



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

**PROJECT NUMBER**

R2013-03567-(2)

**HEARING DATE**

September 2, 2015

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201300181  
 Environmental Assessment No. 201300307

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Michelle Y. Lee

**MAP/EXHIBIT DATE**

January 12, 2015

**PROJECT OVERVIEW**

Permit an existing truck parking/storage lot, which is associated with a neighboring drayage yard, and is located adjacent to a residential zone in the West Rancho Dominguez CSD. The project includes a proposed 3000-sf office building, new ADA compliant driveway, 4 new 20-ft light poles, and 9,950-sf of new drought tolerant landscaping.

**LOCATION**

715 E. Alondra Blvd., West Rancho Dominguez-Victoria

**ACCESS**

Alondra Boulevard

**ASSESSORS PARCEL NUMBER(S)**

6139-014-004

**SITE AREA**

2.25 Acres

**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

Willowbrook - Enterprise

**LAND USE DESIGNATION**

I – Major Industrial

**ZONE**

M-1 (Light Manufacturing)

**PROPOSED UNITS**

None

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

West Rancho Dominguez-Victoria

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities  
 Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

**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)
  - 22.44.130 (West Rancho Dominguez-Victoria CSD requirements)
  - 22.32.080 (M-1 Zone Development Standards)

**CASE PLANNER:**

Shaun Temple

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