



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

PUBLIC HEARING DATE September 21, 2010	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

<b>APPLICANT</b> Thomas Kim	<b>OWNER</b> Sent-Pac Corporation	<b>REPRESENTATIVE</b> Thomas Kim
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**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 off-site leased parking of 80 parking spaces and an incentive program for employees to use means of transportation other than the automobile to account for 38 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 80 offsite leased parking spaces, for a total of 369 parking spaces. The subject property is completely fenced, and security is provided 24 hours per day.

<b>ACCESS</b> Del Amo Boulevard; Santa Fe Avenue	<b>ZONED DISTRICT</b> Del Amo
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<b>ASSESSORS PARCEL NUMBER</b> 7306 018 032	<b>COMMUNITY</b> Rancho Dominguez
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<b>SIZE</b> 101,604 square foot single-story building on a 106,177 square foot lot.	<b>COMMUNITY STANDARDS DISTRICT</b> None
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	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)

<b>GENERAL PLAN/COMMUNITY PLAN</b> Los Angeles Countywide General Plan	<b>LAND USE DESIGNATION</b> I (Industrial)	<b>MAXIMUM DENSITY</b> None
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**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**

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

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



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

THE DEPARTMENT OF REGIONAL PLANNING  
COUNTY OF LOS ANGELES

Richard J. Bruckner  
Director

**NOTICE OF PUBLIC HEARING**

The Los Angeles County Hearing Officer will conduct a public hearing on the following project. The project is exempt from the California Environmental Quality Act (CEQA). You will have an opportunity to testify or submit written comments.

**Date and Time:** Tuesday, September 21, 2010 at 9:00 a.m.

**Hearing Location:** Room 150, 320 West Temple Street, Los Angeles, CA 90012

**Project No.** 02-270 – (2)

**Case Nos.** Conditional Use Permit Case No. 200900110  
Parking Permit Case No. 200900008

**Environmental Determination:** Categorical Exemption—Class 1 (Existing Facilities)

**Project Location:** 2787 East Del Amo Boulevard, East Rancho Dominguez

**Description:** 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.

**Add'l Info:** Review case materials online at <http://planning.lacounty.gov/case> or at  
East Rancho Dominguez Library  
4205 E. Compton Blvd.  
East Rancho Dominguez CA 90221  
(310) 632-6193  
beginning August 21, 2010

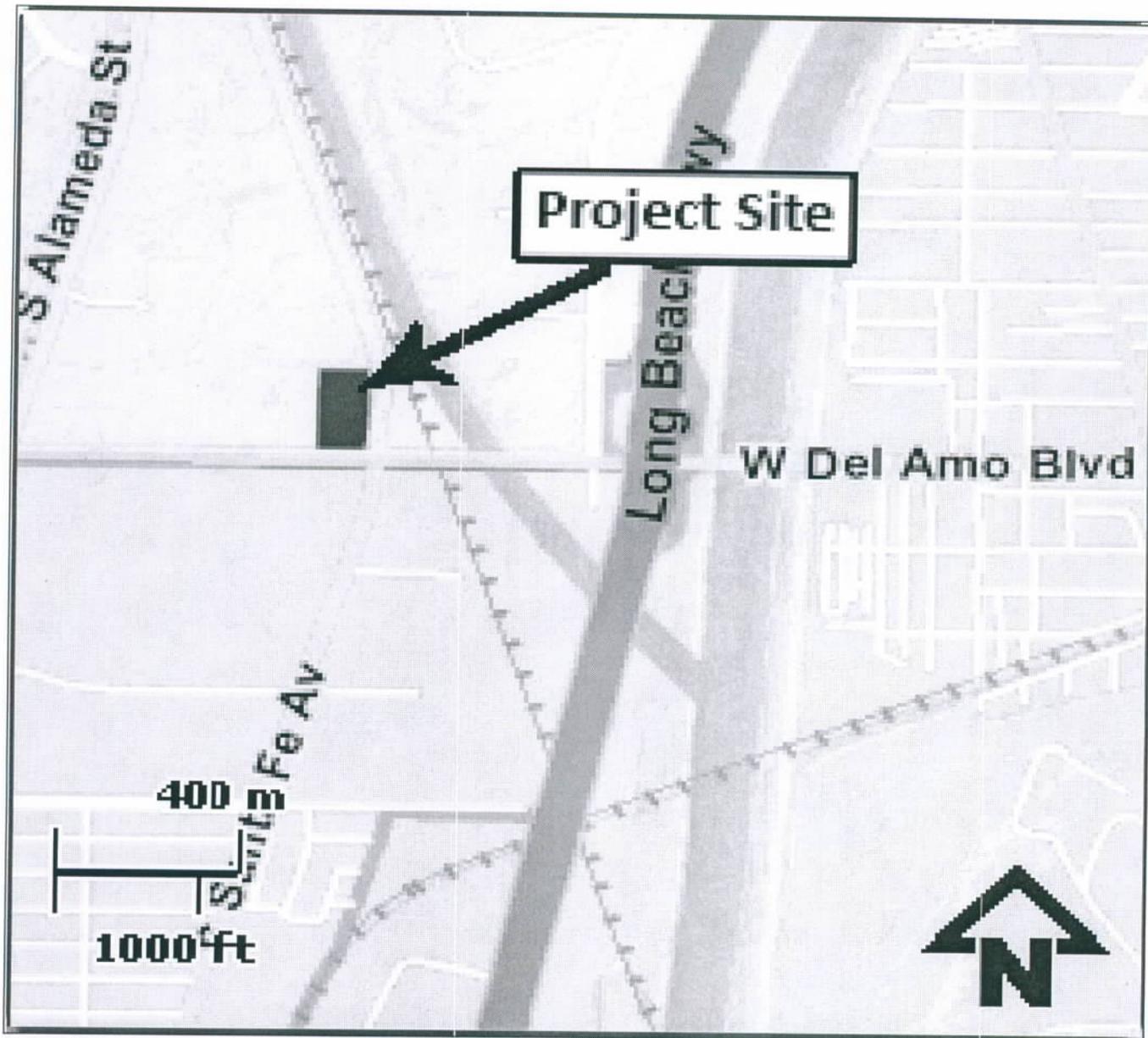
**Contact:** Donald Kress  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012  
Telephone: 213-974-6433 Fax: 213-626-0434  
E-mail: [dkress@planning.lacounty.gov](mailto:dkress@planning.lacounty.gov)

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

**Si necesita más información por favor llame al 213-974-6466.**

PROJECT NO. 02-270

VICINITY MAP





## 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.)*

A. That the requested use at the location will not:

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

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.

PLEASE SEE ATTACHED LIST

C. That the proposed site is adequately served:

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.



## 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