

STAFF ANALYSIS
PROJECT NUMBER R2007-00791-(4)
PARKING PERMIT NUMBER 200800009-(4)
ADULT BUSINESS PERMIT 200700071-(4)

ENTITLEMENT REQUEST

Parking Permit – To authorize a parking permit for (8) tandem parking spaces in conjunction with a new adult business with live entertainment in an existing furniture warehouse within the Carson Zoned District.

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.

SUMMARY OF ISSUES

The applicant is requesting (8) tandem parking spaces in order to meet the Los Angeles County code parking standard requirements. Per Section 22.52.1110, a minimum of one parking space must be provided per every three persons based on the occupant load. The current site plan illustrates 50, including the proposed tandem spaces, and 47 are required.

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 is applying for a permit to meet this requirement.

PROJECT DESCRIPTION

The project includes (8) tandem parking spaces located within an existing warehouse that is converted into an indoor garage with a total of (50) parking spaces (28 indoor and 22 outdoor) on approximately 25,571 square feet parcel located at 20320 Hamilton Ave, Torrance. The parking is associated with the conversion of a 12,997 square feet industrial warehouse building into an adult-oriented business with live entertainment and 2,907.6 square feet of landscaped areas.

LOCATION

The proposed project is located within an existing furniture warehouse, located at 20320 Hamilton Avenue, Torrance. The site is within the community of West Carson in the Carson Zoned District of unincorporated Los Angeles County.

EXISTING ZONING

Subject Property

The subject property is zoned M-2 (Heavy Manufacturing).

Surrounding Properties

Surrounding properties within 500' are zoned as follows:

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

EXISTING LAND USES

Subject Property

The subject property at 20320 Hamilton Avenue is located within an industrial/manufacturing area developed with office buildings and warehouses. The site was developed as a commercial warehouse built in 1973. The building is currently vacant.

Surrounding Properties

Surrounding land uses within 500' include:

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, Warehouses

SITE PLAN DESCRIPTION

The applicant is requesting to convert an existing one-story furniture showroom to a 4,325 sq. ft. adult cabaret and 8,672 sq. ft. indoor 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 and Del Amo Boulevard.

ENVIRONMENTAL DETERMINATION

This project has been determined to be categorically exempt under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). If approved, the proposed Parking Permit/ Adult Business Permit will be issued for an existing facility and qualifies for a Class 1, Existing Facilities Categorical Exemption.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

There are no previous cases on the subject property.

STAFF ANALYSIS

General Plan Consistency

The subject property is located within the I (Major Industrial) classification of the Countywide Land Use Plan. The intent of this land use classification is to assure that sufficient land is allocated for a wide range of industry and industry-related activities serving both domestic and export markets and providing jobs for a large portion of the resident labor force. Areas which are generally appropriate for major industrial uses include manufacturing of all types, mineral extraction sites, refineries, warehousing and storage, and product research and development. There are no specific policies related to the existing type of use in the Plan.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

Compliance with M-2 Zone

According to Part 3 of Section 22.32.200, development within the M-2 zone shall be subject to the following standards:

Signage:

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.).

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

Parking:

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.

According to Community-wide Development Standards, section 22.52.1110 of the County Code, parking requirements for entertainment, assembly and dining areas shall provide for one or more automobile parking spaces for each three persons based on the occupant load as determined by the county engineer. These uses include but are not limited to: Conference rooms; Dining rooms, cafes, cafeterias, coffee shops, nightclubs, restaurants, and other similar uses; Drinking establishments, bars, cocktail lounges, nightclubs, soda fountains, tasting rooms, taverns, and other similar uses; Exhibit rooms, stages, lounges, and other similar uses; Theaters, auditoriums, lodge rooms, stadiums or other places of amusement and entertainment, not otherwise enumerated in this Part 11. For each 250 square feet for an eating establishment selling food for off-site consumption and having no seating or other areas for on-site eating where approved by the director in accordance with Section 22.56.1762. A business establishment, other than that described in subsection A2 of this section, containing a use or uses enumerated in this section shall be subject to a minimum of 10 automobile parking spaces.

The proposed use is permitted in the M-2 (Heavy Manufacturing) zone, section (22.62.040), with planning commission approval. The adult-oriented business with live entertainment requires one (1) space for every 3 persons based on occupant load with a minimum of three (3) 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.

According to Section 22.52.1020 of the County Code, B, "That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces because:

- 1. Uses sharing parking facilities operate at different times of the day or days of the week, or*
- 2. Parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan, or*

3. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces;"

The applicant is requesting that the parking permit authorize 8 tandem parking spaces to be located within the indoor garage portion of the subject property. Tandem parking is needed in order to meet the required parking standards.

Neighborhood Impact/Land Use Compatibility

The project site is surrounded by a mixture of manufacturing and industrial uses. The proposed project should not have an adverse visual impact as it is located between a major commercial corridor and the Harbor (110) FWY. It is consistent with I (Major Industrial) classification of the Countywide Land Use Plan which is allocated for a wide range of industry and industry-related activities serving both domestic and export markets and providing jobs for a large portion of the resident labor force.

Burden of Proof per Code

Pursuant to Los Angeles County Code Section 22.62.020, the applicant shall substantiate the following facts for an Adult Business Permit:

A. Adult businesses shall not be located:

1. Within 250 feet of: any lot upon which there is located any residence whether such use is within or outside the unincorporated area of the county; or any property located in a residential or agricultural zone, or equivalent zone in any other jurisdiction; and
2. Within 500 feet of any church, chapel or other publicly recognized place of worship whether such use is within or outside the unincorporated area of the county; and
3. Within 500 feet of any public or private school (kindergarten through twelfth grade) or child care center whether such use is within or outside the unincorporated area of the county; and
4. Within 500 feet of any park owned by a public entity whether such use is within or outside the unincorporated area of the county.

B. The distances specified in this section shall be measured in a straight line, without regard to intervening structures, from the nearest point of the premises in which the proposed adult business is to be established to the nearest property line of a use or zoning classification listed above. (Ord. 96-0004 § 1 (part), 1996.)

As required by Section 22.56.1020 of the Los Angeles County Code, in addition to the information required in the application by Section 22.56.1010, the applicant shall substantiate the following facts for a Parking Permit:

- A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 because:
 1. The age and/or physical condition of the residents is such that the use of automobile is unlikely, or
 2. The nature of the use is such that there is a reduced occupancy, or

3. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration, or
 4. Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain senior citizen and handicapped person housing developments where the director finds that it is unnecessary because of the anticipated permanent nature of such use. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed;
- B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces because:
1. Uses sharing parking facilities operate at different times of the day or days of the week, or
 2. Parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan, or
 3. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces;
- C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking spaces will provide the required parking for uses because:
1. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use, or
 2. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces, or
 3. Such transitional lots are designed to minimize adverse effects on surrounding properties, or
 4. Uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood;
- 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;

- 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 Title 22.

The applicant has addressed the Burden of Proof. The parking permit request for (8) tandem parking spaces is in order to provide the required amount of on-site parking spaces for a new commercial building. The applicant indicates that the request for the parking permit is to create the maximum number of parking stalls with the most efficient parking layout allowable within the subject property. On-site parking was the most efficient option in order to prevent an overflow of on-street parking.

The Burden of Proof is attached to this report.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Department of Public Works and Fire have cleared the project for public hearing. (Documents attached)

PUBLIC COMMENTS

At the time of the report no comments were received.

STAFF ANALYSIS

As proposed, the subject Parking Permit to authorize (8) tandem parking spaces located within an existing warehouse that is converted into an indoor garage with a total of (50) parking spaces (28 indoor and 22 outdoor) on approximately 25,571 square feet parcel located at 20320 Hamilton Ave, Torrance for a new adult oriented business will ensure that there is sufficient parking on-site and prevent future off-site parking on neighboring businesses areas. All required parking is provided on-site with indoor and outdoor parking spaces and three (3) spaces for disabled persons in close proximity to the main entrance. To minimize traffic congestion access will be from the major thoroughfare Hamilton Avenue.

The application process for an Adult Business Permit located in the M-2 (Heavy Manufacturing) zone is 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 has met the required findings for an adult business permit.

The adult-oriented business is consistent with the location and development standards contained in the Los Angeles County Code Section 22.62.080 for the consideration of approval for the ministerial permit. The adult-oriented business is located in a zone classification which lists the adult-oriented business as a permitted use and the proposed development is consistent with the surrounding community, as evidenced by the current land uses consisting of warehouses, truck-leasing company, and self-storage. The subject property is not located within a 250-foot radius of any residential and/or agricultural use, 500-feet of any church, chapel or other publicly recognized place of worship whether such use is within or outside the unincorporated area of the county, within 500 feet of any public or private school (kindergarten

through twelfth grade) or child care center, or within 500 feet of any park owned by a public entity whether such use is within or outside the unincorporated area of the county (Ord. 96-0004 § 1 (part), 1996.).

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

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 **APPROVAL** of project number R2007-00791-(4) associated with Parking Permit number 200800009-(4) and Adult Business Permit 200700071-(4), subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

I move that the public hearing be closed and that the Regional Planning Commission adopt the Class 1, Existing Facilities Categorical Exemption associated with Parking Permit No. 200800009-(4) and Adult Business Permit 200700071-(4) with findings & conditions.

I move that the Regional Planning Commission approve Parking Permit No. 200800009-(4) and Adult Business Permit 200700071-(4) with findings & conditions.

Diane Aranda

Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits II Section

Attachments:

Draft Conditions of Approval

Applicant's Burden of Proof statement

Site Photographs

Site Plan, Land Use Map