



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

R2009-00936-(4)

HEARING DATE

August 4, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201100068

PROJECT SUMMARY

OWNER / APPLICANT

South Hacienda Boulevard 1010, Inc. / Royal Health Spa

MAP/EXHIBIT DATE

2/23/11

PROJECT OVERVIEW

The applicant, Royal Health Spa, is requesting a Conditional Use Permit (CUP) for the continued operation and new expansion of an existing health spa with accessory massage services located in an existing shopping center in the C-2 (Neighborhood Business) zone. The project site was previously zoned C-3 (Unlimited Commercial) before being rezoned to C-2 in June 2011. Massage uses are allowed in the C-3 zone with a CUP but are not allowed in the C-2 zone. However, the applicant submitted their CUP request before the zone change became effective and is allowed to apply for a CUP to operate the spa with massage services under C-3 zone requirements pursuant to Los Angeles County Code Section 22.28.210. The health spa will add three (3) attached storage rooms and one laundry room (544 sq. ft. total) at the rear of the business and will acquire two (2) additional storefronts incorporating a massage parlor and foot massage establishments.

LOCATION

1014-1018 S. Hacienda Blvd., Hacienda Heights

ACCESS

via Hacienda Blvd. & Gale Ave.

ASSESSORS PARCEL NUMBER(S)

8245-012-016, -018, -019

SITE AREA

1.82 Acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights ZD

LAND USE DESIGNATION

CG – General Commercial

ZONE

C-2-BE (Neighborhood Business – Billboard Exclusion)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Hacienda Heights Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.28.220 (C-3 Zone Development Standards)

CASE PLANNER:

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