. The on-site tree planting is arranged to provide at least fifty percent (50%) shade coverage for the parking areas. Ingress and egress to the Project Site is provided by two existing driveways facing south on East Rosecrans Avenue. The 40-foot-wide westerly driveway is for truck access, and the 28-foot-wide easterly driveway is for passenger vehicles.

D. Parking

The Project Site will maintain a total of 141 existing parking spaces for passenger vehicles and 14 loading spaces for trucks. The parking spaces are comprised of 100 standard-sized spaces, 35 compact-sized spaces, and six (6) spaces accessible to persons with disabilities in accordance with the Americans with Disabilities Act ("ADA"). While a total of 141 parking spaces are provided, only 134 of those are required while the remaining seven (7) are being provided voluntarily. The loading spaces each meet the minimum dimensions for a "Type C" loading space as specified in County Code Section 22.112.120.B (Minimum Dimensions for Loading Spaces). While a total of 14 "Type C" loading spaces are provided, only four of those are required while the remaining 10 are provided voluntarily.

12. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project Permits, Staff determined that the Project qualified for Class 1, Existing Facilities, and Class 5, Minor Alterations in Land Use Limitations, categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the CUP involves the continued operation and maintenance of an existing storage warehouse, which does not include any expansion in floor area, and the Variance involves modification of a performance standard relating to hours of outdoor operation, which would not result in any changes to land use or density. There are no exceptions to the exemption because the Project Site is not located in an environmentally sensitive area, is not known to contain historical resources, and is not listed in the Department of Toxic Substances Control's list of hazardous waste or cleanup sites. Therefore, the Project Permits do not meet any exceptions to a Categorical Exemption.

13. COMMUNITY OUTREACH. On February 11, 2026, prior to the Commission's public hearing, the Permittee conducted a town hall meeting at their warehouse building adjacent to the Project Site, located at 14220 South Main Street, West Rancho Dominguez-Victoria, to inform the surrounding community about the Project. Two weeks before conducting the meeting, the Permittee mailed letters with information about the town hall meeting to property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site. Additionally, the Permittee worked collaboratively with the Avalon Gardens Community Association to provide additional notification for the meeting. Approximately 50 community members were present at the meeting.

14. PUBLIC COMMENTS. Staff did not receive any public comments before the Report to the Commission was issued on May 28, 2026.

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 October 1, 2025.

C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated September 29, 2025.

16. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (Daily Journal), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On April 23, 2026, a total of 241 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as

well as eight (8) notices to those on the courtesy mailing list for the Athens Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

17. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the IL land use designation is intended for light industrial uses, including light manufacturing, assembly, warehousing and distribution, such as this Project. The Commission further finds that the Project maintains industrial land within an Employment Protection District ("EPD").

18. **GOALS AND POLICIES – GENERAL PLAN.** The Commission finds that the Project is consistent with the goals and policies of the General Plan, including the following:

- **Land Use Policy No. 5.9:** Preserve key industrially designated land for intensive, employment-based uses by providing jobs to the surrounding community.
- **Economic Development Policy No. 2.1:** Preserve key industrially designated land for intensive, employment-based uses by providing jobs to the surrounding community.

The Project Permits would preserve an existing storage warehouse for industrial use on industrially designated land. The use would continue to provide employment opportunities to the surrounding community. Additionally, the Project Site is located within the West Rancho Dominguez-Victoria EPD. In consideration of these factors, the Project Permits are consistent with the goals and policies of the General Plan.

- **Economic Development Policy No. 2.2:** Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.
- **Noise Policy 1.11:** Maximize buffer distances and design and orient sensitive receptor structures (hospitals, residential, etc.) to prevent noise and vibration transfer from commercial/light industrial uses.

In relation to above-mentioned policies of the General Plan, the Commission finds that the Project Permits are consistent with the goals and policies of the General Plan. There are existing single-family residential uses directly abutting the Project Site along its northwest, north, and east lot lines. These uses are screened by a block wall, landscaping with shrubbery and trees, and employee parking. In addition, the Project Site is designed such that a building projection provides partial screening of the truck court located in the southwest portion of the site. Trucks only access the Project Site via East Rosecrans Avenue, which is an existing 100-foot-wide Major Highway mapped on the County's Master Plan of Highways. In consideration of these factors, the Project Permits are consistent with the goals and policies of the General Plan.

19. **GOALS AND POLICIES – AREA PLAN.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan, including the following:

- **Land Use Policy No. 5.1: Industrial Use Revitalization.** Support the growth, revitalization, and diversification of industrial uses, and ensure compatibility with nearby land uses through efforts including but not limited to the Green Zones Program and buffers.
- **Land Use Policy No. 6.2: Existing Use Compliance.** Require compliance of existing uses with the most current industrial emission control regulations.
- **Land Use Policy No. 6.3: Noise Emissions.** Enforce County of Los Angeles Noise Ordinance for equipment, operations, and vehicles used by industrial operations.
- **Land Use Policy No. 7.1: Improvements to Minimize Industrial Impacts.** Enforce the requirements of the Green Zones Program which requires improvements to the operations of industrial uses to reduce environmental impacts.

Adjoining residential uses are screened by the site design, solid walls, and abundant landscaping. Because the Project Site directly abuts a residential neighborhood on more than two sides, community involvement was incorporated and considered when the development was originally proposed, exceeding the minimum requirements of the zoning code at the time, which was before the GZO was adopted. Approval of the Project Permits would support the growth and diversification of industrial uses in the surrounding area. The Variance request is limited to truck ingress and egress only; warehouse operational standards, which have been incorporated in the conditions of approval, will ensure that the use complies with the most current industrial emission control regulations. Furthermore, the Variance would not exceed the noise limits for equipment, operations, and vehicles imposed by the County's Noise Control Ordinance. In consideration of these factors, the Project Permits are consistent with the goals and policies of the Area Plan.

- **Land Use Policy No. 7.2: Community Engagement.** Encourage applicants proposing industrial uses to engage with community members and community-based organizations early in the permitting process.

Prior to the Commission's public hearing, the Permittee sought input from nearby residents and the Avalon Gardens Community Association, a local community group, as indicated in Finding No. 13 (Community Outreach), above. In doing so, the Permittee demonstrated their commitment to increasing public knowledge of the Project Permits. In consideration of these factors, the Project Permits are consistent with the goals and policies of the Area Plan.

- **Land Use Policy No. 7.3: Truck Access.** Prohibit industrial uses from using residential streets for truck access and parking.

For consistency with Land Use Policy No. 7.3 of the Area Plan, a Condition of Approval restricts truck access to the westerly driveway, which has a sufficient width for truck access and is located further from the adjoining residential neighborhood. With the imposition of Condition No. 31 (Truck Access Restrictions), the Project Permits are consistent with the goals and policies of the Area Plan.

ZONING CODE CONSISTENCY FINDINGS

20. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the M-1-IP-GZ and B-1-IP-GZ zoning classifications as a 107,732-square-foot storage warehouse is permitted in the M-1-IP-GZ zone with a CUP pursuant to County Code Sections 22.22.030 (Land Use Regulations for Industrial Zones) and 22.84.040.A (Application Requirements). Block walls, landscaping with shrubbery and trees, and accessory parking are uses permitted by-right in the B-1-IP-GZ zone pursuant to County Code Section 22.22.050 (Land Use Regulations for Zones B-1 and B-2). Furthermore, these uses are not listed as prohibited uses in the ()-IP (Industrial Preservation) Combining Zone pursuant to County Code Section 22.60.030 (Prohibited Uses).
21. **SCHEDULE FOR COMPLIANCE.** The Commission finds that the Project is consistent with the requirements identified in County Code Section 22.84.050 (Schedule for Compliance for Existing, Legally-Established Uses), which require a CUP for an existing warehouse with a gross floor area over 100,000 square feet, and within a 100-foot radius of a lot containing a sensitive use, no later than July 14, 2027.
22. **FLOOR AREA RATIO ("FAR").** The Commission 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 warehouse has a floor area of 107,732 square feet on a 220,790-square-foot lot, resulting in a FAR of 0.49, which is within the maximum allowable FAR.
23. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standard identified in County Code Sections 22.364.110.C.4.a.i (Front Yard Setbacks) and 22.364.110.C.4.a.ii (Landscaping), which states that buildings or structures shall be set back a minimum of 10 feet from the front property line, and that this area be landscaped. The existing building, fences, walls, and gates are set back 50 feet from the front property line which, excluding access and circulation areas, is landscaped.
24. **SCREENING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.364.110.C.4.a.iii (Landscaped Buffer and Screening), which require that a solid masonry wall at least eight feet tall and a landscaped buffer at least five feet wide be provided along lot lines adjoining a residence or residentially-zoned lot, with one 15-gallon tree for every 50 square feet of landscaping, equally spaced within the buffer strip. The Project Site provides an existing five-foot-wide landscaping buffer, with Chitalpa tree planting equally spaced

throughout, and an existing eight-foot-tall concrete masonry unit ("CMU") wall along its northwest, north, and east lot lines.

25. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.364.110.C.4.a.v (Building Height), which requires a 45-foot height limit for buildings or structures located within 250 feet of a residentially zoned lot. The existing building is 42 feet tall, within the maximum allowable building height.
26. **LOT COVERAGE.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.364.110.C.4.a.vi (Lot Coverage), which allows a maximum lot coverage of seventy percent (70%). The existing warehouse has a floor area of 107,732 square feet, occupying the 220,790-square-foot lot, for a lot coverage of forty-nine percent (49%), within the allowable lot coverage.
27. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces), which requires one parking space per 1,000 square feet of floor area used for storage, one parking space per 500 square feet of floor area used for manufacturing, and one parking space per 400 square feet of floor area used for office, provided that at least 80 percent of the building's floor area is used for storage or warehousing of goods. The existing warehouse has a total floor area of 107,732 square feet with 86,182 square feet used for storage, 11,550 square feet used for manufacturing, and 10,000 square feet used for office, which requires that 134 parking spaces be provided. The Project Site provides a total of 141 existing parking spaces, seven (7) more than the minimum requirement, comprised of 100 standard-sized spaces, 35 compact-sized spaces, and six (6) spaces accessible to persons with disabilities in accordance with the ADA.
28. **BICYCLE PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), which requires one space per 20,000 square feet of floor area for short-term bicycle parking, and one space per 10,000 square feet of floor area for long-term bicycle parking. The existing warehouse has a total floor area of 107,732 square feet, which requires that five (5) short-term spaces and 11 long-term spaces be provided. The Project Site provides a total of seven (7) short-term spaces and 11 long-term spaces.
29. **SHOWERS AND CHANGING FACILITIES.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.100.C (Showers and Changing Facilities), which requires showers and changing facilities in new industrial buildings with 75,000 or more square feet of gross floor area, and further requires that these facilities be accessible to employees. As the installation of such facilities within the warehouse has been incorporated into the conditions of approval, the Project is consistent with this standard.
30. **LOADING SPACES.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.120 (Loading Spaces), which

requires that four (4) "Type C" loading spaces be provided for a warehouse having between 50,001 and 150,000 square feet of floor area. A "Type C" loading space is defined as having a minimum length of 40 feet, a minimum width of 12 feet, a minimum vertical clearance of 14 feet, and a minimum 60 feet of maneuvering space. The Project Site provides a total of 14 existing Type "C" loading spaces, 10 more than the minimum requirement. Loading spaces are located as far distant as feasible from adjoining residentially zoned lots pursuant to County Code Section 22.364.110.C.4.a.v (Loading Docks).

31. **SIGNS.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.114 (Signs) and Section 22.364.070.B.f (Signage) because there are no signs on the Project Site, except for an existing building identification sign on the south façade facing East Rosecrans Avenue.

32. **TREE PLANTING.** The Commission finds that the Project is consistent with 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 69 trees, be planted. These standards also require trees to provide a minimum 50 percent (50%) shade coverage for new or expanded uncovered parking areas with 15 or more spaces. The Project Site provides a total of 80 existing trees, which are arranged to provide shade coverage for the uncovered parking lot.

33. **GREEN ZONE STANDARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.84.040 (Standards and Requirements for Specific Uses):

- a. **SURFACING.** Pursuant to Subsection C.1.e (Surfacing), areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment are paved with impervious materials.
- b. **RECYCLING AND SOLID WASTE.** Pursuant to Subsection C.1.f (Recycling and Solid Waste Storage), an existing enclosed recycling and solid waste storage area is provided on the Project Site.
- c. **VEHICLE ACCESS.** Pursuant to Subsection C.1.g (Vehicular Access and On-site Circulation for Cars and Trucks), driveway entrances and exits are located as far away from sensitive uses as feasible, and on-site vehicular circulation and truck loading and unloading areas, including truck loading docks, are located on the side of the building, as far away from the nearest sensitive use as feasible.
- d. **REQUIRED SIGNAGE.** Pursuant to Subsections C.1.h ("No Idling" Sign Required) and C.1.j (Perimeter Identification Signs), the Permittee proposes two new "no idling" signs on the west side of the building with minimum sign areas of one and one-half square feet, next to the truck loading spaces, and a new perimeter identification sign with a sign area of nine square feet affixed to the CMU wall fronting East Rosecrans Avenue next to the truck access gate.

- e. **WAREHOUSE OPERATIONS.** Pursuant to Subsection C.3.c (Warehouse), operational standards for the existing warehouse have been incorporated into the conditions of approval for the CUP that must be met by July 14, 2027, which require: (1) the use of electric or alternatively fueled sweepers with HEPA filters; (2) the use of Energy Star heating, cooling, and lighting devices, and appliances; (3) that all off-road equipment (non-street legal), such as forklifts and other machinery, used on-site for warehouse operations, shall be powered by alternative fuels, electrical batteries, or other alternative/non-diesel fuels (e.g., propane) that do not emit diesel particulate matter, and that are zero or low-emission; (4) that all landscaping equipment, such as lawn mowers and leaf blowers used on-site shall be electrically powered; and (5) that operations comply with Air Quality Management District Rule 2035 or current standards.
- f. **PERFORMANCE STANDARDS.** Pursuant to Subsection E (Performance Standards), operational standards for the Project Site have been incorporated into the conditions of approval for the CUP, which require that: (1) no outdoor operation or activities shall be conducted between 6:00 p.m. and 8:00 a.m., daily, with the exception of truck loading and unloading into an enclosed building only; (2) all materials or waste shall be stored in designated receptacles, bins, or pallets, and located on a paved impermeable surface on site, or within an enclosed building; and (3) exterior areas of the premises shall be maintained free of garbage, trash, debris, or junk and salvage except as stored in designated trash collection containers and enclosures. In accordance with the Variance granted for the Project Site, truck ingress and egress will be permitted until 8:00 p.m., daily.

34. **PLANNING AREA STANDARDS DISTRICT ("PASD").** The Commission finds that the Project is consistent with County Code Chapter 22.364 (Metro PASD), including but not limited to Sections 22.364.060 (PASD Area-Wide Development Standards) and 22.364.070 (PASD Zone Specific Development Standards), which imposes areawide standards including, but not limited to:

- a. All structures, walls, and fences that are publicly visible shall be maintained free of graffiti;
- b. Service areas and mechanical equipment for all uses shall be visually unobtrusive and integrated with the design of the site and building; and
- c. All exterior areas of the premises, adjoining sidewalks, incidental walkways, and rear alleys, shall remain free of garbage, trash, debris, or junk and salvage.

With the operational standards for the Project Site that have been incorporated into the conditions of approval for the CUP, the Project is consistent with these requirements. There are no additional development standards for industrial zones imposed by the Metro PASD.

35. **COMMUNITY STANDARDS DISTRICT ("CSD").** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.364.110 (West Rancho Dominguez-Victoria CSD), which imposes community-specific

development standards for industrial zones pertaining to front yards, landscaping, screening, loading spaces, building height, and lot coverage. Consistency with these requirements is further described in Zoning Code Consistency Finding Nos. 23 through 26 and 29, above. All uses, except for parking and accessory uses, are conducted entirely within an enclosed building pursuant to County Code Section 22.364.110.C.4.a.vii (Enclosure).

CONDITIONAL USE PERMIT FINDINGS

36. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project will ensure the public's health, peace, comfort, and general welfare by operating in compliance with all operational restrictions imposed by the GZO. These restrictions are necessary to minimize potential adverse impacts to the adjoining sensitive receptors to the greatest extent feasible, while allowing the Project Site to be operated as a productive industrial use.
37. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is approximately 5.07 acres in size, with 50-foot-wide buffer strips along the lot lines adjoining residential uses. The existing site design provides effective buffering to the furthest extent feasible by screening truck loading and unloading from adjoining residences to the north and is found to be in compliance with applicable development standards for the proposed use.
38. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is served by East Rosecrans Avenue, which is an existing 100-foot-wide Major Highway mapped on the County's Master Plan of Highways. The adjacent roads and sidewalks are adequate in size and width for vehicle and pedestrian traffic to and from the Project Site. The Project Site is adequately served by public water and sewer systems, and no public infrastructure improvements are necessary because no expansion is proposed.
39. The Commission finds that, to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 20 years, commencing on July 14, 2027, pursuant to County Code Section 22.84.050 (Schedule for Compliance for Existing, Legally-Established Uses). The Commission finds that the extended grant term increases the viability of the Permittee to enter a lease agreement for a potential warehouse tenant.

SUPPLEMENTAL FINDINGS - GREEN ZONE CONDITIONAL USE PERMIT

40. **The Commission finds that the proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property.** The Project Site was developed to minimize adverse effects related to the factors identified above to the greatest extent feasible. Eight-foot-tall CMU walls, landscaping and trees are provided within the 50-foot-wide buffer strips adjoining residential uses. The truck court is tucked into the southwest side of the warehouse, with a building projection westward along the northern façade to provide additional screening of truck loading and unloading from adjacent residences to the north. All truck access to the Project Site is restricted to the westerly driveway, which has a sufficient width for truck access and is located further from the adjoining residential neighborhood.
41. **The Commission finds that the proposed use and development of land employs appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses.** In addition to the physical development of the Project Site, which serves to provide some buffering between adjoining residential uses, operational standards for the Project Site have been incorporated into the conditions of approval for the CUP. These standards, among other things, prohibit outdoor operations and activities before 8:00 a.m. and after 6:00 p.m., daily, and require the use of electric appliances and equipment on-site, such as sweepers, off-road equipment, trucks, and landscaping equipment. The warehouse must be operated in full compliance with these requirements by July 14, 2027. In accordance with the Variance requested and based on the special circumstances pertaining to the Project Site, truck circulation, including ingress and egress, will be permitted until 8:00 p.m., daily. These performance standards will minimize impacts on the environment and nearby sensitive uses.
42. **The Commission finds that the proposed use and development of land protects public health and safety and promotes environmental sustainability.** The proposed Project and development of land protects public health and safety by its physical design, which reduces direct visual and noise impacts to the greatest extent feasible via the siting of the truck court and loading spaces, and by adhering to the restricted hours of outdoor operation. The proposed Project promotes environmental sustainability by ensuring compliance with updated regulations pertaining to the use of electric and zero-emission appliances, equipment, and trucks. These regulations will ensure that the Project Site is operated in an environmentally sustainable manner.

VARIANCE FINDINGS

43. **The Commission finds that, because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.** The property is characterized by special circumstances related to its adjacency to residential uses and property design. Although the warehouse is on a property adjacent to residences, it is designed such that truck movements and loading activities are screened from the adjacent residential neighborhood to the furthest extent feasible. The warehouse is set back 50 feet from the northern property line, and this buffer space is developed with surface parking for passenger vehicles, solid eight-foot-tall walls, and abundant landscaping and tree planting exceeding the minimum requirement. As designed, the closest truck loading space is designed to be set back approximately 180 to 200 feet from the nearest residential property, which is concealed by the building's configuration. The truck access point is located along East Rosecrans Avenue, an existing 100-foot-wide Major Highway mapped on the County Master Plan of Highways, oriented away from nearby residences to the furthest extent feasible. Due to these special circumstances pertaining to the design of this warehouse, the strict application of the hours of operation restriction is not necessary and would therefore deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
44. **The Commission finds that the modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.** The modification authorized will not constitute a grant of special privilege because it is based on the special circumstances related to this specific property. The warehouse is designed such that truck movements are limited to the truck court area, which is located in the southwestern portion of the lot and screened from adjacent residences by the building design, landscaping, and solid walls. Furthermore, the potential noise impacts would be consistent with other properties in the surrounding vicinity, because it is not anticipated to exceed current regulatory limits nor the existing noise levels along the adjacent major highway.
45. **The Commission finds that strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.** The strict application of the hours of outdoor operation performance standard will result in unnecessary hardship by limiting the economic feasibility of the warehouse. Although its design was approved prior to the effective date of the GZO, it exemplifies the objectives of that ordinance by minimizing potential adverse impacts. Furthermore, the conditions of approval will require the use of low-energy appliances and zero- or near-zero-emission trucks, which will promote clean industrial uses. Because the property's screens visual and noise impacts from truck movements, and the conditions of approval will ensure that future tenants operate with environmental sustainability in

mind, the hardships caused by the hours of outdoor operation performance standard are inconsistent with the general purpose of the GZO.

46. **The Commission finds that such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.** Extending the permitted hours of outdoor operation is not anticipated to be materially detrimental to the surrounding area because it is based on the exceptional characteristics specific to this property. The request is limited to allowing two additional hours for truck ingress and egress, until 8:00 p.m., daily. There are no permanent outdoor uses or other activities proposed or approved under the CUP which would be accommodated by the Variance. This restriction is not necessary for this specific property because it was designed with community involvement and physically screens truck movements to the furthest extent feasible. Furthermore, the Project Site is adjacent to a Major Highway which already produces high levels of noise, which is not anticipated to worsen because of the Variance requested. Due to these factors, the Variance will not be materially detrimental in the matters referenced above.
47. The Commission finds that, to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Variance to 20 years, commencing on July 14, 2027, in accordance with Finding No. 39, above.

ENVIRONMENTAL FINDINGS

48. The Commission finds that the Project Permits are exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 and 15305 (Class 1, Existing Facilities, and Class 5, Minor Alterations in Land Use Limitations, categorical exemptions). The CUP is for the continued operation and maintenance of an existing storage warehouse. The Variance is a related request to modify a performance standard relating to hours of outdoor operation, which will not result in any changes to land use or density. None of the exceptions to an exemption apply because the Project Site 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 Permits could have a significant or cumulative effect on the environment. Therefore, the Commission finds that the Project Permits are categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

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

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

Regarding the Conditional Use Permit:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property.
- F. The proposed use and development of land employs appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses.
- G. The proposed use and development of land protects public health and safety and promotes environmental sustainability.

Regarding the Variance:

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project Permits are exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities categorical exemption) and 15305 (Class 5, Minor Alterations in Land Use Limitations categorical exemption);
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025003552**, subject to the attached conditions; and
- 3. Approves **VARIANCE NO. RPPL2026000396**, subject to the attached conditions.

ACTION DATE: July 15, 2026

SMT:EMR:ERS

July 2, 2026

c: Each Commissioner, Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-002451-(2)
CONDITIONAL USE PERMIT NO. RPPL2025003552
VARIANCE NO. RPPL2026000396

PROJECT DESCRIPTION

The project is to authorize the continued operation and maintenance of an existing warehouse with a gross floor area of 107,732 square feet 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, and until all required monies have been paid pursuant to Condition No. 10. 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 terminate on July 14, 2047.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
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 warehouse 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 site plan on file. The Permittee shall deposit with the County the sum \$4,700, 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 ten (10) 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 **\$470.00** 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 ("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 **September 15, 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 and shall be immediately produced upon request by any County Sheriff or LA County Planning staff. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PERMIT-SPECIFIC CONDITIONS – GREEN ZONE CONDITIONAL USE PERMIT

20. **Surfacing.** Areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment shall be paved with impervious materials such as an asphalt or an oil and aggregate mixture, use light color pavement, and be maintained to the satisfaction of the Director. Paved areas shall be clustered to maximize pervious area. Alternative paving materials may be permitted to the satisfaction of the Director and Public Works through a Revised Exhibit "A" pursuant to Condition No. 18, above.

21. **Recycling and Solid Waste Storage.** Any trash receptacles or storage areas for recycling and solid waste generated at the facility shall meet the requirements set forth in County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste).
22. **“No Idling” Sign Required.** The Permittee shall install at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.
23. **Perimeter Identification Sign Required.** The Permittee shall install a perimeter identification sign that complies with the following, as depicted on the approved Exhibit “A:”
 - a. **Location(s).** A perimeter identification sign shall be permanently affixed on a building or wall that is visible, and with text that is legible from the public right-of-way for pedestrians, and no higher than eight feet from the ground measured vertically from the base of the sign. The perimeter identification sign shall not be a freestanding sign or a portable sign.
 - b. **Sign Area.** A perimeter identification sign shall have a minimum sign area of four square feet and a maximum sign area of nine square feet. The area for a perimeter identification sign shall not be accounted for in the area permitted for business signs specified in County Code Chapter 22.114 (Signs).
 - c. **Display.** The perimeter identification sign shall permanently display hours of operation, telephone number of the facility representative, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to the Department and the South Coast Air Quality Management District ("AQMD"), where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by LA County Planning or AQMD:
 - i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday—Thursday, 7 a.m. - 6 p.m., dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and
 - ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG or visit www.aqmd.gov."
 - d. **Tenants.** If the Permittee allows more than one tenant to operate within the facility, the Permittee may provide one such sign containing the information for all tenants, provided that each tenant has its own business identification sign that is clearly visible from the public right-of-way.

24. **Warehouse Operations.** The Permittee shall ensure that the warehouse is operated in full compliance with the performance standards listed herein. The Permittee shall maintain records of appliances, equipment, and fuel sources used on-site, pertaining to these performance standards. These records shall be made available to LA County Planning staff upon request. The following standards shall be met by July 14, 2027:
- a. **Sweepers.** All new or replacement sweepers used for the maintenance of parking areas, drive aisles, loading areas, and other paved surfaces shall be electric, or powered by alternative fuels, and equipped with High Efficiency Particulate Air (HEPA) filters.
 - b. **Appliances.** All new or replacement heating, cooling, lighting devices, and appliances used on-site shall meet or exceed current Energy Star standards, where applicable.
 - c. **Off-road Equipment.** All new or replacement off-road equipment (non-street legal), such as forklifts and other machinery, used on-site for warehouse operations shall be powered by alternative fuels, electrical batteries, or other alternative/non-diesel fuels (e.g., propane) that do not emit diesel particulate matter, and that are zero or low-emission.
 - d. **Landscaping Equipment.** All new or replacement landscaping maintenance equipment, such as lawn mowers and leaf blowers, used on-site shall be electrically powered.
 - e. **Zero-emission or Near-zero Emission Trucks.** The Permittee shall comply with applicable requirements of AQMD Rule 2305, or current standards, pertaining to the use of zero-emission or near-zero emission trucks. The Permittee shall maintain documentation demonstrating compliance with AQMD Rule 2305, or current standards, which shall be made available to LA County Planning staff upon request.
25. **Hours of Outdoor Operation.** No outdoor operation or activities shall be conducted between 6:00 p.m. and 8:00 a.m., daily, with the exception of truck loading and unloading into an enclosed building only. Notwithstanding the foregoing, truck circulation on-site, including ingress and egress, is permitted until 8:00 p.m., daily.
26. **Storage of Materials and Waste.** All materials or waste shall be stored in designated receptacles or bins, located on a paved impermeable surface on-site.
27. **Site Maintenance.** Other than for the collection or receipt of items related to the principal use, exterior areas of the premises shall be maintained free of garbage, trash, debris, or junk and salvage except as stored in designated trash collection containers and enclosures.
28. **Repair of Surfacing.** All areas of broken concrete or asphalt, including, but not limited to, divots, cracks, potholes, and spalling of concrete shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

29. **Noise Control.** Any audible noise at the premises shall comply with County Code Chapter 12.08 (Noise Control) to the satisfaction of the County Department of Public Health.

PROJECT SITE-SPECIFIC CONDITIONS

30. **Scope of Approval.** This grant shall authorize the continued operation and maintenance of an existing warehouse as depicted on the approved Exhibit "A," with extended hours of outdoor operation in accordance with Condition No. 25, above.
31. **Truck Access Restrictions.** Trucks accessing the premises shall be restricted to use only the westerly 40-foot-wide driveway for ingress and egress and shall not use residential streets for access or parking.
32. **Community Meetings.** If any violation of the conditions of this grant is reported or discovered, and a Notice of Violation is issued, LA County Planning may require the Permittee to hold a community meeting to address such violation(s) in such manner to the satisfaction of the Director, subject to the following requirements:
- a. **Intent.** The Permittee shall conduct such meeting in good faith to discuss the reported issue(s), concern(s), and/or violation(s) with the community and to identify specific action(s) for mitigation and resolution.
 - b. **Location and Time.** The meeting shall occur on the premises or at another location approved by the Director, during a weekday, and it shall begin no earlier than 6:00 p.m.
 - c. **Noticing.** The Permittee shall mail a notice of the meeting to the current property owners within a 500-foot radius of the exterior boundaries of the property lines, at least two weeks before the meeting. Copies of the notice shall also be made available in the main office and to any interested person.
 - d. **Compliance.** The Permittee shall provide LA County Planning a copy of the meeting notice, the address list used for mailing, the meeting agenda, the meeting minutes describing the issues addressed, and the proposed action to mitigate the issue(s), concern(s), and/or violation(s) raised.
33. **Required Vehicle Parking.** The Permittee shall provide not less than 134 vehicle parking spaces, which shall be accessible at all times and shall not be used for the storage of materials, trucks, or equipment. If the warehouse substantially changes its mode or character of operation or if the Permittee changes the use or occupancy or otherwise modifies the subject property so as to provide less parking than the minimum requirement, the Permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.
34. **Required Bicycle Parking.** The Permittee shall provide not less than seven (7) short-term spaces and 11 long-term spaces, no later than two years after the date of decision for this grant, or by July 15, 2028.

35. **Showers and Changing Facilities.** The Permittee shall provide showers and changing facilities within the warehouse, which shall be made accessible to employees during all operating hours, no later than two years after the date of decision for this grant, or by July 15, 2028.
36. **Landscaping.** The Permittee shall maintain a total of 29,100 square feet of landscaping, as depicted on the approved Exhibit "A." All landscaped areas shall be planted with shrubs, plants, and/or trees. When replanting and replacing vegetation, the Permittee shall use the County's Native Plant Guide to select drought resistant native vegetation. If any trees are planted voluntarily, the Permittee shall use the Tree Species List maintained by the Director to select trees.
37. **Permanent Irrigation.** All landscaped areas shall have a permanent irrigation system. If a drip irrigation system is used, it shall satisfactorily irrigate all landscaped areas and be repaired as needed to continuously irrigate all landscaped areas.