

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2023-001368-(2)
CONDITIONAL USE PERMIT NO. RPPL2023001916

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2023001916** ("CUP") on April 9, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Rexford Industrial LP ("Permittee"), requests the CUP to establish an outside truck and trailer storage yard associated with an existing warehouse ("Project") on a property located at 400-422 West Rosecrans Avenue in the unincorporated community of West Rancho Dominguez, and partially located at 14400 South Figueroa Street in the City of Los Angeles ("Project Site"), in the M-2-IP (Heavy Manufacturing - Industrial Preservation Overlay) and M-2-IP-GZ (Heavy Manufacturing - Industrial Preservation Overlay - Green Zone Overlay) Zones pursuant to County Code Sections 22.83.040 (Standards and Requirements for Specific Uses) and 22.362.110.C.4.b.ii (Uses Subject to Permits).
4. **ENTITLEMENT REQUIRED.** The CUP is required to establish an outside truck and trailer storage yard associated with an existing warehouse pursuant to County Code Sections 22.83.040 (Standards and Requirements for Specific Uses) and 22.362.110.C.4.b.ii (Uses Subject to Permits).
5. **LOCATION.** The Project is located at 400-422 West Rosecrans Avenue in the unincorporated community of West Rancho Dominguez, within the Athens and Victoria Zoned Districts and Metro Planning Area, and partially located at 14400 South Figueroa Street in the City of Los Angeles.
6. **PREVIOUS ENTITLEMENTS.** On the portion of the Project Site at 400-422 West Rosecrans Avenue, Plot Plan No. 13005 authorized a new industrial building in 1963 and Plot Plan No. 15617 authorized another industrial building with landscaping and parking in 1966. On the portion of the Project Site at 14400 South Figueroa Street, Plot Plan No. 16141 authorized a new industrial building in 1967.
7. **LAND USE DESIGNATION.** The Project Site is located within the IH (Heavy Industrial) land use designation of the General Plan Land Use Policy Map.
8. **ZONING.** The Project Site is located in the Athens and Victoria Zoned Districts and is zoned M-2-IP (Heavy Manufacturing - Industrial Preservation Overlay) and M-2-IP-GZ

(Heavy Manufacturing - Industrial Preservation Overlay - Green Zone Overlay) . Pursuant to County Code Sections 22.83.040 (Standards and Requirements for Specific Uses) and 22.362.110.C.4.b.ii (Uses Subject to Permits), a CUP is required for the outside storage of trucks and trailers.

9. SURROUNDING LAND USES AND ZONING

LOCATION	2035 GENERAL PLAN LAND USE POLICY*	2023 ZONING*	EXISTING USES
SUBJECT PROPERTY	IH (Heavy Industrial)	M-2-IP (Heavy Manufacturing - Industrial Preservation Overlay) and M-2-IP-GZ (Heavy Manufacturing - Industrial Preservation Overlay - Green Zone Overlay)	14400 South Figeroa Street: Industrial buildings previously used for metal fabrication, currently vacant. 400-422 West Rosecrans Avenue: Vacant.
NORTH	IH	M-2-IP	Warehouse; Auto Service Station; Auto Repair; Concrete Mixing
EAST	P (Public)	M-2-IP and M-2 (Heavy Manufacturing) Zone	Southern Pacific Railroad; Uniform Retailer; Dog Training School
SOUTH	IH	M-2-IP	Warehouse
WEST	City of Los Angeles	City of Los Angeles	Electric Gate Manufacturers; Car wash; Single Family Homes

* Note: Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on April 11, 2023, which included the 2035 General Plan before the Metro Area Plan was adopted. The current zoning, which is M-2-IP-GZ (Heavy Manufacturing - Industrial Preservation Overlay - Green Zone Overlay), took effect on June 21, 2024.

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 6.24 net acres in size and consists of four legal lots. The four lots will be tied together through a lot tie covenant after the CUP is approved and before LA County Department of Regional Planning (“LA County Planning”) staff (“Staff”) approves the Exhibit “A.” The Project Site is an irregular shape with flat topography

and is currently developed with two industrial buildings. Two industrial buildings that formerly existed on the Project Site have already been demolished.

B. Site Access

The Project Site is accessible via West Rosecrans Avenue to the north and South Figueroa Street to the west. Primary access to the Project Site is via a 40-foot-wide driveway on Rosecrans Avenue where trucks will enter the site. The existing 24-foot-wide and 30-foot-wide driveways on South Figueroa Street will be used for passenger vehicles.

C. Site Plan

The Project Site includes one 29-foot-tall warehouse building totaling 57,743 square feet in size with 31 loading bays, 40 spaces for the outside storage of trucks and trailers, a new 12-foot-tall solid concrete masonry unit ("CMU") wall along the northern property line, landscaping, irrigation, and 16 automobile parking spaces on an 6.24 acre property. Ingress and egress for trucks is provided via a new 40-foot-wide driveway on Rosecrans Avenue. Two existing 24-foot-wide and 30-foot-wide driveways on Figueroa Street provide access for passenger vehicles. There are four existing oil wells that are plugged. Two industrial buildings have been demolished, a third industrial building will be demolished, and the fourth remaining industrial building will be partially demolished and remodeled into a warehouse.

D. Parking

The Project Site has 16 standard sized vehicle parking spaces. Two of these parking spaces are dedicated for use by people with disabilities in accordance with the Americans with Disabilities Act.

11. **CEQA DETERMINATION.** Prior to the Commission's public hearing on the Project, Staff determined that the Project qualified for Class 1, Existing Facilities, and Class 3, New Construction or Conversion of Small Structures, 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 physical changes are limited to constructing a 12-foot-tall solid CMU wall on the northern property line and installing new signage. The Project does not qualify for an exception to the CEQA exemption because it is not located in an environmentally sensitive area or on a hazardous waste site, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. All work will be performed in an enclosed structure.

12. **COMMUNITY OUTREACH.** The Permittee met in person with Mr. John Davis and Ron Bell of the Avalon Gardens Community Group at the Project Site on February 4, 2025. They also met virtually three times to discuss potential community investments. The Permittee reached out to Dr. Angila Romious from the East Gardena Community Association on February 10, 2025, to introduce the Project and discuss any community concerns. They met virtually and continued to stay in communication with the group via email. The Permittee met with the Harbor Gateway Neighborhood Council ("HGNC")

on April 25, 2024 and June 4, 2024 to present the Project and respond to follow up questions related to noise, lack of air conditioning, truck traffic, and air pollution.

13. PUBLIC COMMENTS. Staff received a letter from the HGNC, dated August 15, 2024, with concerns over noise, air pollution, lack of air conditioning, and truck traffic. No other comments were received at the time the Report to the Commission was submitted on March 27, 2025.

14. 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 Services Section, LA County Planning.

15. AGENCY RECOMMENDATIONS.

- The Department of Public Works, in a letter dated December 19, 2024, recommended that the Project proceed to a public hearing with required conditions of approval.
- The Fire Department, in a letter dated May 9, 2024, recommended that the Project proceed to a public hearing.
- The Department of Public Health, in a letter dated May 7, 2024, recommended that the Project proceed to a public hearing.

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 and newspaper [Daily Journal and Gardena Valley News]. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On February 26, 2025, a total of 54 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 eight notices to those on the courtesy mailing list for the Athens and Victoria Zoned Districts 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 General Plan because the IH land use designation is intended for heavy manufacturing, refineries, and other labor intensive industrial activities. The Commission further finds that the Project promotes the use of existing warehouse and industrial buildings that have operated onsite for over 60 years without any recorded complaints from the community or zoning enforcement actions. The proposed outside storage yard is directly associated with the remaining industrial building onsite, which will be remodeled into a warehouse. In 1963, a warehouse with an office was established on the portion of the Project Site at 14440 South Figueroa Street. In 1967, a warehouse with an office was established on the portion of the Project Site at 400 West Rosecrans Avenue.

18. GOALS AND POLICIES. The Commission finds that the Project is consistent with the following goals and policies of the General Plan.

- Policy LU 7.1 (Land Use Element): Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.
- Policy ED 2.1 (Economic Development): Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses.
- Policy ED 1.1 (Economic Development): Encourage a diverse mix of industries and services in each Planning Area.
- Policy ED 2.2 (Economic Development): Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.
- Policy ED 2.7 (Economic Development Element): Incentivize economic development and growth along existing transportation corridors and in urbanized areas

The longevity of the existing industrial buildings demonstrates that they have served a need or demand in the local community and the larger region since the early 1960s. The proposed Project will require that some of the existing industrial buildings be demolished to accommodate the new outdoor storage yard. The remaining industrial building will be remodeled into a warehouse and the proposed outdoor storage yard will provide adequate room for queueing and maneuvering onsite in conjunction with the remaining industrial building. South Fiegueroa Street and West Rosecrans Avenue are highly traveled transportation corridors with many diverse commercial and industrial land uses that serve both the West Rancho Dominguez community and the larger Metro Planning Area. The Project provides a desired service in an urbanized area.

ZONING CODE CONSISTENCY FINDINGS

19. PERMITTED USE IN ZONE. The Commission finds that the Project is consistent with the M-2-IP and M-2-IP-GZ zoning classifications because the outdoor storage of trucks and trailers is permitted in such zones with a CUP pursuant to County Code Sections 22.83.040 (Standards and Requirements for Specific Uses) and 22.362.110.C.4.b.ii (Uses Subject to Permits).

20. FLOOR AREA RATIO. The Commission finds that the Project is consistent with the standards identified in County Code Section 22.22.060 (M-2 Zone Development Standards) which allows a maximum Floor Area Ratio ("FAR") of 1.00. On the unincorporated LA County portion of the Project Site, the total lot area is 244,600 square feet and the total square footage of the remaining warehouse building is 42,887 square feet. Therefore, the Project Site's FAR is 0.18, which is within the maximum allowable FAR. 13,121 square feet of the warehouse building are within the City of Los Angeles and do not count towards the County's maximum allowed FAR.

21. HEIGHT. The Commission finds that the Project is consistent with the standard identified in County Code Section 22.350.070.E.2 (West Rancho Dominguez

Community Standards District (“CSD”) Zone Specific Development Standards). This County Code Section requires that a building or structure located within 250 feet of a Residential Zone not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas. The remaining warehouse building is 29 feet tall and the proposed solid wall is 12 feet tall. Both structures are not located within 250 feet of a Residential Zone and both structures are less tall than the maximum allowed 45 feet.

- 22. FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.84.030.C.1.a (Green Zones Development Standards). This County Code Section provides development standards for solid walls and requires the walls to be of a uniform height between eight and 12 feet tall; be a minimum thickness of six-inches; be a neutral color; and be constructed in workmanlike manner and consist of materials such as CMU or masonry, brick, etc. The Project’s proposed wall along the West Rosecrans Avenue frontage will be a 12-foot-tall CMU wall that is uniform in height and color. The wall will be installed 10 feet away from the Project Site’s northern property line along West Rosecrans Avenue, which provides a buffer that is five feet wider than the five-foot-wide minimum that is required by this County Code Section.
- 23. REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.350.070.E.1 (West Rancho Dominguez CSD Zone Specific Development Standards). This County Code Section requires that buildings and structures be set back a minimum of 10 feet from the front property line, which in this instance is the Project Site’s western property line along West Rosecrans Avenue. The front 10 feet of the setback, not including access, parking, and circulation areas, must be landscaped. Per County Code Section 22.14.190.S, a “structure” is defined as anything constructed or erected which requires a fixed location on the ground or is attached to something having a fixed location on the ground. The proposed new solid wall is a structure; therefore, it must comply with the 10-foot-wide front yard setback required by this County Code Section.
- 24. LANDSCAPING.** The Commission finds that the Project is consistent with County Code Section 22.350.070.E.1 (West Rancho Dominguez CSD Zone Specific Development Standards), which requires that the 10-foot-wide setback from the Project Site’s northern property line along West Rosecrans Avenue be landscaped, except for access, parking, and circulation areas. The Project is also consistent with the standards identified in County Code Section 22.84.030.C.1.b. (Green Zones Development Standards). This County Code Section requires that the landscaped 10-foot-wide setback be maintained with grass, shrubs, or bushes, etc. A total of 2,392 square feet of landscaping is provided. All plants provided for required landscaping must be drought-tolerant and include only non-invasive plant species. The landscaping must be maintained in a healthy condition with appropriate watering, pruning, weeding, fertilizing, and litter removal. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers, must be electric and non-combustion powered. A permanent irrigation system will be installed and maintained.

25. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.84.030.C.1.b.i (Green Zones Development Standards). The Project is required to provide a minimum of one 15-gallon tree for every 100 square feet of landscaping along a five-foot-deep buffer along the West Rosecrans Avenue frontage. A total of 1,196 square feet of landscaping is provided in a five-foot-deep buffer and 13 24-inch box trees are provided, as required by this County Code Section. The 13 Tuskegee Crape Myrtle trees are proposed to further mitigate any visual or noise impacts from the outside storage yard to neighboring uses, as required by this County Code Section.
26. **PARKING.** The Commission finds that the Project is inconsistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces), which requires that one automobile parking space be provided for every 1,000 square feet of warehouse floor area. In 1967, Plot Plan Review No. 16141 authorized a warehouse with 129 required parking spaces on the portion of the Project Site at 14400 South Figueroa Street. The CUP application was submitted in 2023 pursuant to Assembly Bill 2097, which exempted certain projects located within half a mile from a major transit stop or corridor from parking requirements. This Project is voluntarily providing 16 vehicle parking spaces. Therefore, the Project is legally nonconforming with regard to this standard.
27. **SURFACING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.84.030.C.1.j (Green Zones Development Standards). This County Code Section requires that areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment must 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 of Regional Planning.
28. **VEHICULAR ACCESS AND CIRCULATION.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.84.030.C.1.j (Green Zones Development Standards). This County Code Section requires that driveway entrances and exits be located as far away from sensitive uses as feasible. This County Code Section also requires that queuing and check-in points for trucks must be located onsite and furthest away from any property lines that are closest to any nearby sensitive use. The Project's primary driveway for truck access is located along West Rosecrans Avenue, which is the location on the Project Site that is furthest away from the sensitive uses located to the west of Figueroa Street. The warehouse has four Type C loading areas. The Exhibit "A" depicts a one-way circulation pattern for all trucks and trailers.
29. **SIGNS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.84.030.C.1.j (Green Zones Development Standards). This County Code Section requires that a Perimeter Identification Sign 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 sign must have a minimum area of four square feet and a maximum area of nine square feet. The sign must

permanently display the hours of operation, the telephone number of the facility representative, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign is proposed along the 12-foot-tall solid wall along West Rosecrans Avenue. County Code Section 22.84.030.C.1.h (Green Zones Development Standards) requires that a “No Idling” sign be provided onsite. The sign must be a minimum size of 12 inches in width and 18 inches in height and must be prominently displayed and visible from the loading spaces/area. Both signs are depicted on the Exhibit “A” and meet the requirements of this County Code Section.

30. HOURS OF OPERATION. The Commission finds that the Project is consistent with the standard identified in County Code Section 22.84.030.E.1 (Performance Standards for All Uses). This County Code Section requires that no outdoor operations or activities 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. The Permittee has not identified a tenant for the Project Site but has agreed to abide by the hours of operation required by this County Code Section.

31. COMMUNITY STANDARDS DISTRICT. The Commission finds that the Project is consistent with the standards identified in County Code Section 22.350.070.E. The Project is consistent with the following applicable standards of the CSD. The Project Site’s lot coverage (building area) is 18 percent, which is less than the CSD’s maximum lot coverage allowance of 70 percent. Additionally, outside storage must not be visible by pedestrians on adjacent streets adjoining residential zones or by persons on neighboring residentially zoned properties. The CSD’s community-wide development standards addressing graffiti and site maintenance are a part of the Project’s conditions of approval.

CONDITIONAL USE FINDINGS

32. 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 Site has been occupied by industrial and warehousing buildings since the 1960s. Plot Plan Nos. 13005, 15617, and 16141 authorized industrial buildings, warehouses, parking, and landscaping on this industrial zoned property. The CUP for the outside storage of trucks and trailers is associated with the existing industrial building that will be converted into a warehouse, which will be separately approved via Ministerial Site Plan Review No. RPPL2025000735. The outside storage of 40 trucks and trailers is not anticipated to result in substantial adverse effects to the community, there will be no public health and safety concerns to the surrounding area because all truck and trailer maneuvering and queuing will be conducted onsite, and there is no record of any violations. No outdoor activities will occur in the public right-of-way and no activities will occur outdoors after 6:00 p.m. daily. The outside storage yard is secured by a 12-foot-tall solid CMU wall along Rosecrans Avenue and the solid wall will continue along the first 50 feet on the

eastern property line, parallel to the train tracks. The solid wall acts as a physical buffer between the Project and pedestrians on Rosecrans Avenue and nearby uses and will screen the trucks and trailers stored outdoors. The Project Site is further buffered from residential uses to the west of Figueroa Street by multiple existing industrial buildings along Figueroa Street. Lastly, this CUP's conditions of approval require the Permittee to install a perimeter identification sign on the Project Site that provides an emergency contact, the hours of operation for the business, and instructions on how to submit a complaint to LA County Planning and the South Coast Air Quality Management District, also known as AQMD. It is unlikely the Project will produce new or unforeseen impacts to the surrounding neighborhood.

33. 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. Two industrial buildings have already been demolished to accommodate the new outside storage yard for trucks and trailers. The Project Site provides enough space for all maneuvering and queuing to be conducted onsite. The Project complies with other development standards related to solid walls, tree planting, irrigation, and signage. Additionally, the storage area adjoins the existing industrial building that will be remodeled into a warehouse, which will be separately approved via Ministerial Site Plan Review No. RPPL2025000735, and which meets all requirements for height, loading areas, lot coverage, and floor area ratio.

34. 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. There are no expansions in floor area proposed at the Project Site. Instead, the floor area is being reduced to make room for the proposed outside storage yard for trucks and trailers. The physical improvements are limited to installing a 12-foot-tall solid CMU wall on the northern and western property lines, widening a driveway on Rosecrans Avenue, tree planting, landscaping, irrigation, and a new perimeter identification sign on the walls. Both Rosecrans Avenue and Figueroa Street are 100 feet wide and designated as existing Major Highways in the General Plan. Rosecrans Avenue is paved and improved with sidewalks, curbs and gutters. The proposed outdoor storage yard does not require any upgrades to public or private infrastructure nearby.

GREEN ZONES FINDINGS

35. 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 is proposing a total of 20 trees of which 13 (15-gallon) trees, will be placed in the northern portion of the Project Site along the frontage on Rosecrans Avenue. The Project also includes a new 12-foot-tall solid wall and a ten-foot-wide landscaped buffer along Rosecrans Avenue Boulevard to further screen any visual or noise impacts from the outside storage yard. Truck access is limited to Rosecrans Avenue furthest away

from the residential neighborhood to the west of the project site. Additionally, the Project will implement Green Zones to minimize to the environment and surrounding area.

- Installing impervious and light-colored pavement in vehicular circulation areas and a white heat reflecting roof system;
- Locating the truck access, loading, queueing, and circulation areas as far away from the residential neighborhood as feasible;
- Utilizing electrically powered landscaping equipment;
- Utilizing electric or alternatively fueled sweepers with HEPA filters;
- Installing Energy Star heating, cooling, and lighting devices, and appliances; and
- Utilizing zero or low-emission off-road (non-street legal) equipment that is powered by alternative fuels, electrical batteries, or other alternative/non-diesel fuels.
- Limiting hours of outdoor operation to 8:00 a.m. to 6:00 p.m., daily, with the exception of truck loading and unloading into the proposed warehouse building.

36. The proposed use and development of land employ 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. The Project is not proposing any new construction that will increase the existing floor area of any structures; instead, the construction is limited to the new 12-foot-tall solid wall along Rosecrans Avenue. The associated ministerial site plan review proposes to reuse an existing industrial building thereby reducing waste and resources. The Project does not include a public address system and the existing lights do not trespass to the residential uses across Figeroa.

37. The proposed use and development of land protects public health and safety and promotes environmental sustainability. The proposed 13 15-gallon trees will enhance air quality and improve the aesthetic qualities of the Project Site and nearby neighborhood. The proposed outside truck and trailer storage yard will include electric vehicle readiness equipment.

38. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

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

- 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 employ 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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities categorical exemption); 15303 (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023001916**, subject to the attached conditions.

ACTION DATE: April 9, 2025

MG:CS:EMR

March 27, 2025

c: Commissioners, Zoning Enforcement, Building and Safety