



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**      **HEARING DATE**  
 99270                              11/20/2012

**REQUESTED ENTITLEMENTS**  
 Conditional Use Permit 201000109

**PROJECT SUMMARY**

**OWNER / APPLICANT'S AGENT**  
 Joe Gonzalez / Carolyn Seitz

**MAP/EXHIBIT DATE**  
 07/05/2010

**PROJECT OVERVIEW**

The project consists of the continued operation and use of a pallet storage yard in conjunction with a single family residence. No new construction is proposed.

**LOCATION**  
 158 & 168 5th Avenue La Puente, Avocado Heights

**ACCESS**  
 5th Avenue

**ASSESSORS PARCEL NUMBER(S)**  
 8206-025-014

**SITE AREA**  
 0.659 Acres

**GENERAL PLAN / LOCAL PLAN**  
 Countywide General Plan

**ZONED DISTRICT**  
 PUENTE

**LAND USE DESIGNATION**  
 I-(Major Industrial)

**ZONE**  
 M-1-DP (LIGHT MANUFACTURING, DEVELOPMENT PGM)

**PROPOSED UNITS      MAX DENSITY/UNITS**  
 [   ]

**COMMUNITY STANDARDS DISTRICT**  
 AVOCADO HEIGHTS

**ENVIRONMENTAL DETERMINATION (CEQA)**  
 Class 1 Categorical Exemption-Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit burden of proof requirements)
  - 22.32.080 (Zone Development Standards)

**STAFF RECOMMENDATION**

Staff recommends "Approval" of Conditional Use Permit Case No 201000109.

**CASE PLANNER:**  
 Jeantine Nazar

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