



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director of Planning

February 23, 2010

TO: Librarian
Live Oak County Library
4553-55 E. Live Oak Avenue
Arcadia, CA 91006-5895

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

SUBJECT: CONDITIONAL USE PERMIT NO. 200800133

Conditional Use Permit No. 200800133 is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on March 31, 2010.

Please have the materials listed below available to the public through April 7, 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



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

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NOTICE OF PUBLIC HEARING

**PROJECT NUMBER R2008-01599 – (5)
CONDITIONAL USE PERMIT NO. 200800133**

Notice is hereby given that the Regional Planning Commission will conduct a public hearing concerning this land use proposal on, **Wednesday, March 31, 2010 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, A+ Relaxing, is requesting approval of a Conditional Use Permit to operate a massage parlor in the C-3 Zone (Unlimited Commercial). Currently massage parlors are uses subject to permit in the C-3 Zone pursuant to Section 22.28.210 of the Los Angeles County Zoning Code.

LOCATION OF SUBJECT PROPERTY: The subject property is located at 4177 Live Oak Avenue, Arcadia, CA 91006 (on the northwest corner of intersection of 10th Avenue and Live Oak Avenue).

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 Regional Planning Commission, 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 Regional Planning Commission 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 1362, 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 Monday, March 1, 2010:

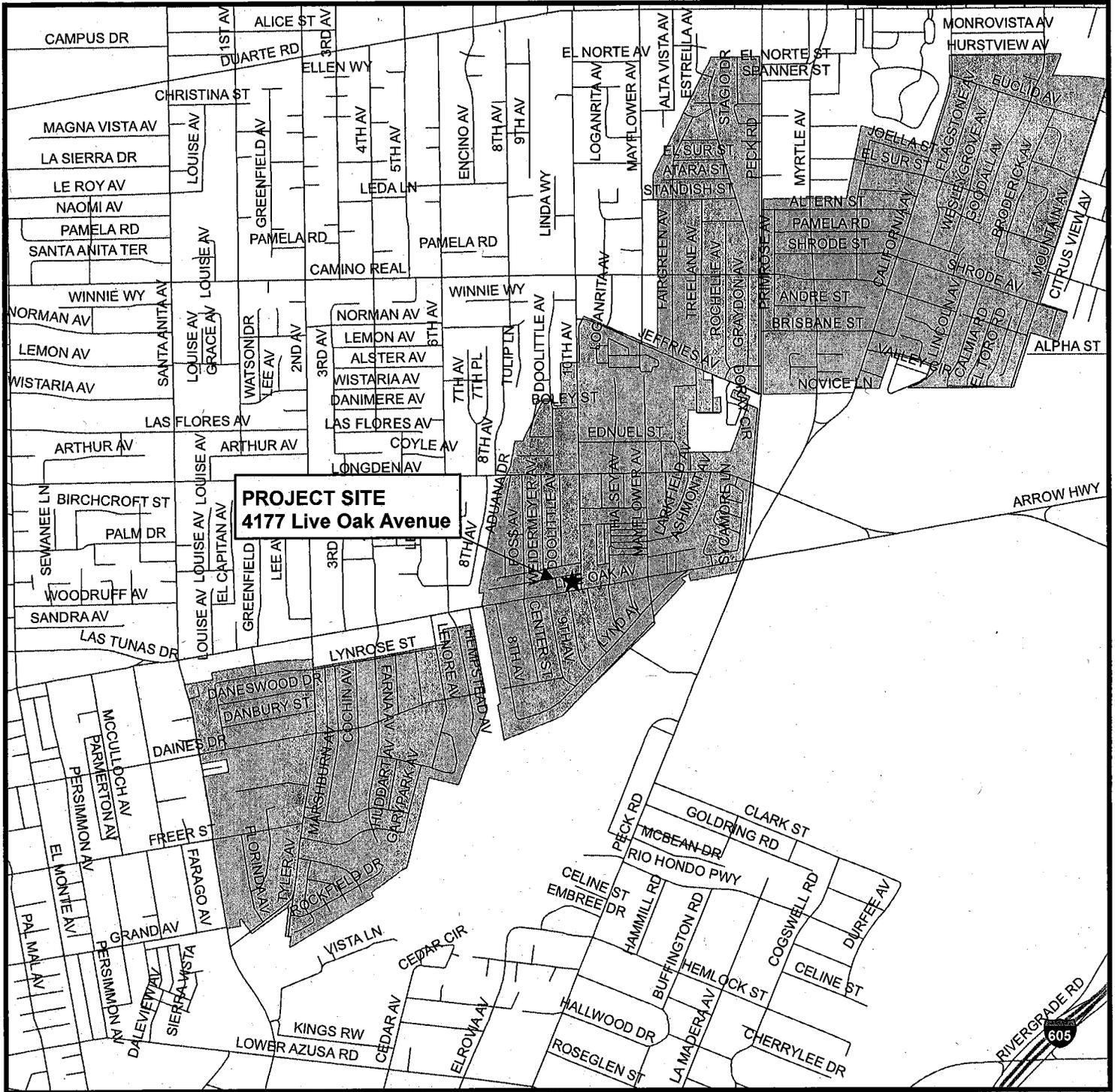
Live Oak County Library
4153-55 E. Live Oak Avenue, Arcadia, CA 91006-5895 (626) 446-8803

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 masajes. Una audiencia pública para considerar el proyecto tendrá lugar el día 31 de marzo, 2010. 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

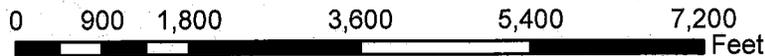


PROJECT SITE
4177 Live Oak Avenue

Legend

-  Freeways
-  TB Streets
-  Unincorporated Area

PROJECT NUMBER R2008-01599
CONDITIONAL USE PERMIT NO. 200800133



1 inch = 2,000 feet



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-4971
 PROJECT NUMBER R2008-01599
 Conditional Use Permit No. 200800133

PUBLIC HEARING DATE
3-31-10

AGENDA ITEM
TBD

RPC CONSENT DATE
N/A

CONTINUE TO
N/A

APPLICANT
Ping Kieta

OWNER
David Dunn

REPRESENTATIVE
None

PROJECT DESCRIPTION

To obtain a Conditional Use Permit to operate a massage parlor in an existing multi-tenant commercial building within a C-3 (Unlimited Commercial) Zone.

REQUIRED ENTITLEMENTS

The applicant, A+ Relaxing, is requesting approval of a Conditional Use Permit to authorize a massage parlor in the C-3 (Unlimited Commercial) Zone. Massage parlors are uses subject to permit pursuant to Section 22.28.210 of the Los Angeles County Zoning Code.

LOCATION/ADDRESS

4177 Live Oak Avenue (on the northwest corner of the intersection of 10th Avenue and Live Oak Avenue), Arcadia, CA 91006.

SITE DESCRIPTION

The site plan depicts an irregular shaped, corner lot with a multi-tenant commercial building. There are three retail spaces located in the building consisting of a 950 sq.ft. glass shop, a 700 sq.ft. nail salon, and a 1,100 sq.ft. massage parlor. A parking area is located behind the multi-tenant building with thirteen (13) spaces (12 standard and 1 handicap). The parking lot has access from 10th Avenue with a rolling gate located at the driveway entrance. Within the parking lot there is a permitted 954 sq.ft. detached metal storage structure and a 320 sq.ft. cargo container associated with the glass business. A five (5) foot high fence surrounds the parking area. A service alley is located behind the parking lot separated by a gate. The tenant space for the massage parlor consists of three rooms for massage treatment, one bathroom, a janitor's closet, a supply cabinet and a reception/waiting area. Direct access to the massage parlor is available from the back entrance located at the parking area or the front entrance along Live Oak Avenue. The existing multi-tenant building was constructed in 1953. Parking standards in 1953 require one parking space per 500 square feet of office/retail space.

ACCESS

From 10th Avenue and Live Oak Avenue

ZONED DISTRICT

South Arcadia

ASSESSORS PARCEL NUMBER

5791-034-016

COMMUNITY

South Monrovia Islands

SIZE

0.26 Acres

COMMUNITY STANDARDS DISTRICT

None

EXISTING LAND USE

EXISTING ZONING

	EXISTING LAND USE	EXISTING ZONING
Project Site	Multi-Tenant Commercial Building	C-3 (Unlimited Commercial) Zone
North	Single-Family Residences and a Mobile Home Park	R-A (Residential Agriculture) Zone and R-3-P (Limited Multiple Residence - Parking) Zone
East	Distribution Office, Marble Shop and a Mobile Home Park	C-3 Zone
South	Single-Family Residences	A-1-5,000 (Light Agricultural) Zone
West	Retail Businesses, Restaurant, Physic Service, Tavern, Alcoholics Anonymous Office, Tattoo Shop, Barber Shop, Library, Private School and Professional Offices	C-3 Zone

GENERAL PLAN/COMMUNITY PLAN

Countywide General Plan

LAND USE DESIGNATION

Category 1

MAXIMUM DENSITY

Up to 6 dwelling units per gross acre

ENVIRONMENTAL DETERMINATION

Class 1 Categorical Exemption-Existing Facilities

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*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

CONDITIONAL USE PERMIT BURDEN OF PROOF

Applicant: A+ Relaxing Arcadia
Project Location: 4177 Live Oak Ave.
Arcadia, Ca. 91006

Project Request:

The applicant, A+ Relaxing, is requesting approval of a Conditional Use Permit to authorize a massage parlor in the C-3 (Unlimited Commercial) Zone. Massage parlors are uses subject to permit pursuant to Section 22.28.210 of the Los Angeles County Zoning Code.

Project Description:

The subject property is located at 4177 Live Oak Ave. In an unincorporated section of Los Angeles County. A+ Relaxing Arcadia is leasing an existing retail space @ 1100 sq. ft. within an existing retail building @ 2750 sq. ft.. Located on Lot # 15181 @ 11,210 sq. ft.

The intention of this entitlement request is to allow the applicant to continue to operate offering General Massage to its patrons. Body massage, foot massage and chair massage are typically used as well as others for the relief of pain and/or stiffness related to stress, work related tensions or injuries as well as treatment following surgeries, etc.. Therefore, to accommodate the subject site, the applicant is seeking a Condition Use Permit pursuant to the provisions of Section 22.28.210 of the Los Angeles Count Zoning Code. To operate a massage parlor in an existing multi-tenant commercial building within a C-3 (Unlimited Commercial) Zone.

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:

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 classed as C-3 and are developed as one and two-story commercial structures. Adjoining residential properties are classified as R-3 and are developed with one and two-story individual family dwellings.

This business has already been on this premises for several years by previous owners. Having an establishment that brings relief from stress and tensions from daily life, and pain from work related injuries or other causes, even from the painful affects of many kinds of surgery are benefitted through professional massage techniques that have shown to be highly accepted in the community.

Because of the personal efforts of our business, the community has come to enjoy and embrace this business. People of all walks of life come and go here everyday. A successful business wanted by the community elevates the value of the whole area.

Under the applicant's management, the existing business has operated harmoniously and without friction with the surrounding neighborhood. This is a quiet, clean, respectful business, bringing a valuable service to the community. Local law enforcement, which have visited this business over the course of the past year have come to know and be pleased with the quality of service offered.

B. That the subject site is adequate in size and shape to accommodate the yards, wall, fences, parking and loading facilities, landscaping and other development features prescribed in this title 22, or as otherwise required in order to integrate said uses in the surrounding area.

The lot is generally flat, rectangular totaling 11,210 square feet. The site is an existing commercial building with parking, fencing, lighting and sidewalks already in place. The subject property is approximately 1100 sq. ft. in size. The subject site has all the requisites for the successful operation of this business. It is adequate in size and shape to accommodate the surrounding area.

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 are required.

The subject property is located at the corner of Live Oak Ave. and 10th st. Live Oak is a major thoroughfare. There is a signal at the corner of Live Oak Ave. And 10th, making for a safe entrance to and exit from the proposed site. The subject site design arranges site ingress and egress at a point on 10th Ave. As such this will not interfere with the flow of traffic which is on Live Oak Ave. There is more than adequate parking on both streets as well as parking in the parking lot that is provided to code. Thus, access, ingress, and egress to the subject site will not constitute a traffic hazard or cause significant traffic congestion, or disruption of vehicular circulation on adjacent streets. Further, the subject site has all utility and sewer services. Therefore, the subject site is adequately served by a sufficiently wide thoroughfare and by other public and private service facilities.