Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

October 20, 2009

TO: Librarian
Rowland Heights Library
1850 Nogales Street
Rowland Heights, CA 91748

FROM: Robert Glaser RG
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

SUBJECT: CONDITIONAL USE PERMIT No. 200800100

Conditional Use Permit No. 200800100 is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on December 1, 2009.

Please have the materials listed below available to the public through December 8, 2009.

If you have any questions regarding this matter, please contact **Robert Glaser** of the Department of Regional Planning at (213) 974-4971.

Thank you.

Attachments:

1. Notice of Public Hearing/ Vicinity Map
2. Factual
3. Burden of Proof
4. Site Plan
5. Land Use Map

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NOTICE OF PUBLIC HEARING

PROJECT NUMBER R2008-01060 – (4)
CONDITIONAL USE PERMIT NO. 200800100

Notice is hereby given that the Hearing Officer will conduct a public hearing concerning this land use proposal on, **Tuesday, December 1, 2009 at 9:00 a.m.** in **Room 150 in the Hall of Records, 320 West Temple Street**, Los Angeles, California 90012. Interested persons will be given an opportunity to testify. The hearing room will open at 8:50 a.m.

REQUEST: The applicant, Rowland Feet Soak, is requesting approval for a Conditional Use Permit to operate a foot massage parlor in the C-3 Zone (Unlimited Commercial). Currently massage parlors are uses subject to permit in the C-3 Zone (Section 22.28.210).

LOCATION OF SUBJECT PROPERTY: The subject property is located at 1758 Sierra Leone Ave, Rowland Heights, CA 91748.

This case does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Hearing Officer, 320 West Temple Street, Los Angeles, California 90012.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Hearing Officer at or prior to the public hearing.

The recommended environmental document for this project is a Categorical Exemption-Class 1, which has been prepared in compliance with the environmental reporting procedures and guidelines under the California Environmental Quality Act (CEQA).

Case materials, including the environmental documentation, are available for review between 7:30 a.m. and 5:30 p.m., Monday through Thursday **(closed on Fridays)** in the offices of the Department of Regional Planning, Hall of Records, Room 1340, 320 West Temple Street, Los Angeles, California 90012. Selected materials are also available on the Regional Planning website at http://planning.lacounty.gov/case and at the following location beginning Tuesday, October 27, 2009:

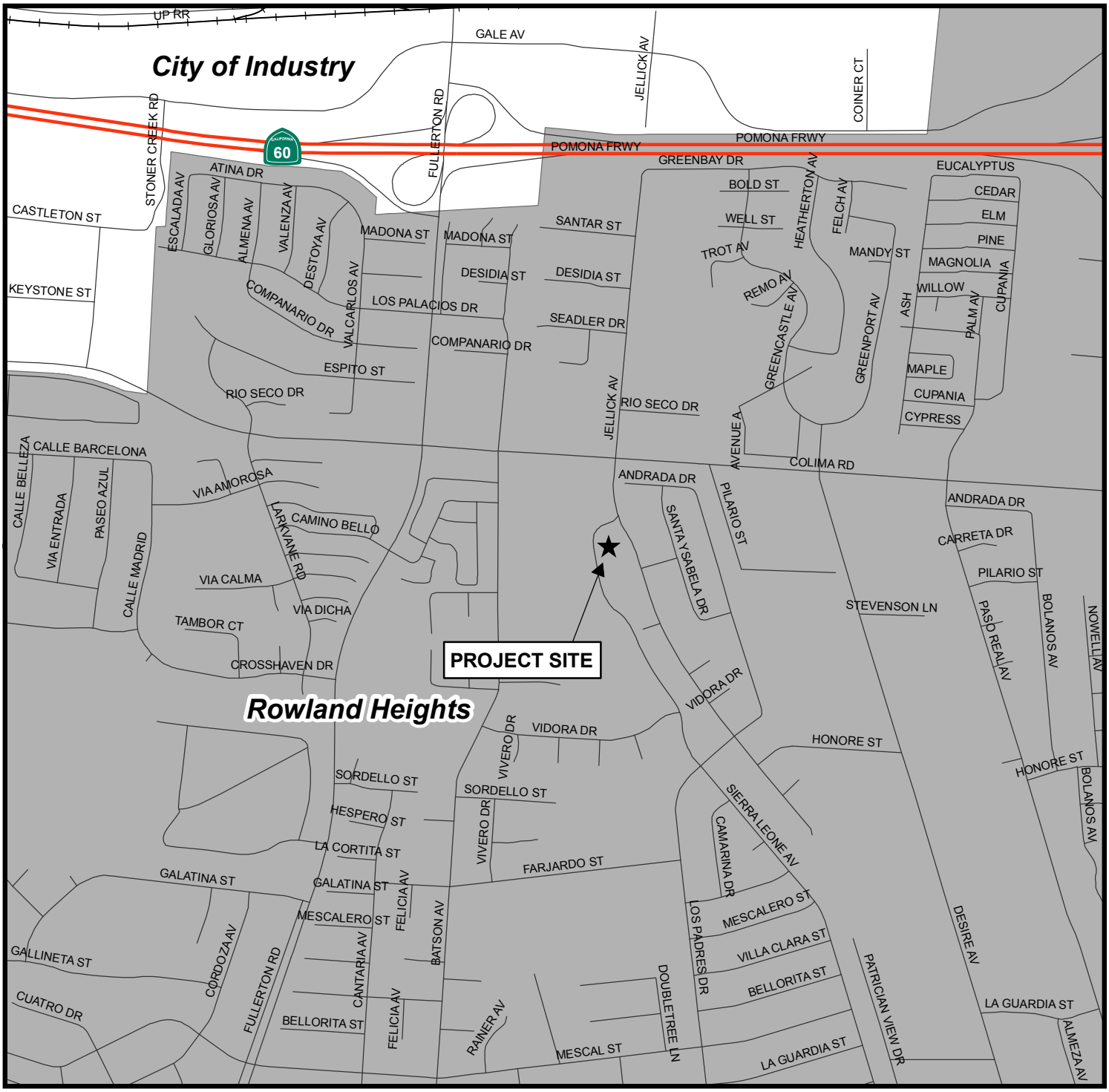
Rowland Heights County Library
1850 Nogales Street, Rowland Heights, CA 90650 (626) 912-5348

Additional information concerning this case may be obtained by telephoning **Robert Glaser** at (213) 974-4971 between 7:30 a.m. and 5:30 p.m., Monday through Thursday. **Our offices are closed on Fridays.** Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) toll free and then request a connection to (213) 974-4971.

"Este es un aviso de una audiencia pública de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es un Permiso de uso condicional para autorizar la operación y mantenimiento de una casa de masaje para los pies. Una audiencia pública para considerar el proyecto tendrá lugar el día 1 de Deciembre, 2009. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-1522."

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

VICINITY MAP



Legend

- Freeways
- TB Streets
- Unincorporated Area

PROJECT NUMBER: R2008-01060 - (4)
CONDITIONAL USE PERMIT NO. 200800100 - (4)

N W E S

0 425 850 1,700 2,550 3,400 Feet

1 inch = 1,000 feet

Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-4971 **PROJECT NUMBER R2008-01060–(4)** **Conditional Use Permit No. 200800100**	PUBLIC HEARING DATE 12/01/2010	AGENDA ITEM TBD
	RPC CONSENT DATE N/A	CONTINUE TO N/A

APPLICANT	OWNER	REPRESENTATIVE
Rui Rong Huang	Duncan Yang	Jeremy Yeh (Jumbodollar Enterprise)

PROJECT DESCRIPTION

The applicant, Rowland Foot Soak, is requesting approval for a Conditional Use Permit to operate a foot massage parlor in the C-3 Zone (Unlimited Commercial). Currently massage parlors are uses subject to permit in the C-3 Zone (Section 22.28.210). Rowland Feet Soak is located in an existing one story, six (6) unit mixed commercial complex in the unincorporated community of Rowland Heights.

REQUIRED ENTITLEMENTS

Massage parlors are uses subject to permit in the C-3 Zone (Unlimited Commercial) as required by Title 22.

LOCATION/ADDRESS

1758 Sierra Leone Ave, Rowland Heights

SITE DESCRIPTION

The site plan depicts a foot massage parlor located in a six-unit multi-tenant shopping center on a 13,950 sq.ft. parcel. The shopping center is a one-story building, 27'-3" high, 4,750 sq.ft.. in size. Unit "A" is 693 sq.ft. in size, unit "B" is 875 sq.ft. in size, unit "C" is 795.5 sq.ft. in size, unit "D" (massage parlor) is 795.5 sq.ft. in size, unit "E" is 795.5 sq.ft. in size and unit "F" is 795.5 sq.ft. in size . The units consist of three medical offices (Optometry and Dentistry) and two general retail tenants (Crystal store and Cellular phone store). The existing landscaping for the subject property totals 1,395 sq.ft., which meets the minimum 10% landscaping requirement for the C-3. Eighteen parking spaces are provided (consisting of 12 standard, 5 compact and 1 handicap). The subject property does not meet parking space requirements and is short one parking stall. A trash dumpster is located at the southwest end of the parking lot. A voltage box is located at the northwest end of the park lot. The Rowland Foot Soak unit consists of an office, a restroom, a laundry room and a foot massage seating area with 10 chairs for massage.

ACCESS From Sierra Leone	**ZONED DISTRICT** Puente
ASSESSORS PARCEL NUMBER 8253-002-013	**COMMUNITY** Rowland Heights
SIZE 13,950 sq.ft. (795.5 sq.ft. unit)	**COMMUNITY STANDARDS DISTRICT** Rowland Heights

	EXISTING LAND USE	EXISTING ZONING
Project Site	Multi-tenant Commercial Complex	C-3-BE (Unlimited Commercial - Billboard Exclusion)
North	Mixed Commercial Shopping Center and Single-Family Residences	C-3-BE and R-1-6,000 (Single Family Residence - 6,000 sq.ft. minimum lot size)
East	Single-Family Residences	R-1-6,000
South	Mixed Commercial Shopping Centers, Single-Family Residences and Multi-Family Residences	C-3-BE, R-1-6,000 and R-3 (Limited Multiple Residence)
West	Mixed Commercial Shopping Centers	C-3-BE

GENERAL PLAN/COMMUNITY PLAN	LAND USE DESIGNATION	MAXIMUM DENSITY
Rowland Heights Community Plan	Commercial	N/A

ENVIRONMENTAL DETERMINATION

Class 1 Categorical Exemption- Existing Facility

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

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

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

CONDITIONAL USE PERMIT CASE-BURDEN OF PROOF

Applicant: Rui Rong Huang
Project Location: 1758 SIERRA LEONE AVE. #D
ROWLAND HEIGHTS, CA 91748

Request:

The applicant is seeking a conditional use permit pursuant to the provisions of Section 22.28 .010, 22.28 .020, 22.28 .210 of the Los Angeles County planning and Zoning Code to allow the operate for foot massage in conjunction with the use, maintenance and operation of foot massage parlors.

Project Description:

The subject property is located at 1758 Sierra Leone Avenue #D in an unincorporated section of Los Angeles County. The recorded lots comprise the subject parcel totaling 13,900 square-feet entirely classified as C-3-BE. Said property is developed with a one-story 4,750 square-foot structure of 6 units with nineteen off-street surface parking spaces and 1,976 square-feet of landscaping, the proposed location unit-D is 795.5 square-feet. The current tenant of the unit-A is the doctor office of optometry, The unit-B is the optician, The unit-C is the dentistry, The unit-D is the Rowland foot soak, The unit-E is the crystal store, The unit-F is the cellular phone store.

The intention of this entitlement request, is to allow the applicant's existing foot massage parlors continue operates on the proposed site, currently, the applicant operates the foot massage parlors at 1758 Sierra Leone Avenue #D since September 2007, the former business at that location was same as feet massage parlors. At that time of start the business, The Los Angeles County Department Of Regional planning does not require a Conditional Use Permit for that kind of business, The applicant currently hold A Police Commission Permit as massage therapist from Board of Police Commissioners, A License of Cosmetology from Board of Barbering And Cosmetology, A Certificate of Completion of 750 Hrs course of therapeutic massage, The Fictitious Business name of "Rowland Feet Soak" was recorded at Recorder's Office of Los Angeles County, Here, the storefront offers a more contemporary building frontage that can better accommodate her business. Additionally, there is no alcoholic beverages for sale at the proposal location. the feet massage parlors is the different kind of business with the adjacent business in that plaza. Therefore, to accommodate the proposed project, the applicant is seeking a conditional use permit pursuant to the provisions of Section 22.28.010, 22.28.020 of the Los Angeles County Planning and Zoning Code to allow the practice the feet massage in conjunction with the use, maintenance and operation of a feet massage parlors.

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

MAY 1 9 2009

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.

Commercial zoned and developed, properties and residential zoned and developed properties adjoin the subject site. Adjoining commercial properties are classified as C-3-BE and are developed as one and two-story commercial structures. Adjoining residential properties are classified as R-1 and are developed with one -story-single-family dwellings.

As previously noted, the applicant currently owns and operates a feet massage parlors at The proposed location of 1758 Sierra Leone Avenue #D ,That will provide the community with a more contemporary leisure health location. Moreover, the feet massage parlors operation will be consistent in size and use to that commercial plaza.

The applicant has operated the feet massage parlors at the existing location from September 2007. Under the applicant's management, the existing feet massage parlors has operated harmoniously and without friction with the surrounding neighborhood. Here, the foot massage therapists provide foot massage service utilize Chinese herb to improve the health of people, to release the people's pressure from study, living, work, Provides the community in a friendly environment This feet massage parlors then has become an important commercial service to the community seeking leisure health items that are not conveniently obtained at larger leisure health club.

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 uses in the surrounding area.

The proposed property is generally flat, rectangu1ar totaling 795.5 square feet in size. As previously noted, the subject unit is currently developed as feet massage parlors with twenty-six off-street surface parking spaces. The applicant needs to obtain a conditional use permit to keep operating the feet massage parlors to accommodate the commercial plaza where the feet massage parlors locate; all exterior features, including parking layout, will remain as it currently exists. Further, vehicular access is primarily from Sierra Leone Avenue consistent with the pattern of development along the portion of said major highway. Subject site design has incorporated all the requisites for the successful operation of a feet massage parlors. Here, site development plans were constructed to Code or will abide by

conditions act forth by the Planning Department. The subject site, then, is adequate in size and shape to accommodate any required or requested improvements.

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 quality of traffic such use would generate, and

2. By other public or private service facilities as are required.

The subject property has commercial frontage on Sierra Leone Avenue, a major thoroughfare. Here, the subject property, and the surrounding developments, are well served by a fully improved 60 feet wide portion of Sierra Leone Avenue affording good traffic circulation necessary for proper commercial, development. The proposed establishment would generate traffic from customer. Moreover, on-site parking wi11 be provided to Code. The proposed project site design arranges site ingress and egress at points of good vehicular access primarily on Sierra Leone Avenue, where they will not interfere with the flow of traffic. Some traffic, access, ingress, and egress to the proposed project will not constitute a traffic hazard or cause significant traffic congestion, or disruption of vehicular circulation on adjacent streets. Further, the proposed project has all utility and sewer services. Therefore, the proposed project is adequately served by a sufficiently wide highway and by other public and private service facilities.

ADDENDUM BURDEN OF PROOF.

1. That 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 500-foot radius;

As discussed earlier the applicant's needs to continue operates the feet massage parlors on the proposed site, currently, the applicant operates the foot massage parlors at 1758 Sierra Leone Avenue #D since September 2007. The applicant has owned and operated the foot massage parlors harmoniously and without friction to the surrounding community for several years. All commercial activities are directed toward Sierra Leone Avenue, consistent with the pattern of commercial development in the surrounding area.

There is no church and a park in the surrounding community: At the east of the proposed are the single-family residential by separate with a 40 feet width city drain, at the south of the proposed site are two shopping center, at the west and north are two large shopping centers. As previously noted, said feet massage parlors use has operated for several years harmoniously and without friction to the community and to the above uses. Therefore, the proposed location will not adversely affect places used exclusively for worship or playgrounds.

2. That 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;

Residentially zoned properties adjoin the subject site and are developed as one-story single-family dwellings The residential properties adjoining the rear of the subject site are well buffered by a

forty-feet city drain, used for buffer to said residential and the subject site. The presence of the proposed project will enhance the security and aesthetic environment of the adjacent commercial neighborhood by providing a renovated interior, ample lighting, landscaping and adequate off-street parking.

3. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community;

An approval of the requested entitlement will not adversely affect the economic welfare of the surrounding community. Here, the applicant's feet massage parlors will continue to provide the community with health service in a convenient and clean environment. The applicant intends to operate this commercially zoned property with commercial uses that will provide Services desired by the community. Further, the proposed feet massage parlors will provide much needed services, and tax dollars that will promote sound economic development. The applicant proposes uses that are in demand in the community that, in turn, will make the proposed project economically viable.

4. That 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 said neighborhood;

Again the proposed structure is an existing well-maintained, single-story. 1947.75 square-foot office building with adequate surface parking. The exterior is attractively designed and landscaped such that the exterior appearance blends harmoniously with the surrounding commercial developments.. Further, the proposed project site design arranges site ingress and egress at points of good vehicular access on Sierra Leone Avenue, consistent with the pattern of commercial development there. Thus, the feet massage parlors will not be inconsistent with the exterior appearance of commercial structures within the immediate neighborhood.