



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria  
Acting Director of Planning

January 14, 2009

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Michael J. Quagletti  
1334 Parkview Avenue #100  
Manhattan Beach, CA 90266

**Regarding: Project Number R2007-00791-(4)**  
**Adult Business Permit 200700071-(4)**  
20320 Hamilton Avenue, Torrance CA 90502

Dear Applicant:

The Regional Planning Commission, by its action of January 14, 2009 **APPROVED** the above described Adult Business Permit. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 3 requires that the permittee file an affidavit accepting the conditions before the grant becomes effective.

For further information on matters pertaining to these approvals, please contact Diane Aranda in the Zoning Permits Section II at (213) 974-6435.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Jon Sanabria  
Acting Director of Planning

  
Maria Masis, Supervising Regional Planner  
Zoning Permits Section II

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)  
c: BOS; DPW (Building and Safety); Zoning Enforcement

MM:DA

**PROJECT NUMBER R2007-00791-(4)**

**ADULT BUSINESS PERMIT 200700071-(4)**

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**REGIONAL PLANNING COMMISSION HEARING DATES: December 10, 2008 & January 14, 2009**

**SYNOPSIS:**

The applicant proposed to convert an existing 12,997 square foot industrial warehouse to a 3,833 square foot adult cabaret and attached 9,163 square foot indoor parking facility. The applicant requested an adult business permit to allow for the operation of an adult-oriented business with live entertainment in an existing industrial building located in the M-2 (Heavy Manufacturing) zone within the Carson Zoned District. The proposed hours of general operation are seven days a week from 11:00 a.m. to 2:00 a.m.

**PROCEEDINGS BEFORE THE COMMISSION**

December 10, 2008 Public Hearing

A duly noticed public hearing was held on December 10, 2008 before the Regional Planning Commission. Commissioners Bellamy, Valdez, Helsley, Modugno, and Rew were present. The applicant, Michael Quagletti, and his attorney Roger Diamond, were sworn in and testified in favor of the project. Several area residents and business owners were sworn in and testified in opposition to the project, citing concerns such as improper noticing, economic impacts on the surrounding area, potential public safety concerns, and structural stability of the indoor parking portion. There being no further testimony, the Commission moved to continue the case to January 14, 2009 to allow staff sufficient time to prepare separate findings and conditions for the adult business permit and parking permit, to allow the Department of Public Works to review the structural indoor parking portion and for County Counsel to review the code for the adult business permit to determine whether the Los Angeles County Child Support Services and Health Clinic shall be considered a sensitive use.

January 14, 2009 Public Hearing

A continued public hearing was held on January 14, 2009 before the Regional Planning Commission. All Commissioners were present. The applicant, Michael Quagletti his attorney Roger Diamond and partner Mitch Green, and the applicant's agents Simon Karkafi and Salima Haddad from Eurocon Group Inc., testified in favor of the request. The applicant, Michael Quagletti, expressed his request to withdraw Parking Permit No. 200800009-(4) from the original proposed request. The testifiers answered questions from the Commission.

The Commission requested additional floor plan changes to be incorporated into the Exhibit "A", which the applicant agreed to, and questioned the applicant's representative on the subject of the potential safety of the entertainers regarding a pathway from the dressing room to the dance platform (stage) and an "employees only" sign to prohibit the patrons from designated areas used by the entertainers.

There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to accept the withdrawal of Parking Permit No. 200800009-(4) and approve Adult Business Permit 200700071-(4) and directed staff to prepare findings and conditions.

Findings

1. The applicant requested an adult-oriented business permit to authorize establishment, operation and maintenance of an adult cabaret with nude dancing on a stage in an existing warehouse within the Carson Zoned District. The occupant load is calculated as 127 with a minimum of 42 parking spaces required and 45 are illustrated on the site plan. The project also includes a juice bar and lap dance area. There will be a total of ten employees during the operation hours of 11 a.m. to 2 a.m. seven days a week. Access to the subject property is via Hamilton Avenue and Del Amo Boulevard.
2. The property is located at 20320 Hamilton Avenue in the unincorporated West Carson Community. The property is located in the Carson Zoned District.
3. Zoning on the subject property is M-2 (Heavy Manufacturing) in the unincorporated portion of Los Angeles County.
4. Surrounding zoning consists of:  
  
North: M-2 (Heavy Manufacturing)  
South: City of Carson, M-1 ½ (Light Manufacturing)  
East: City of Carson, Harbor FWY (110)  
West: City of Los Angeles
5. The subject property was previously a furniture warehouse and is currently vacant.
6. Surrounding land uses consist of:  
  
North: Office Buildings, Power Transmission Lines  
South: Industrial Facilities, Truck Leasing Facility  
East: City of Carson, Harbor FWY (110), Power Transmission Lines, Storage Facility  
West: Office Buildings, Los Angeles County Child Support Services, Torrance Department of Public Health Clinic, Power Transmission Lines
7. The subject property is within the Major Industrial land use category of the Countywide General Plan land use policy map. Areas depicted within the Major Industrial category are generally appropriate for manufacturing of all types, warehousing and storage, and product research and development. Though the Plan recognizes the need to preserve existing industrial land for future industrial growth, the Plan also recognizes that some areas identified as Major Industrial may not be suitable for present or future industrial use due to conflicts with existing and emerging land use patterns, the presence of site specific physical characteristics posing severe constraints for industrial development;

or the proposed use demonstrates a desirable compatible and well integrated pattern of employment opportunities and thereby furthers the General Plan objectives.

8. The development of an adult-oriented business with live entertainment was found to be consistent with the policies of the Countywide General Plan.
9. The proposed project is compatible with the Major Industrial category of the Countywide General Plan. Section 22.62.040 of the Los Angeles County Code, permits an adult-oriented business to operate in the M-2 (Heavy Manufacturing) zone, with approval from the Commission.
10. Surrounding land uses consist of various industrial, manufacturing and office operations. The abutting property to the north is vacant land with a power transmission lattice tower and to the east the Harbor Freeway. There are no residences, residential zone or agricultural zone within 250 feet of the subject property, and no place used exclusively for religious worship, school, child care facility, park or similar use within 600 feet of the property.
11. There are no previous known zoning cases on the subject property.
12. The Department of Public Works and Fire have cleared the project for public hearing. (Documents attached)
13. The Department of Public Works reviewed the Traffic Study and two addendums dated February 26, 2008 and March 17, 2008 and concluded that the project generated by the project alone will not have a significant impact to County roadways or intersections in the area. Therefore, the project shall contribute its proportionate share of the cost for improvements in the amount indicated in the attached document dated April 3, 2008. (Document attached)
14. The proposed use is permitted in the M-2 (Heavy Manufacturing) zone, section (22.62.040), with Commission approval. The adult-oriented business with live entertainment requires one (1) parking space for every 3 persons, based on occupant load with a minimum of three (3) parking spaces. The occupant load is 127 persons with a minimum of 42 parking spaces required. Forty-five are illustrated on the site plan.
15. The site plan depicts the existing 12,997 sq. ft. building on a 25,571 sq. ft. lot area to be converted to a 3,833 sq. ft. adult cabaret and 9,163 sq. ft. attached parking area with 24 indoor parking spaces and 21 outdoor parking spaces. The remaining portion of the site to the north and south is depicted as outdoor parking. Access to the subject property is via Hamilton Avenue and Del Amo Boulevard.

A floor plan was submitted depicting a stage with a ramp situated on the northwest portion of the cabaret surrounded by thirteen fixed seats and five tables. There is a 127 sq. ft. juice bar serving non-alcoholic drinks and a "men's" and "women's" restroom located at the southeast portion of the cabaret. A 220 sq. ft. "lap dance" area

is situated on the southwest portion outlined by low walls (approximately 3'-6" in height) to allow for visibility. The site plan also depicts a dressing room for the "dancers" located in the southwest section of the cabaret approximately 5-feet from the "lap dance" area.

16. Signs shall comply with the provisions of Part 10 of Chapter 22.52 of the Los Angeles County Code (Ord. 1494 Ch. 2 Art. 4 § 275.9, 1927.)
17. A (4) four copies of the revised floor plan shall be submitted within sixty (60) days to the Director for review and approval depicting the designated pathway for the entertainers from the "dressing room" to the "dance platform" (stage) on the western portion of the adult cabaret. The revised floor plan shall also illustrate an "employees only" sign to prohibit patrons from entering into areas solely designated for the employees, which include, the passage way to the dressing room area.
18. Pursuant to County Code Section 22.62.030-G, Signage shall conform to the standards established for the zone and shall not contain sexually explicit photographs, silhouettes or other sexually explicit pictorial representations.

The applicant has submitted a sign program in accordance to Part 10 of Chapter 22.52 and Section 22.62.030-G of the Los Angeles County Code (Ord. 1494 Ch. 2 Art. 4 § 275.9, 1927.) There will be two wall signs on the western and southern portion of the building facing Hamilton Avenue and Del Amo Boulevard.

19. Pursuant to 22.62.050- No adult business shall be established until an application for an adult business permit is approved by the planning commission generally following the procedures set out in Sections 22.60.170 through 22.60.190 of this title. (Ord. 96-0004 § 1 (part), 1996.). The applicant submitted an application for an adult business permit to meet this requirement.
20. There are no sensitive uses located within the 500-foot radius of the subject property. The subject property at 20320 Hamilton Avenue is located within an industrial/manufacturing area developed with office buildings and warehouses. According to County records, the site was developed as a commercial warehouse in 1973.
21. The proposed adult business complies with the location requirements of Section 22.62.020 of the County Code, in that it is not located:
  - a) Within 250 feet of any lot upon which there is located any residence; or any property located in a residential or agricultural zone, or equivalent zone in any other jurisdiction, or
  - b) Within 500 feet of any church, chapel or other publicly recognized place of worship; or

- c) Within 500 feet of any public or private school (kindergarten through twelfth grade) or child care center; or
  - d) Within 500 feet of any park owned by a public entity.
22. Staff conducted a site visit on September 17, 2008 and did not observe any zoning violations.
23. The proposed use, as restricted by the conditions of approval, will comply with all applicable development standards related to adult businesses, as provided in Section 22.62.030 of the County Code, as follows:
- a) The adult business shall be located in a permanent structure.
  - b) Trash dumpsters shall be enclosed by a screening enclosure so as not to be accessible to the public.
  - c) No exterior door or window on the premises shall be propped or kept open at any time while the business is open, and any exterior windows shall be covered with opaque covering at all times.
  - d) Permanent barriers shall be installed and maintained to screen the interior of the premises from public view for each door used as an entrance or exit to the business.
  - e) No landscaping shall exceed 30 inches in height, except trees with foliage not less than six feet above the ground.
  - f) The entire exterior grounds, including the parking lot, shall be lighted in such a manner that all areas are clearly visible at all times.
  - g) Signage shall conform to the standards established for the zone and shall not contain sexually explicit photographs, silhouettes or other sexually explicit pictorial representations.
  - h) All entrances to an adult business shall be clearly and legibly posted with a notice indicating that minors are prohibited from entering the premises.
  - i) The existing structure is a conforming structure.
  - j) The adult business shall not conduct or sponsor any activities which create a demand for parking spaces beyond the number of spaces required by this title for the business.
  - k) The adult business shall not be operated in any manner that permits the observation of any persons or material depicting, describing or related to specified sexual activities or specified anatomical areas, inside the premises,

from any public way or from any location outside the building or area of such establishment. This provision shall apply to any merchandise, display, decoration, sign, show window or other opening.

- l) All exterior areas of the adult business, including buildings, landscaping, and parking areas shall be maintained in a clean and orderly manner at all times.
  - m) Any business license required pursuant to Title 7 of the Los Angeles County Code shall be kept current at all times.
  - n) The adult business shall conform to all applicable laws and regulations.
  - o) The adult business shall not operate or be open between the hours of 2:00 a.m. and 9:00 a.m.
  - p) The premises within which the adult business is located shall provide sufficient sound-absorbing insulation so that sound generated inside said premises shall not be audible anywhere on any adjacent property or public right-of-way or within any other building or other separate space within the same building.
  - q) The business shall not conduct any massage, acupuncture, tattooing, acupressure or escort services, and will not allow such activities on the premises.
  - r) Two security guards shall be on duty patrolling the premises at all times while the business is open. The security guard(s) shall be charged with preventing violations of law, with enforcing compliance by patrons with the requirements of this chapter and with notifying the sheriff of any violations of law observed. Security guard(s) shall be uniformed in such a manner so as to be readily identifiable as a security guard by the public and shall be duly licensed as a security guard as required by applicable provisions of state or local law. No security guard required pursuant to this subsection shall act as a doorman, ticket seller, ticket taker, or admittance person while acting as a security guard hereunder.
24. The applicant will be required to obtain all required business licenses which will serve to establish consistency with Title 7 of the County Code. Conditions have also been placed on the permit to ensure that the project is in compliance with Section 7.92.050 and 7.92.070 of the County Code.
25. On October 29, 2008 (14) hearing notices were sent to property owners within a 500-foot radius of the subject property. Legal advertisements were published in the Press Telegram and in La Opinion on November 4, 2008. Case related materials (factual, hearing notice, and burden of proof statements) were sent to the Carson Regional Library on October 30, 2008 and were also posted on the Department of Regional Planning's web site (<http://planning.lacounty.gov>).

26. On December 10, 2008, the Commission continued the item to January 14, 2009 to allow staff sufficient time to prepare separate findings and conditions for the adult business permit and parking permit, to allow the Department of Public Works to review the structural indoor garage portion, and for County Counsel to review the code for the adult business permit to determine whether the Los Angeles County Child Support Services and Torrance Public Health Clinic shall be considered sensitive uses.
27. The Commission finds that, with appropriate restrictions on its operation as set forth in the conditions of approval, the proposed use is compatible with surrounding land uses.
28. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13<sup>th</sup> floor, Hall of Records, 320 W. Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits II Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. The adult business is consistent with the location and development standards contained in Chapter 22.62 of the Los Angeles County Code; and
- B. The adult business is located in a zone classification which lists the adult business as a permitted use; and
- C. The adult business is consistent with the requirements set forth in Title 7 of the Los Angeles County Code; and
- D. The adult business complies with the development features prescribed in Title 22 of the Los Angeles County Code.

**AND, THEREFORE**, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an Adult Business Permit as set forth in Sections 22.56.090 of Title 22, of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

In view of the findings of fact and conclusions presented above, the Commission **APPROVED** the request to withdraw Parking Permit No. 200800009-(4) and **APPROVED** Adult Business Permit 200700071-(4), associated with Project R2007-00791-(4), subject to the attached conditions.

MM:DA  
01/13/2009

1. This grant authorizes the conversion of an existing 12,997 square foot furniture warehouse to a 3,833 square foot adult cabaret and attached 9,163 square foot indoor parking facility. This grant authorizes an adult business permit with live entertainment on approximately 25,571 square foot parcel located within the Carson Zoned District. The use of the subject property as depicted on the approved Exhibit "A" is subject to all of the following conditions:
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 60 days from the date of approval.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. In addition to the grounds for modifications or revocations prescribed in Chapter 22.56, Part 13 of this title, and after a hearing as provided in Chapter 22.56, Part 13 of this title, the planning commission may modify or revoke an adult business permit or adult business nonconforming use if it finds that one or more of the conditions exist:
  - A. The building, structure, equipment or location of such business does not comply with or fails to meet any of the health, zoning, fire and safety requirements or standards of any of the laws of the state of California or ordinances of the county of Los Angeles applicable to such business operation;
  - B. The business owner, its employee, agent or manager has been convicted in a court of competent jurisdiction of:

1. Any violation of any statute, or any other ordinance, arising from any act performed in the exercise of any rights granted by the adult business permit, the revocation of which is under consideration, or
  2. Any offense involving the maintenance of a nuisance caused by any act performed in the exercise of any rights granted by the adult business permit, the revocation of which is under consideration;
- C. The business owner, its employee, agent or manager has knowingly made any false, misleading or fraudulent statement of material fact in the application for a permit, or in any report or record required to be filed with the planning commission.
12. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
  13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
  14. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
  15. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use subject to this grant or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage by noon of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
  16. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval four (4) copies of the revised floor plan depicting the designated pathway for the entertainers from the "dressing room" to the "dance platform" (stage) on the western portion of the adult cabaret. The revised floor plan shall also illustrate an "employees only" sign to prohibit

patrons from entering into areas solely designated for the employees, which include, the passage way to the dressing room area.

17. If project changes are required, then within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of dimensioned sign elevations for all proposed signs, if any, on the subject property. Proposed signs shall be developed in accordance with Section 22.44.118.C.3 of the County Code.
18. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated June 30, 2008, except as otherwise required by said Department.
19. The permittee shall comply with all conditions and recommendations contained in the attached letter from the Fire Department dated January 14, 2008.
20. The adult business shall submit to the director documentation evidencing successful completion of the processes and receipt of the license required under Chapter 7.92 of this code. In cases where such documentation is unavailable at the time the planning commission takes action on the application, any action by the planning commission granting an adult business permit shall be conditioned upon the applicant providing to the director the documentation required by this subsection, and no adult business permit shall be valid unless and until such documentation has been provided to the director.
21. No person under the age of 18 and no person obviously intoxicated shall be permitted within the premise at any time. A clear and legible sign giving notice of this provision shall be prominently posted at each entrance to the premise of said business.
22. **This grant will terminate on January 14, 2018.**  
Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If permittee intends to continue operations after such date, a new Adult Business Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination of this permit, whether or not any modification of the use is requested at that time.
23. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity in violation of any such law, statute, ordinance, or other regulation shall be a violation of these conditions.

Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$1,500.00. The monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including conformance with the approved site plan on file. The fund provides for **10 annual (every year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150.00 per inspection.

24. The proposed use of the subject property as an adult cabaret is subject to the following additional conditions:
- a. Trash dumpsters shall be enclosed by a screening enclosure so as not to be accessible to the public. All trash discarded from said business depicting sexually explicit photographs, silhouettes or other sexually explicit pictorial representations or writing, shall be shredded prior to being placed in said trash dumpsters.
  - b. The adult business shall not be located, in or whole or in part, in a temporary or portable structure.
  - c. No exterior door or window on the premises shall be propped or kept open at any time while the business is open, and any exterior windows shall be covered with opaque covering at all times.
  - d. Permanent barriers shall be installed and maintained to screen the interior of the premises from public view for each door used as an entrance or exit to the business.
  - e. No landscaping shall exceed 30 inches in height, except trees with foliage not less than six feet above the ground. Prior to use of this grant, the permittee shall submit to the Director of Planning for approval (3) copies of a landscaping plan showing consistency with the above plant height requirements.

- f. The entire exterior grounds, including the parking lot, shall be lighted of a sufficient intensity to illuminate all areas with an illumination of not less than a 50 footcandle as measured at the ground level so that all areas are clearly visible at all times.
- g. Signage shall conform to the standards established for the zone and shall not contain sexually explicit photographs, silhouettes or other sexually explicit pictorial representations. Prior to use of this grant, the permittee shall submit to the Director of Planning for approval (3) copies of a sign program showing consistency with the above plant height requirements.
- h. All entrances to an adult business shall be clearly and legibly posted with a notice indicating that minors are prohibited from entering the premises.
- i. No nonconforming structure shall be converted for use as an adult business.
- j. The adult business shall not conduct or sponsor any activities which create a demand for parking spaces beyond the number of spaces required by Title 22 of the County Code for the business.
- k. No adult business shall be operated in any manner that permits the observation of any persons or material depicting, describing or related to specified sexual activities or specified anatomical areas, inside the premises, from any public way or from any location outside the building or area of such establishment. This provision shall apply to any merchandise, display, decoration, sign, show window or other opening.
- l. All exterior areas of the adult business, including buildings, landscaping, and parking areas shall be maintained in a clean and orderly manner at all times.
- m. The business license required pursuant to Title 7 of the Los Angeles County Code shall be kept current at all times.
- n. Each adult business shall conform to all applicable laws and regulations.
- o. The adult business shall not operate or be open between the hours of 2:00 a.m. and 9:00 a.m.
- p. The hours of operation for the adult-oriented business and live entertainment shall be 11 a.m. to 2 a.m. seven days a week. Employees and/or maintenance crew shall enter the premises at 9:00 a.m. if needed.

- q. The premises within which the adult business is located shall provide sufficient sound-absorbing insulation so that sound generated inside said premises shall not be audible anywhere on any adjacent property or public right-of-way or within any other building or other separate space within the same building.
- r. The adult business shall not conduct any massage, acupuncture, tattooing, acupressure or escort services, and will not allow such activities on the premises.
- s. Two security guards shall be on duty patrolling the premises at all times while the business is in operation. The security guard(s) shall be charged with preventing violations of law, with enforcing compliance by patrons with the requirements of this chapter and with notifying the sheriff of any violations of law observed. Security guard(s) shall be uniformed in such a manner so as to be readily identifiable as a security guard by the public and shall be duly licensed as a security guard as required by applicable provisions of state or local law. No security guard required pursuant to this subsection shall act as a doorperson, ticket seller, ticket taker, or admittance person while acting as a security guard hereunder.
- t. The adult business shall not sell or display obscene matter, as that term is defined by Penal Code Section 311 or its successors, and shall not exhibit harmful matter, as that term is defined by Penal Code Section 313 or its successors, to minors. (Ord. 2003-0067 § 50, 2003: Ord. 96-0004 § 1 (part), 1996.)
- u. No person shall perform live entertainment except upon a stage at least 18 inches above the level of the floor which is separated by a distance of at least 6 feet from the nearest area occupied by the patrons, and no patron shall be permitted within six feet of the stage while the stage is occupied by an entertainer.
- v. No entertainer shall have physical contact with any patron and no patron shall have physical contact with any entertainer while on the premise.
- w. All indoor areas, within which patrons are permitted, except restrooms and dressing rooms, shall be open to view at all times.
- x. Separate dressing room facilities which are exclusively dedicated to the entertainers' use shall be provided for entertainers.

- y. An entrance or exit to the premise which is separate from the entrance or exit used by the patrons shall be provided by the entertainers.
- z. Said business shall provide and maintain a separate restroom facilities for male patrons and employees and female patrons and employees. Male patrons and employees shall be prohibited from using the restroom(s) for females, and female patrons and employees shall be prohibited from using the restroom(s) for males, except to carry out duties of repair, maintenance and cleaning of said restroom facilities. The restrooms shall be free from all sexually-oriented materials and sexually-oriented materials and/or merchandise. Restrooms shall not contain television monitors or other motion picture or video projection, recording or reproduction equipment.
- aa. The "lap dance area shall be open and visible from all areas of the cabaret and shall not have walls exceeding 3'-5" in height.

MM:DA  
1/21/2009



## COUNTY OF LOS ANGELES FIRE DEPARTMENT

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### FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, California 90040

### *TRANSMITTAL*

**DATE:** January 14, 2008

**TO:** DRP - Adrienne Ng, FPD-Carson, Applicant's Agent - Eurocon Group, Inc.

**FROM:** Scott Jaeggi, Inspector  
(323) 890-4243

A handwritten signature in black ink, appearing to read "SJA", written over the printed name "Scott Jaeggi".

**SUBJECT:** CUP R2007-00791 / Cleared For Public Hearing

The above referenced project is cleared for public hearing. If you have any additional questions please feel free to contact me.



**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**DATE:** January 14, 2008

**TO:** Department of Regional Planning  
Permits and Variances

**PROJECT #:** CUP R2007-00791

**LOCATION:** 20320 Hamilton Ave., Torrance, CA 90502

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is \_\_\_\_ gallons per minute for \_ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Verify / Upgrade \_\_ 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** This project is cleared for public hearing.
- Location:** \_\_\_\_\_
- Access:** Access and Fire Flow are adequate for this project.
- Special Requirements:** \_\_\_\_\_

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector:

*Scott Jaeggi* 

Co.CUP 06/07

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



DEAN D. EFSTATHIOU, Acting Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

June 30, 2008

IN REPLY PLEASE  
REFER TO FILE: LD-1

TO: Mark Child  
Zoning Permits I Section  
Department of Regional Planning

Attention Adrienne Ng

FROM: Steve Burger  
Land Development Division

**CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENTS**  
**PROJECT NO. R2007-00791-(2)**  
**CUP NO. RCUP200700071-(2)**  
**20320 HAMILTON AVENUE**  
**COUNTY UNINCORPORATED AREA**  
**WEST CARSON**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the subject CUP in west Carson. The permit is for the conversion of an existing furniture showroom building to an adult cabaret building with indoor parking. The site is located at 20320 Hamilton Avenue in the unincorporated County area of Carson.

Upon approval of the permit, we recommend the following conditions:

Right of Way and Road Improvement Requirements

1. Dedicate the right to restrict vehicle access on Del Amo Boulevard.
2. Reconstruct driveways on Del Amo Boulevard and Hamilton Avenue to meet current Americans with Disabilities Act requirements to the satisfaction of Public Works. Limit driveway width to 26 feet on Del Amo Boulevard and Hamilton Avenue.

3. Provide adequate sight distance from the driveway exits to the sidewalk (both directions) to the satisfaction of Public Works. Line-of-sight shall not be impaired by any proposed wall and/or landscaping adjacent to the driveway exit, and line-of-sight easement dedication may be required.
4. Provide additional right of way for corner cut-off to meet current guidelines of the Americans with Disabilities Act to the satisfaction of Public Works.
5. Plant street trees on Del Amo Boulevard and Hamilton Avenue along the property frontage to the satisfaction of Public Works.
6. Acquire street improvement plan approval or direct check status before obtaining grading permit.
7. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.
8. Comply with all required traffic mitigations per Public Works, Traffic and Lighting Division letter dated April 3, 2008 (copy attached).

For questions regarding the items above, please call Andy Narag at (626) 458-4921.

#### Street Lighting Requirements

1. Provide street lights on concrete poles with underground wiring along the property frontage on Del Amo Boulevard to the satisfaction of Public Works. Submit street lighting plans showing all existing street lights along with existing and or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section, Traffic and Lighting Division.
2. Upon approval of the CUP, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$15,000. The applicant shall comply with the conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. The street lights shall be installed per approved plans prior to issuance of Certificate of Occupancy.

All street lights in the project, or approved project phase, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the

Mark Child  
June 30, 2008  
Page 3

lighting districts can assume responsibility for the operation and maintenance of the streets lights by July 1 of any given year, provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

For questions regarding street lighting, please call Masashi Tsujii at (626) 300-4776.

If you have any other questions or require additional information, please call Simin Agahi at (626) 458-4921.

SA:ca

P:\dpub\SUBMGT\CUP\ProjectR2007-00791\_CUP2007-00071-\_20320 HAMILTON AVE CLEARANCE.doc

Attach.



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 3, 2008

IN REPLY PLEASE  
REFER TO FILE: T-4

Dr. Antonio S. Coco  
Coco Traffic Planners, Inc.  
10835 Santa Monica Boulevard, Suite 202  
Los Angeles, CA 90025

*Diane*

Dear Dr. Coco:

**HAMILTON AVENUE ADULT CABARET  
REVISED TRAFFIC STUDY (JANUARY 30, 2008)  
ADDENDUM 1 (FEBRUARY 26, 2008)  
ADDENDUM 2 (MARCH 17, 2008)  
CARSON AREA**

As requested, we have reviewed the Traffic Study and two addendums dated February 26, 2008, and March 17, 2008. The proposed project is located at 20320 Hamilton Avenue on the northeast corner of the intersection of Del Amo Boulevard at Hamilton Avenue in the unincorporated County of Los Angeles area of Carson.

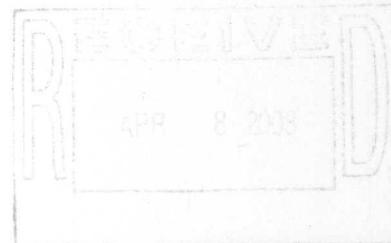
The proposed project includes the conversion of an existing 12,997-square-foot furniture showroom to a 4,836-square-foot adult cabaret and attached 8,161-square-foot indoor parking facility. The project is expected to generate approximately 39 vehicle trips during the p.m. peak hour.

We generally agree with the study that the traffic generated by the project alone will not have a significant impact to County roadways or intersections in the area. The installation of a traffic signal is warranted at the following intersections, which will also be impacted by the project. Therefore, the project shall contribute its proportionate share of the cost for these improvements in the amounts indicated in Table 1.

Hamilton Avenue at Del Amo Boulevard

Install traffic signal

Pro-rata share equals 0.493 percent



Dr. Antonio S. Coco  
April 3, 2008  
Page 2

Hamilton Avenue at I-110 Southbound On/Off Ramps

Install traffic signal

Pro-rata share equals 0.164 percent

Table 1 - Estimated Cost of Signal Installation

Intersection	Traffic Signal Cost <sup>1</sup>	Pro-rata Share	Developer Cost <sup>1</sup>
Hamilton Avenue at Del Amo Boulevard	\$287,000	0.493 percent	\$1,415
Hamilton Avenue at I-110 SB On/Off Ramps	\$241,500	0.164 percent	\$396
<b>Total Developer Cost</b>			<b>\$1,811</b>

<sup>1</sup> Estimated amount is subject to change at the time of agreement.

Additionally, Caltrans shall be consulted for any possible California Environmental Quality Act impacts to the freeway system in the area. Therefore, we ask that you provide Caltrans with a copy of the report so they have the opportunity to review it.

If you have any further questions regarding the review of this document, please contact Mr. Todd Liming of our Traffic Studies Section at (626) 300-4826.

Very truly yours,

DEAN D. EFSTATHIOU  
Acting Director of Public Works



WILLIAM J. WINTER  
Assistant Deputy Director  
Traffic and Lighting Division

TML:cn

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cc: Industrial Realty (Mike Quagletti)  
Eurocon Group (Simon Karkafi, Salima Haddad)  
Department of Regional Planning (Paul McCarthy) ✓