

PROJECT NUMBER R2007-00791-(4)

PARKING PERMIT NUMBER 200800009-(4)

ADULT BUSINESS PERMIT 200700071-(4)

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

REGIONAL PLANNING COMMISSION HEARING DATE: December 10, 2008

SYNOPSIS:

The applicant proposed to convert 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 applicant requested a parking permit for (8) tandem parking spaces located within the indoor garage with a total of (50) parking spaces (28 indoor and 22 outdoor) on approximately 25,571 square feet parcel located 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

A duly noticed public hearing was held on December 10, 2008 before the Regional Planning Commission.

Findings

1. The applicant requested a Conditional Use Permit to authorize a parking permit for (8) tandem parking spaces in conjunction with a new adult business with live entertainment in an existing warehouse within the Carson Zoned District.
2. The property is located at 20320 Hamilton Avenue in the unincorporated West Carson area. 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 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, Self-Storage Facility
West: Office Buildings, 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. There are no previous known zoning cases on the subject property.
11. According to Community-wide Development Standards, section 22.32.1140 of the County Code, parking requirements for M-2 zones (Industrial uses), except in SR-D zone shall provide one (1) space for each company vehicle plus one (1) space for each two (2) persons employed on the largest shift, or one space for each 500 sq. ft. of floor area, whichever is largest. Section 22.52.1140 also states, one (1) space for each 1000 sq. ft. of warehouse.
12. 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 142 persons with a minimum of 47 parking spaces required. Fifty are illustrated on the site plan.
13. The subject property will employ valets or will utilize other means to insure a workable plan to address the tandem spaces.

14. The applicant is requesting that the parking permit authorize 8 tandem parking spaces located within the attached garage portion of the property. Tandem parking is needed in order to meet the required number of parking spaces requested.
15. The applicant requested to convert an existing one-story furniture showroom to a 4,325 sq. ft. adult cabaret and 8,672 sq. ft. attached parking garage with 28 indoor parking spaces and 22 outdoor parking spaces. The occupant load is calculated as 142 with a minimum of 47 parking spaces required and 50 are illustrated on the site plan. There will be six employees per shift, two shifts a day, 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.
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. 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.

At the time of this report, the applicant has not proposed signs for the subject property.

18. 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.
19. 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.
20. The subject property is located in the industrial portion of the West Carson Community surrounded by warehouses, truck-leasing companies and self-storage facilities. The subject parcel is situated between the Harbor 110 FWY and a power transmission lines and a warehouse.
21. Staff conducted a site visit on September 17, 2008 and did not observe any zoning violations.
22. The Conditional Use Permit has been determined to be Categorically Exempt (Class I-Existing Facilities).

23. 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.co.la.ca.us>).
24. The Commission finds that, with appropriate restrictions on its operation as set forth in the conditions of approval, the development is compatible with surrounding land uses.
25. 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, 13th 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. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius;
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area;
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and

H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use 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, Parking Permit NO. 200800009 and Adult Business Permit 200700071, associated with Project R2007-00791-(4) are **APPROVED**, subject to the attached conditions.

MM:DA
11/24/2008