

99-005



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



NONCONFORMING REVIEW BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1550, the applicant shall substantiate the following facts:

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

- A. That the requested use at the location proposed 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.

The use as dental office by nature will bring health, peace, and comfort to the persons residing or working in the surrounding area. The well maintained dental office and its good landscape will not be detrimental to the use, ... It will not jeopardize ...

- 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 Ordinance, or as is otherwise required in order to integrate said use with the uses in surrounding area.

The size and shape of the existing dental office are adequate to accommodate everything mentioned above.

- 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.

Rosemead Boulevard and Greenwood Avenue can adequately handle the small amount of additional traffic generated by the dental office.

- D. That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.

This property was bought, remodeled, and run as a dental office. Our family rely on this business for living and patients rely on it for dental work.

- E. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

The dental office by nature will contribute to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located nearby.

AUG 04 2009



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Jon Sanabria
Acting Director of Planning

July 15, 2009

REQUEST FOR ADDITIONAL MATERIALS / INFORMATION
Notice of Incomplete Application

Rene Yin, Hong Sun
2886 Gainsborough Dr.
San Marino, Calif. 91108

PROJECT 99-005: NONCONFORMING USE PERMIT 200900004
PROJECT ADDRESS: 6951 ROSEMEAD BLVD., S. SANTA ANITA TEMPLE CITY ZONED DISTRICT

Dear Applicant/Agent:

We have completed the initial review of your application, which was submitted on 6-9-09. Additional information is required to complete the application:

1. Complete the Nonconforming Use Permit Burden of Proof. See enclosed.

HOW TO RESPOND TO THIS REQUEST:

- Submit all requested materials and responses within 45 days.
- Mail or deliver to Dept. of Regional Planning, 320 W. Temple St., Room 1360, 13th Floor, Los Angeles, CA 90012.

NOTE: After the requested materials and responses are submitted, the application will be routed for assignment to a case planner for evaluation. We request that you submit the requested materials within 45 days or your case may be scheduled before a Hearing Officer for denial pursuant to Sec. 22.56.060. If you require additional time, please let us know.

Failure to disclose pertinent project details may result in delay, continuation of public hearings, additional environmental analysis or additional fees. Zoning violations will cause delay.

QUESTIONS? Call the "Planner of the Day" at (213) 974-6435. Regional Planning offices are closed on Fridays.

Sincerely yours,

DEPARTMENT OF REGIONAL PLANNING

Jon Sanabria, Ph.D
Acting Director of Planning

Phillip Estes, AICP
Principal Regional Planner, Zoning Permits II