



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443
PROJECT NUMBER 02-270 – (2)
CONDITIONAL USE PERMIT CASE NO. 200900110
PARKING PERMIT CASE NO. 200900008

PUBLIC HEARING DATE
 September 21, 2010

AGENDA ITEM

RPC CONSENT DATE

CONTINUE TO

APPLICANT

Thomas Kim

OWNER

Sent-Pac Corporation

REPRESENTATIVE

Thomas Kim

PROJECT DESCRIPTION

The applicant is requesting a conditional use permit to authorize the continued operation of one massage parlor and three tattoo and piercing parlors within an existing swap meet. The applicant is requesting a parking permit to allow shared, off-site leased parking of 91 parking spaces and an incentive program for employees to use means of transportation other than the automobile to account for 26 parking spaces, in addition to the 289 parking spaces provided on-site, for a total of 406 parking spaces.

REQUIRED ENTITLEMENTS

Conditional use permit for continued operation of one massage parlor and three piercing parlors within an existing swap meet.
 Parking permit to allow off-site leased parking and an incentive program for employees to use means of transportation other than the automobile.

LOCATION/ADDRESS

2787 East Del Amo Boulevard, Rancho Dominguez

SITE DESCRIPTION

Subject property is a 101,604 square foot (2.33 acre) single-story warehouse-type building housing an indoor swap meet with approximately 125 leaseable spaces on a 2.43 acre lot. The subject property provides 289 spaces, including 175 standard spaces, 107 compact spaces, and seven handicapped spaces. There are 91 offsite leased parking spaces, for a total of 369 parking spaces.

ACCESS

Del Amo Boulevard; Santa Fe Avenue

ZONED DISTRICT

Del Amo

ASSESSORS PARCEL NUMBER

7306 018 032

COMMUNITY

Rancho Dominguez

SIZE

101,604 square foot single-story building on a 106,177 square foot lot.

COMMUNITY STANDARDS DISTRICT

N/A

EXISTING LAND USE

EXISTING ZONING

Project Site	Swap Meet	M-2 (Heavy Manufacturing)
North	Warehouse and Manufacturing	M-2 (Heavy Manufacturing)
East	Metro Blue Line Station and Parking Lot; Compton Creek	M-2 (Heavy Manufacturing)
South	Trucking company, restaurant; light industrial	City of Carson
West	Tire retreading shop; school bus operator	M-2 (Heavy Manufacturing)

GENERAL PLAN/COMMUNITY PLAN

Los Angeles Countywide General Plan

LAND USE DESIGNATION

I (Industrial)

MAXIMUM DENSITY

None

ENVIRONMENTAL DETERMINATION

Class 1 Categorical Exemption-Existing Facilities

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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

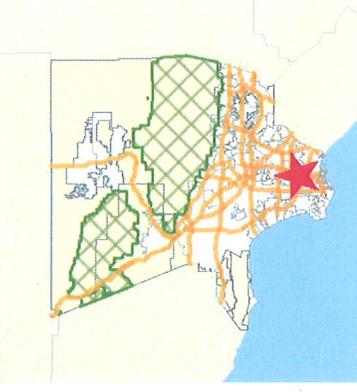
STAFF CONTACT PERSON:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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



- Legend**
- Parcel Boundary
 - Arterial Street
 - Highway
 - Freeway
 - Master Plan of Highways
 - Expressway - (E)
 - Ltd. State Highway - (S)
 - Ltd. State Highway - (S)
 - Freeway - (F)
 - Major Highway - (M)
 - Secondary Highway - (S)
 - Secondary Highway - (S)
 - Proposed (P) Proposed
 - Railroad or Rapid Transit
 - Railroad
 - Rapid Transit Rapid Transit
 - Underground Rapid Transit
 - Significant Ridgelines
 - Catastrophic CSD Primary
 - Catastrophic CSD Secondary
 - Significant
 - Census Tract (2000)
 - Assessor Map Book (AMB) Bay
 - USGS Quad Grid
 - ZONING MAP GRID
 - The Thomas Guide Grid
 - Very High Fire Hazard Severity
 - Zone
 - Community Standards District
 - CSD (Coastal Specific Boundary)
 - ESHA (Coast Only)
 - Significant Ecological Area (SEA)
 - Township and Range
 - National Forest
 - Equestrian District (EOD)
 - Setback District (SD)
 - Setback District (TOD)
 - Zoned District (ZD)
 - Supervisory District Boundary
 - Safety Related Stations (From TB)
 - Fire Station
 - Highway Patrol
 - Police Station
 - Ranger Station
 - Sheriff Station
 - Inland Waterbody
 - Perennial
 - Intermittent
 - Dry
- Zoning (Boundary)**
- Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone B-2
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-4
 - Zone C-M
 - Zone C-PD
 - Zone C-R
 - Zone C-2
 - Zone M-1
 - Zone M-1.5
 - Zone M-2
 - Zone M-3
 - Zone M-4
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 - Zone M-99
 - Zone M-100
- Landuse Policy (Not in Comm.)**
- Area 1 - Low Density Residential (1 to 6 du/ac)
 - Area 2 - Low/Medium Density Residential (6 to 12 du/ac)
 - Area 3 - Medium Density Residential (12 to 22 du/ac)
 - Area 4 - High Density Residential (22 or more du/ac)
 - Area 5 - Medium Density Residential (12 to 22 du/ac)
 - Area 6 - Major Industrial
 - Area 7 - Public and Semi-Public
 - Area 8 - Community
 - Area 9 - Non-Urban
 - Area 10 - Transportation Corridor

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.



STAFF ANALYSIS
PROJECT NO. 02-270 – (2)
CONDITIONAL USE PERMIT CASE NO. 200900110
PARKING PERMIT CASE NO. 200900008

PROJECT DESCRIPTION

The proposed project is for the continued operation of one massage parlor and three tattoo and piercing parlors within an existing swap meet. The applicant is requesting a parking permit to allow the continued use of shared off-site parking of 91 parking spaces and an incentive program for employees to use means of transportation other than the automobile to account for 26 parking spaces, in addition to the 289 parking spaces provided on-site, for a total of 406 parking spaces.

REQUIRED ENTITLEMENTS

The applicant requests a conditional use permit (“CUP”) for the continued operation of one massage parlor and three tattoo and piercing parlors within an existing swap meet in the M-2 (Heavy Manufacturing) zone.

The applicant requests a parking permit to allow the continued use of off-site shared parking and an incentive program for employees to use means of transportation other than the automobile.

LOCATION

The subject property is located at 2787 East Del Amo Boulevard, Rancho Dominguez in the unincorporated community of Rancho Dominguez within the Del Amo Zoned District.

SITE DESCRIPTION

The site plan depicts a 101,604 square foot (2.33 acre) single-story warehouse-type building housing an indoor swap meet with approximately 125 leasable retail spaces on a 2.43 acre lot. The subject property provides 289 parking spaces, including 175 standard parking spaces, 107 compact parking spaces, and seven handicapped parking spaces. There is a total of 91 shared parking spaces at two offsite locations, for a total of 380 parking spaces.

ENVIRONMENTAL DETERMINATION

The Los Angeles County Department of Regional Planning has determined that a Class 1 Categorical Exemption is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. This project is included in Class 1 as the project consists of the operation of an existing private facility involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Los Angeles County Code ("County Code") the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department of Regional Planning ("Regional Planning") website posting.

PREVIOUS CASES/ZONING HISTORY

There are nine previous cases for the subject property:

CUP No. 02-270 – (2) approved by the Hearing Officer on September 22, 2004 to authorize the continued use of three existing tattoo and body piercing booth and the establishment of one massage booth in an existing 101,604 square foot swap meet.

Parking Permit No. 02-270 – (2): approved by the Hearing Officer on September 22, 2004 to authorize less than required parking for a swap meet as well as off-site employee parking on weekends on two adjacent properties.

Both of these permits expired on September 22, 2009.

Parking Permit no. 95-072 – (2): approved by the Hearing Officer on July 30, 1996 to renew Parking Permit No. 90-426 – (2). The applicant appealed several of the conditions to the Regional Planning Commission. The Commission continued the case off-calendar on March 12, 1997. The case was withdrawn on January 7, 2003.

Parking Permit No. 90-426 – (5): approved by the Hearing Officer on September 23, 1991 to authorize less than required and off-site parking to accommodate use of the entire building for retail sales.

Plot Plan No. 14949—REVISED: requesting a conversion of a portion of the warehouse space to office space. This request was denied due to lack of parking.

Plot Plan No. 14949—REVISED: approved in November, 1990 to authorize the use of the building for 38,500 square feet of retail use and 63,104 square feet of warehouse use.

Plot Plan No. 14949—REVISED: approved in June, 1990 to authorize the use of the building for 74,000 square feet of warehouse area, 19,663 square feet of retail area, and 7,941 square feet of office area.

Plot Plan No. 14949: approved in 1966 to authorize the establishment of a swap meet in an industrial building.

There are no open zoning violations on the subject property.

STAFF EVALUATION

General Plan Consistency

The Los Angeles Countywide General Plan land use designation of the subject property is I (Industrial). Areas within this classification are appropriate for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. The intent of this category is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both the domestic and export markets and providing jobs for a large portion of the resident labor force.

The massage parlor and tattoo and piercing parlors (“parlors”) are not industrial uses. Under the General Plan General Conditions and Standards for Development, non-industrial uses in an Industrial area must:

1. Demonstrate a desirable, compatible, and well-integrated pattern of employment and housing opportunities, and thereby further the General Plan objectives pertaining to reduced energy consumption and improved air quality;
2. Individually or in combination with adjacent uses, not adversely impact the viability of surrounding areas for the maintenance or expansion of industrial activities; and
3. Have compatibility with current and future industrial activities in the area ensured through specific site plan review and approval.

The parlors satisfy no. 1 by providing employment opportunities. The swap meet includes 125 leasable retail spaces, which should create over 125 employment opportunities. The parlors satisfy no. 2 as all activities of the parlors are contained within a swap meet on the subject property. The parlors satisfy no. 3 as these businesses are authorized by CUP's of a fixed term, the conditions of which require regular inspections for compliance with the permit's conditions.

Conditional Use Permit

The project site is zoned M-2. Pursuant to County Code Section 22.32.190 (A)(4), body piercing parlors, tattoo parlors, and massage parlors are permitted in the M-2 zone with a

CUP. The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff analysis concludes that the Burden of Proof has been met.

Parking Permit

Pursuant to County Code Section 22.52.1100, parking must be provided at a ratio of one parking space plus adequate access thereto for every 250 feet of floor area. Pursuant to County Code Section 22.52.1110 (B), parking for each snack-bar type food establishment within the swap meet must be provided at a ratio of 10 spaces for each establishment. The swap meet includes two such establishments. Pursuant to County Code Section 22.52.1110 (1)(b), parking for each café-type food establishment within the swap meet must be provided at the ratio of one space for every three persons, based on the occupant load determined by the Division of Building and Safety of Public Works ("Building and Safety"). The swap meet includes two such establishments. The applicant is requesting to renew the parking permit to allow reduced parking during weekdays and for the continued use of shared off-site parking of 91 parking spaces and an incentive program for employees to use means of transportation other than the single-occupant automobile to account for 26 parking spaces, for a total of 406 parking spaces during weekend hours. The applicant has provided a parking permit burden of proof, a copy of which is attached.

Staff has requested that the applicant provide documentation to indicate that the parking spaces provided are sufficient to accommodate the current peak parking demand for the subject property, and for documentation of the occupant load of the two café-type food establishments. Also, there is not an existing Transportation Demand Management (TDM) program approved by Regional Planning in place at this time, as one was not submitted as required by the conditions of the previous parking permit. Staff notes, however, that the applicant has offered incentives, such as would be included in a TDM, to his employees encouraging the use of transportation other than the single-occupant automobile as transportation to work, and has encouraged the tenants to offer similar incentives to their employees. The applicant has provided documentation that these incentives have resulted in 49 tenants or their employees taking public transportation and 24 carpooling to work at the swap meet. A copy of this documentation is attached.

Neighborhood Impact/Land Use Compatibility

The subject property is surrounded by warehousing and manufacturing to the north, a Metro Blue Line station (including a parking lot) the east, a trucking company, restaurant, and light industrial to the south in the City of Carson; and a tire retreader and school bus operator to the west. Continuation of the three existing tattoo/piercing parlors and the existing massage parlor involves no expansion of the existing use. Continuing these existing uses on the subject property will not create any neighborhood impacts. The subject property is completely fenced, and security is provided 24 hours per day. The current off-site parking for the swap meet is allowed by lease with the tire retreader and the school bus operator.

The parking for swap meet does not compete with parking for these two businesses as swap meet parking is available at these businesses only in the evenings and on weekends when these businesses are closed.

PUBLIC COMMENTS

No comments from the public have been received.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends that Conditional Use Permit Case No. 200900110 and Parking Permit Case No. 200900008 be continued to December 7, 2010 to allow the applicant time to submit documentation to indicate that the number of parking spaces provided is sufficient to accommodate the current peak parking demand for the subject property, to submit documentation regarding the occupant load of the two café-type food establishments, to provide a proposed TDM program for review by Regional Planning, and to submit a revised application and burden of proof to reflect the current parking request.

Attachments:

- Factual
- GIS-NET Map
- Aerial Photograph
- Applicant's Burden of Proof Statements
- Documentation of Use of Incentives
- Site Photographs
- Site Plan
- Land Use Map

SMT:dck
9/15/2010



02-270



PARKING PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1020, the applicant shall substantiate the following:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52.
PLEASE SEE ATTACHED LIST
B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.
PLEASE SEE ATTACHED LIST
C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses.
PLEASE SEE ATTACHED LIST
D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.
PLEASE SEE ATTACHED LIST
E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.
PLEASE SEE ATTACHED LIST

PARKING PERMIT BURDEN OF PROOF (Attachment)

- A. There will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 because the business has established a viable transportation program for its employees, tenants, and customers, to use transportation modes other than the single-occupant automobile. Such a program includes positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools, or bicycle commuter facilities.

Because of increase bicycle use we have installed 3 new bike racks. Employees that use the Metro transportation services are given allowances for monthly passes. Tenants are encouraged to car pool and receive rent discounts.

- B. There will be no conflicts arising from special parking arrangements allowing shared facilities because uses sharing parking facilities operate on different days of the week.
- C. Off-site facilities and leases of less than 20 years, will provide the required parking for the use because such off-site facilities are controlled through leasing by the owner of the uses for which the sites serve and are conveniently accessible to the main use and such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces and such leases shall contain other guarantees assuring continued availability of the spaces.
- D. The requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.
- E. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in Title 22.

For C.U.P and Parking Permit

Applicant:
Thomas Kim
Del Amo Plaza
2787 E. Del Amo Blvd. Rancho Dominguez, CA 90221
(310) 762-6262 Fax (310) 762-2414



02-270



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>A. That the requested use at the location will not:</p> <ol style="list-style-type: none"> 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
PLEASE SEE ATTACHED LIST
<p>B. 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p>
PLEASE SEE ATTACHED LIST
<p>C. That the proposed site is adequately served:</p> <ol style="list-style-type: none"> 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2. By other public or private service facilities as are required.
PLEASE SEE ATTACHED LIST

CONDITIONAL USE PERMIT BURDEN OF PROOF (Attachment)

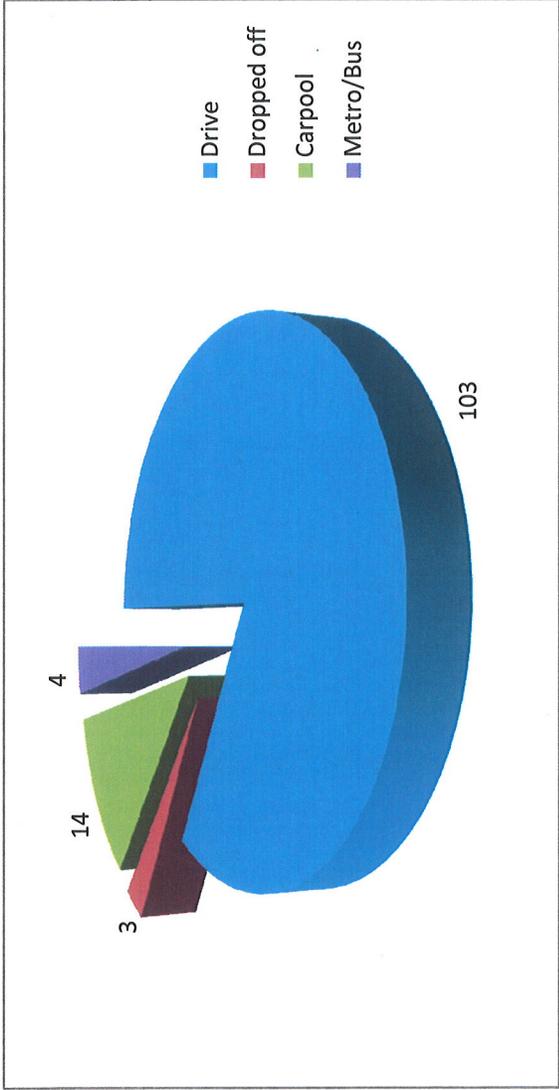
A.

1. The swap meet is a desirable use in this area and has been successfully operated for many years. The area consists of mainly industrial warehouses and manufacturing companies that hire many employees. The swap meet is a convenient shopping place for the workers and residents in the surrounding areas.

2. & 3. The swap meet is well integrated into the area and provides employment opportunities for a large number of people. The stores inside the swap meet are generally small family run businesses but several also hire outside help. The use of the swap meet will not have an impact on continued use or potential expansion of industrial uses in the vicinity. The area has remained a largely industrial area and will likely continue to be such based on surrounding zoning. The swap meet building was originally built as a warehouse and could be easily converted back to an industrial use in the future if business at the swap meet should decline.

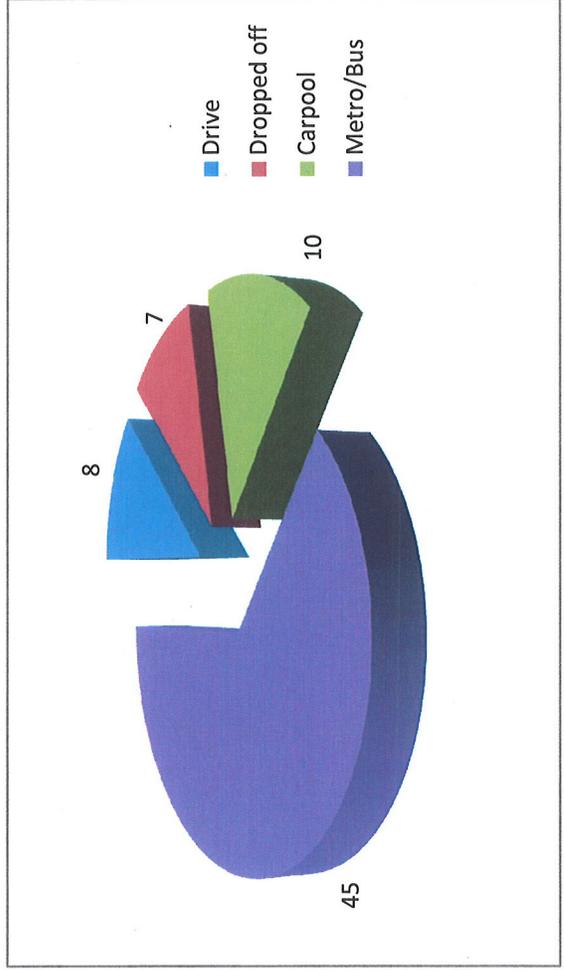
B. The swap meet has been operated for many years and has been successful at this property location. The site is over 4 acres in size and is setup to ensure that it accommodates all development requirements.

C. The swap meet location was chosen mainly because of the close proximity of the Metro Blue Line and bus route, and also the 710 and 405 freeways. Del Amo Blvd and Santa Fe Ave are also major roads that provide very good access to and from the swap meet.



130 Tenants

Drive	Dropped off	Carpool	Metro/Bus
103	3	14	4
79.0%	2.3%	11.0%	3.0%



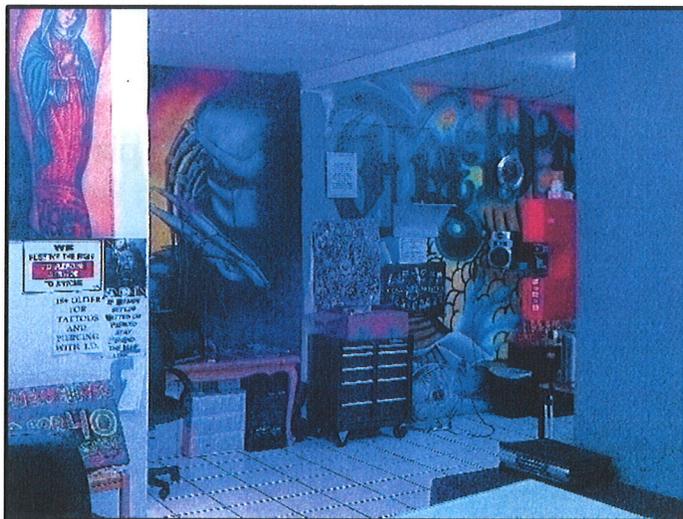
Tenant's Employees

Drive	Dropped off	Carpool	Metro/Bus
8	7	10	45



LEFT: Tattoo and piercing establishment in Booth D-16 of the swap meet.

RIGHT: Tattoo and piercing establishment in Booth H-9 of the swap meet.

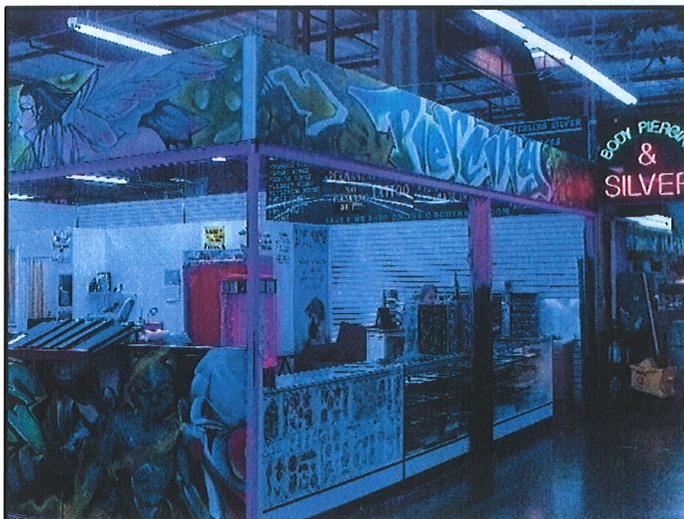


LEFT: Tattoo and piercing establishment in Booth H-9 of the swap meet.



LEFT: Massage establishment in Booth E-12 of the swap meet.

RIGHT: Massage establishment in Booth E-12 of the swap meet.

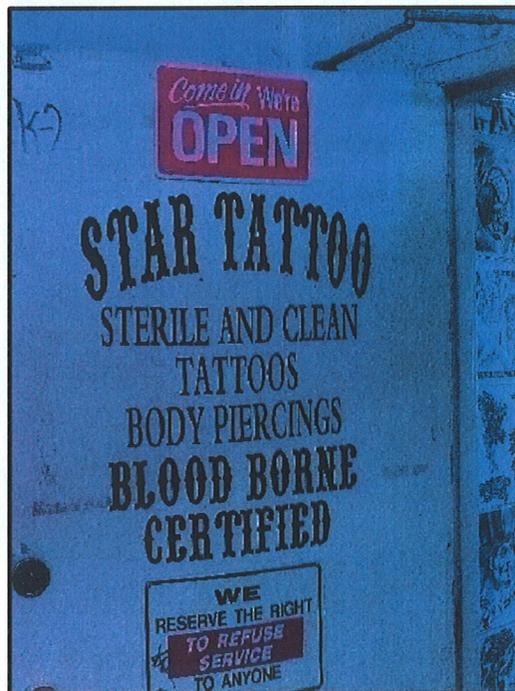


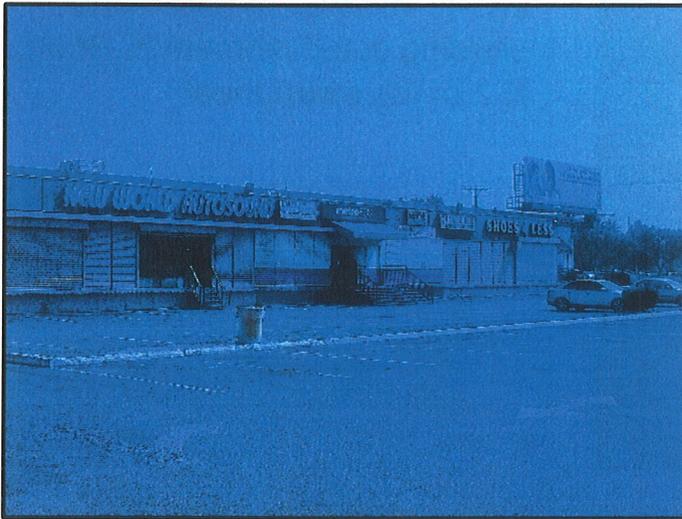
LEFT: Tattoo & piercing establishment in Booth D-16 of the swap meet.



LEFT: Exterior of tattoo and piercing establishment in Booth K-2 of the swap meet.

RIGHT: Tattoo and piercing establishment in Booth K-2 of the swap meet.





LEFT: Facing north at the front of the swap meet building.

RIGHT: Facing south along the east side of the swap meet building.



LEFT: Facing east along the rear (north side) of the swap meet building.

