



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. R2007-03111-(2)
CONDITIONAL USE PERMIT NO. 200700210

HO MEETING DATE August 17, 2010	CONTINUED TO
AGENDA ITEM	
PUBLIC HEARING DATE August 17, 2010	

APPLICANT Judith H. Zarate	OWNERS Sergio & Judith Zarate	REPRESENTATIVE Judith H. Zarate
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REQUEST
Conditional Use Permit. To authorize the continued operation of a pallet assembly and storage yard within 250 feet of a residential zone on a property located the M-1 (Light Manufacturing) zone.

LOCATION/ADDRESS 9501 Laurel Street ACCESS Laurel Street, between 95 th Street and 96 th Street	ZONED DISTRICT Stark Palms
	COMMUNITY Florence-Firestone
	EXISTING ZONING M-1 (Light Manufacturing)

SIZE 13,500 square feet (0.3 acres)	EXISTING LAND USE Pallet assembly and storage yard	SHAPE Rectangular	TOPOGRAPHY Level
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SURROUNDING LAND USES & ZONING
 North: Pallet assembly and storage—M-1 (Light Manufacturing) East: Auto body shop, auto dismantling, pallet assembly and storage—M-2 (Heavy Manufacturing)

South: Recycling center, light industry—M-1 (Light Manufacturing) West: Apartment buildings—R-3 (Limited Multiple Residence)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide Land Use Element	I (Manufacturing)	N/A	See Staff Analysis

ENVIRONMENTAL STATUS
 CEQA Categorical Exemption—Class 1 (Existing Facilities)

SITE PLAN DESCRIPTION
 The applicant seeks authorization to continue the operation and maintenance of a pallet assembly and storage yard located within 250 feet of a residential zone. The site plan depicts the 13,500-square-foot property, most of which would be used for open storage of wooden pallets. The project would add two (2) 1,000-square-foot canopies to the northwest and southeast corners of the property, respectively, and a 300-square-foot modular office to the property's northeast corner. Three (3) parking spaces (one handicapped), a loading area, and 1,350 square feet of landscaping would be added to the site. The property would be accessed by a 26-foot-wide driveway to the east and surrounded by an eight-foot-high metal fence on all sides. The property is bounded on the east by Laurel Street, on the north by 95th Street, and on the west by a 15-foot-wide public alley, on the other side of which are located apartment buildings in a residential (R-3) zone.

TO BE COMPLETED ONLY IN CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor