

**CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT
FILING INSTRUCTIONS AND CHECKLIST**

The following information shall be submitted with the Conditional Use Permit / Minor Conditional Use Permit Application:

Application fee of \$16,628.00, County Clerk filing fee of \$75.00, plus Fish & Game Section 713 fee of \$2,216.25 (Total \$18,919.25). In addition applicant is responsible for cost to retain a consultant to prepare the environmental document, if required.

Environmental Information Form

A vicinity map (Radius Map) containing the following information:

Vicinity Map showing all properties within a 300-foot radius of the outside boundaries of the subject property (See attached sample).

Complete property owner's address list from the latest available Los Angeles County Tax Assessor's Roll for all properties within a 300-foot radius of the project boundaries on mailing labels.

Complete tenant's address list for all properties within a 300-foot radius of the project boundaries in mailing labels.

Property Owner's list statement completed by the person(s) who prepared said list stating that the list has been compiled from information obtained from the latest available Los Angeles county Tax Assessment Roll. This statement must be notarized.

Traffic Report - showing ON and OFF site traffic routing including the number of vehicles, type of vehicles (truck or automobile), and arrival and departure times.

Operations Report - a detailed report describing all operations that will take place on the site including, but not limited to, operating hours, number of employees, number of shifts and hours, materials used in production and/or stored at the site, amount of material received and processed each day and any other details related to the operations, and any impacts that may be caused to adjoining properties including but not limited to noise, vibration and odors.

Hazardous Materials Report - showing all hazardous materials being used, stored, produced or processed at the site. If hazardous materials are transported to the facility, indicate the quantities of each material, where they will be stored, how and what they will be transported in, and traffic flow patterns through the City and on the site. The report shall include how the materials will be handled or processed at the site and an emergency plan in case of accidental spillage on- or off-site.

Development/Plot Plan - showing all existing and/or proposed improvements on the property including the following:

Site address, north arrow and scale (no less than 1" = 40').

Overall dimensions of the entire property. Including total square footage of each use including, but not limited to, industrial, warehousing, and office uses.

Location, by dimension, and proper labeling of all:

Buildings and structures (existing and proposed).

Provided automobile parking, truck parking, and truck loading spaces as well as their relative required maneuvering areas.

Required automobile parking, truck parking, and truck loading spaces and truck maneuvering areas.

Driveways, alleys, and access ways including driveway entrances (including the driveway width) to and from public streets.

Site drainage. Proposed drainage patterns and proposed changes in drainage.

Existing and proposed utility services.

Existing or proposed public or private easements.

Floor plans showing:

The proposed location of all heavy machinery used in manufacturing (i.e. punch presses, drop hammers, riveters, automatic screw machines, etc.) and any proposed mooring or foundations; and

The areas proposed for storage, use, processing of explosive, toxic, infectious, or hazardous materials and the facilities proposed to protect them.



For Official Use Only
Account No. 011.1041.410280

City of Vernon
Department of Public Works
4305 Santa Fe Avenue, Vernon, CA 90058
Phone (323) 583-8811 Fax (323) 826-1435

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Please PRINT or TYPE all information

SECTION 1 – Project Information.

Project Title: Bandini Asphalt Recycling Plant

Project Site Address: 4221 Bandini Blvd, Vernon, CA 90058

Assessor Parcel Number (APN#): 5243-020-024

Zoning Designation: I – General Industrial within the T – Truck and Freight Terminal Overlay

Purpose of Conditional Use Permit / Minor Conditional Use Permit Application (*If necessary, attach additional sheets*): Asphalt Recycling Plant

SECTION 2 – Applicant's Information. I hereby certify that all the information contained herein and in the accompanying exhibits are true and correct to the best of my knowledge and belief.

Applicant's Name: City of Los Angeles
Sole Proprietor Partnership Corporation

Contact Person: Chuck Kwan

Address: 1149 S Broadway, Suite 400 City: Los Angeles Zip Code: 90015

Phone: 213-716-3308 Fax: _____ E-mail: chuck.kwan@lacity.org

(Two OFFICER signatures are required for Corporation and Limited Liability Companies (LLC))

Print Name: Chuck Kwan Title: Sr. Civil Engineer Date: 3/12/2025

Signature (*Applicant's signature must be notarized*): Chuck Kwan

Print Name: _____ Title: _____ Date: _____

Signature (*Applicant's signature must be notarized*): _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

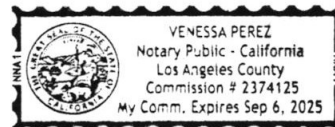
On 03/12/2025 before me, Venessa Perez, Notary Public
(insert name and title of the officer)

personally appeared Chuck Kwan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

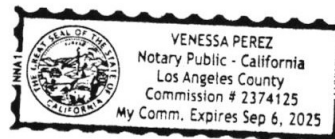
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Venessa Perez (Seal)



Title: CWO



SECTION 3 – Contact Information (if different from applicant).

Contact Person: Miles Soloman

Company Name: Lee & Associates

Address: 1201 North Main Street City: Los Angeles Zip Code: 90012

Phone: 949-532-8609 Fax: _____

Relation to Applicant: Engineer Architect Attorney Realtor Representative

SECTION 4 – Property Owner's Information. I am the property owner of record, of the property, which is the subject of this application. I have reviewed this application and authorize/approve of the action requested.

Owner's Name: PIP 4221 Bandini, LLC, a California limited liability company
Sole Proprietor Partnership Corporation

Contact Person: TK McWhertor

Address: 4100 Newport Place Drive City: Newport Beach Zip Code: 92663

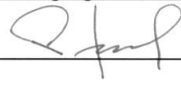
Phone: 949-579-0716 Fax: _____

YES, I hereby certify that the above named applicant is authorized to act as the property owner representative for this Conditional use permit / Minor Conditional Use Permit application.


NO, I DON'T certify that the above named applicant is authorized to act as the property owner representative for this Conditional use permit / Minor Conditional Use Permit application.

(Two OFFICER signatures are required for Corporation and Limited Liability Companies (LLC))

Print Name: Robert Neal Title: Managing Officer Date: 3/11/25

Signature (Owner's signature must be notarized): 

Print Name: Adam Milstein Title: Managing Officer Date: MARCH 10, 2025

Signature (Owner's signature must be notarized): 

See attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On March 10, 2025 before me, Shannon Christa Daly, Notary Public
(insert name and title of the officer)

personally appeared Adam Milstein,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange)

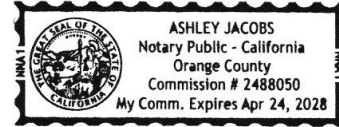
On March 11th, 2025 before me, Ashley Jacobs, Notary Public
(insert name and title of the officer)

personally appeared Robert Neal,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ashley Jacobs (Seal)



PROJECT DESCRIPTION
(Attach additional sheets as necessary)

1. Site size (Lot size). 169,193 square feet
2. Square footage of building(s) on the premises (including any covered structures or canopies). Approximately 55,000sf currently. After demolition of proposed structures, total size will be 17,446sf
3. Number of floors of construction. Existing structures have one floor
4. Amount of off-street parking and loading provided:
 - a. Number of automobile parking spaces thirty five (35)
 - b. Number of truck parking spaces ten (10)
 - c. Number of truck loading spaces N/A
5. Proposed scheduling. 5:00am to 1:30pm Monday – Friday. Occasionally on weekends
6. Associated projects (additional projects). N/A
7. Anticipated incremental development (additional phases). N/A
8. If **retail** or **commercial**, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities (*If necessary, attach additional sheets*). N/A
9. If **industrial**, indicate type, estimated employment per shift, and loading facilities (*If necessary, attach additional sheets*). Asphalt Recycling Plant. Seven (7) full-time employees

BURDEN OF PROOF

The applicant is required to establish the following before submitting a Conditional Use Permit application: *(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional sheets.)*

A) Will the Lot for the proposed use be adequate in size, shape and topography, including drainage and landscaping; Yes, please see attached Plot Plan

B) Will the proposed use have a material adverse effect on the public; No adverse effects expected.

C) Will the proposed use be compatible with the permitted uses of surrounding and adjacent properties; The proposed use is in line with the general character of heavy industrial uses in the surrounding area.

D) Will the Lot have adequate off-street parking, loading facilities, and vehicle maneuverability for the proposed use? Will the site have sufficient access to streets and highways, which are adequate in width and pavement type to carry the quantity of traffic generated by the proposed use, and that the routes which vehicles will have to follow to reach the site are adequate in width and pavement type to carry the volume of traffic generated by the proposed use; Given the minimal amount of trips for the operation, the supporting streets and highways are more than adequate to support volume and type of traffic generated by the proposed use. See attached Plot Plan for demonstration of off-street parking, vehicle maneuverability and facilities.

E) Will the use, as to location, operation and design, be consistent with the General Plan, any applicable specific plan, and the zoning regulations of the City of Vernon, including the City's policy considerations as to acceptable uses in the City; The proposed use is in line with the general character of heavy industrial uses in the surrounding area. The use, if approved, would be consistent in spirit with the parcel's zoning of General Industrial and Truck & Freight Terminal overlay.

F) Will the use be consistent with all applicable County, State, and federal laws, rules and regulations; Yes, the use will be consistent with all applicable County, State, and federal laws, rules and regulations.

G) Will the proposed use adversely affect the general welfare as a result of parking, noise, odors, dust, smoke, light or glare, or risk of fire, infection or explosion, increased traffic, interference with the flow of traffic, or other undesirable characteristics. No adverse effects expected.



Signature of Applicant



Date

PROPERTY OWNERS LIST STATEMENT

The undersigned has duly prepared the attached "**Property Owners List**". The list includes all of the names, and respective addresses, of persons being owners of property any part of which is within 300 feet of the outer boundaries of the subject property. This information is to be obtained from the latest available Los Angeles County Tax Assessment Roll.

This list was prepared on 03-11-2025 from the Tax Roll

maintained at LA County Recorder's Office
(Name and Location of office)

It is understood that the accuracy and completeness of this list is the responsibility of the applicant.

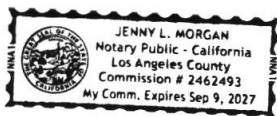
Signed: _____

(Person who prepared list)

On this 11th day of March 2025, before me the undersigned, a Notary Public in and for said County and State personally appeared Miles Solomon known to me, or proven to me to be the person that executed the within instrument.

J Morgan

WITNESS my hand and official seal



Notary Public in and for said County and State

My commission expires: Sep 9, 2027

Signed: _____

Chuck Kwan

(Applicant)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

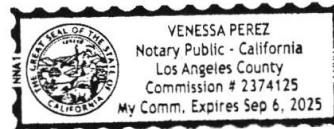
On 03/12/2025 before me, Venessa Perez, Notary Public
(insert name and title of the officer)

personally appeared Chuck Kwan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Venessa Perez (Seal)



Title: Property owner

ENVIRONMENTAL INFORMATION FORM

Date Filed: _____

General Information:

1. Name and address of developer or project sponsor: Hager Pacific Properties, 4100
Newport Place Drive, Newport Beach, CA 92663

2. Address of project (location): 4221 Bandini Blvd, Vernon, CA 90058

Assessor's Block and Lot Number (APN#): 5243-020-024

3. Name, address, and telephone number of person to be contacted concerning this project:
TK McWhertor, (949) 579 - 0716
4100 Newport Place Drive, Newport Beach, CA 92663

4. Indicate number of the permit application for the project to which this form pertains: Unknown at this time

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: N/A

6. Existing zoning district: I - General Industrial within the T - Truck and Freight Terminal Overlay

7. Proposed use of site (Project for which this form is filed): Asphalt Recycling Plant

Project Description:

8. Site size (Lot size). 169,193 square feet
9. Square footage of building(s) on the premises (including any covered structures or canopies). Approximately 55,000sf currently. After demolition of proposed structures, total size will be 17,446sf
10. Number of floors of construction. Existing structures have one floor
11. Amount of off-street parking and loading provided:
a. Number of automobile parking spaces thirty five (35)
12. Proposed scheduling. 5:00am to 1:30pm Monday – Friday. Occasionally on weekends
13. Associated projects (additional projects). N/A
14. Anticipated incremental development (additional phases). N/A
15. If **retail** or **commercial**, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities (*If necessary, attach additional sheets*). N/A
16. If **industrial**, indicate type, estimated employment per shift, and loading facilities (*If necessary, attach additional sheets*). Asphalt Recycling Plant. Seven (7) full-time employees

Environmental Impacts:

Are any of the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO

- | | |
|---|---|
| X | 8. Change in pattern, scale or character of general area of project. |
| X | 9. Significant amounts of solid waste or litter. |
| X | 10. Change in dust, ash, smoke, fumes or odors in vicinity. |
| X | 11. Substantial change in existing noise or vibration levels in the vicinity. |
| X | 12. Site on filled land or on slope of 10% percent or more. |
| X | 13. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. |
| X | 14. Substantial change in demand for municipal services (police, fire, water, sewage, etc.) |
| X | 15. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.) |
| X | 16. Relationship to a larger project or series of projects. |

Environmental Setting:

17. *On an attached sheet*, describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historic or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be acceptable.

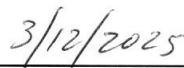
18. *On an attached sheet*, describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be acceptable.

Certification:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



Signature of Applicant



Date

Environmental Information Sheet Question #17)

Project site currently has four buildings and is occupied by three businesses, which have regular deliveries and bus traffic. The entire site is paved with either asphalt or concrete. There is very minimal landscaping on the property. There are no notable cultural, historic or scenic aspects to the site.

Environmental Information Sheet Question #18)

The surrounding properties all have heavy industrial uses. The property to the west is a logistics operation in a building approximately 30 feet in height. The property across the railroad tracks to the north is truck/trailer storage lot. There are no notable plants or animals. None of the surrounding sites have any notable cultural, historical or scenic aspects.

**CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT
APPLICATION PACKAGE FOR ASPHALT RECYCLING OPERATION AT 4221
BANDINI BOULEVARD**

Address(es): 4221 Bandini Blvd; 2701, 2713, 2715 South Bonnie Beach Place

APN: 5243-020-024

VICINITY MAP: Attached.

The following information covers items #4, #5, #6 and the last two sub-items for #7 on the Conditional Use Permit Checklist:

TRAFFIC REPORT

- Passenger vehicles - 10
- Number of trucks - Average of 20 trucks (combined) a day
- Category type - Tag axles and dump trucks
- Number of trips per vehicle - 3 to 4 roundtrips per job

OPERATIONS REPORT

- General hours of operation - 5:00am to 1:30pm Monday-Friday. Occasionally on weekends.
- Brief description of operations and type of work:
 - The site will have seven (7) full-time workers
 - Inbound and storage (stockpile) of unprocessed Recycled Asphalt Pavement (RAP) material
 - Screening and crushing of unprocessed RAP material
 - Storage of sized/processed RAP material and outbound

HAZARDOUS MATERIALS REPORT - No hazardous material will be used or stored on site.

DEVELOPMENT/PLOT PLAN

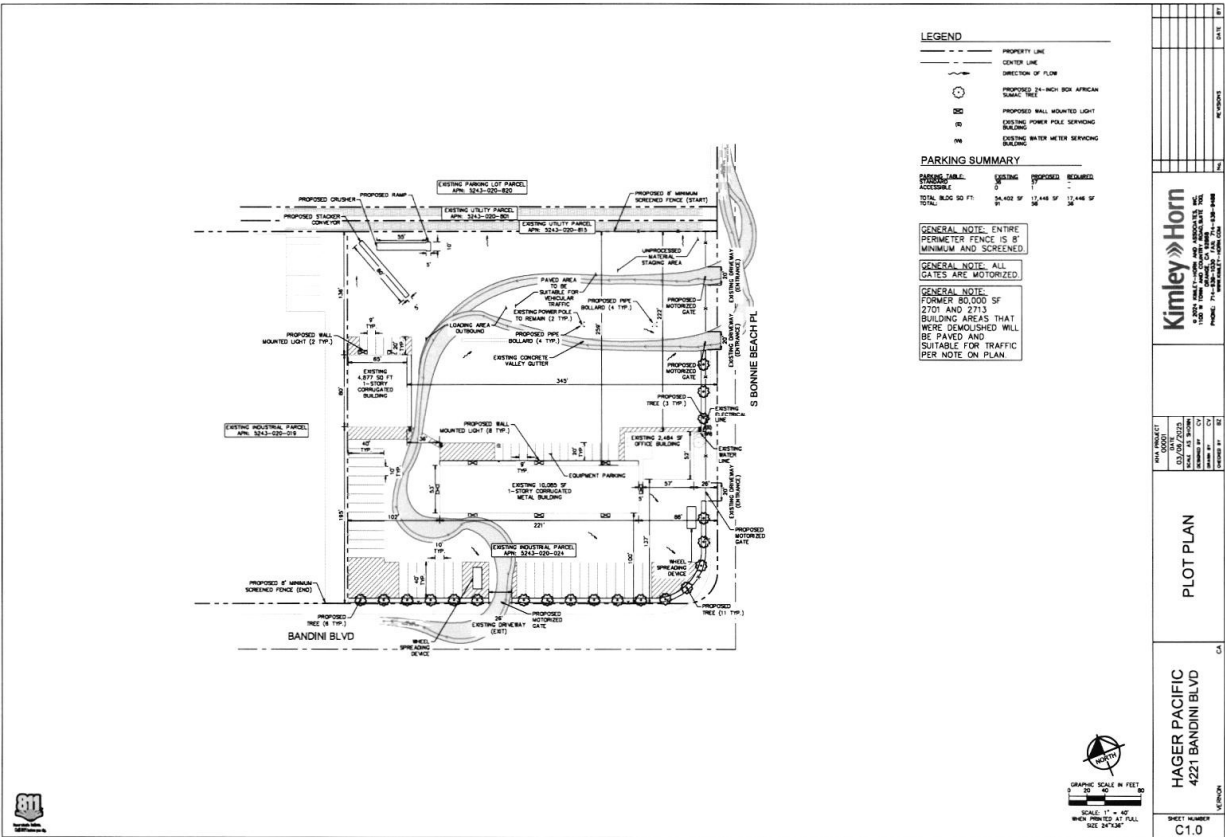
- See Attached Demo and Plot Plans
- No New Structures are contemplated for the project
- Machinery Floor Plan (Reflected on Plot Plan)

- Powerscreen Stacker conveyor CT80 (1) ; Powerscreen TRAK Compactor 320SR - crusher (1); Bulldozer 963C (1) ; Skip loaders 938M (2) ; Skip Loader 938 case (1).
 - Crusher and Stacker conveyor will be staged on the north/west corner of the property. Other equipment (Profilers and Pavers) will be staged adjacent to the corrugated metal building (Reflected on Plot Plan)
- Material Storage Floor Plan –
 - RAP stockpiles will be staged on the north side of the property. (No explosive, toxic, infectious or hazardous materials will be staged.)

Vicinity Map



Map #	Zoning	Property Address	APN	Mailing Address	Owner	Tenant	Tenant #2
1	VEM*	4199 Bandini Blvd	5243-020-019	4199 Bandini Blvd, Vernon CA	Vernon Bandini Partnership	Dare Donation Center Inc	
2	VEM*	4240 Bandini Blvd	6304-004-015	PO Box 80615, Indianapolis, IN	Packaging Corp of America	Packaging Corporation of America	
3	VEM*	4323 Bandini Blvd	5243-019-019	602 E. Garden Ave., Coeur d'Alene, ID	4323 Bandini, LLC	The Padded Wagon of California	Aramburo produce
4	VEM*	N/A	5243-020-806		UNION PAC R R CO	Union Pacific Railroad	
5	VEM*	4177 Bandini Blvd	5243-020-018	4199 Bandini Blvd, Vernon, CA	Vernon Bandini Partnership	Volume Distributors	
6	VEM*	4170 Bandini Blvd	6304-003-001	4520 Everett Ave, Vernon, CA	4150 Bandini, LLC	Bodega Bandini	Efon International Corporation
7	VEM*	4300 E. 28th Street	5243-019-017	9302 Shadwell Drive, Huntington Beach, CA	Bonnie Beach Capital, LLC	DH Oriental Produce	
8	VEM*	2615 S. Bonnie Beach Place	5243-020-820	2301 Lou Menk Drive # G083, Fort Worth, TX	BNSF Railway Co	BNSF Lot 13	
9	VEM*	4291 Bandini Blvd	5243-019-015	PO Box 24949, Los Angeles, CA	Atlantic Investments, LLC	Queen Sales Inc	
10	VEM*	4280 Bandini Blvd	6304-004-021	PO Box 847, Carlsbad, CA	4280 Bandini Boulevard, LLC	Trilogy MedWaste Vernon	
11	VEM*	4310 Bandini Blvd	6304-004-019	227 W. Monroe Street #27th-Floor, Chicago, IL	Ryerson Joseph T & Son, Inc	Ryerson	
12	VEM*	4306 E. 28th Street	5243-019-018	1201 S. Olive Street, Los Angeles, CA	26-Bonnie Beach Properties, LLC	Pacifica Foods Company	



Demo Plan

