



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 26, 2012

Michael A. Guccione
3833 Hayvenhurst Drive
Encino, CA 91436-3600

**REGARDING: PROJECT NO. R2011-01571-(1)
CUP NO. 201100150 AND PKD 201100006
4816 EAST THIRD STREET, EAST LOS ANGELES
APNS 5248-001-001, 5248-001-015, 5248-001-016 AND 5248-001-017**

The Regional Planning Commission, by its action of **July 25, 2012**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

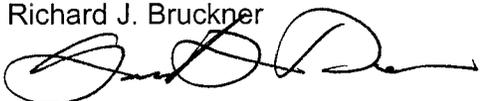
The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **August 8, 2012**. **Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Anita Gutierrez of the Special Projects Section at (213) 974-4813, or by email at agutierrez@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Samuel Z. Dea, Supervising Regional Planner
Special Projects Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement

SD:ADG

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01571-(1)
CONDITIONAL USE PERMIT NO. 201100150
PARKING DEVIATION NO. 201100006**

1. **ENTITLEMENTS REQUESTED.** The applicant, East Third Street, LLC is requesting a Conditional Use Permit (CUP) to authorize construction of a 24,800 square foot, two-story Community Healthcare Center (“Healthcare Center”), pursuant to County Code Section 22.40.700 on a 1.32 acre site in the IT (Institutional) Zone. Additionally, the applicant, is requesting a parking deviation to authorize a 25% (25 space) parking reduction in required parking, pursuant to County Code Section 22.56.1762 allows for a parking deviation to be granted for a reduction not to exceed 30 percent of the number of required vehicle parking spaces pursuant to a Director’s Review. The applicant’s requested parking deviation will be considered concurrently with the CUP request. In accordance with County Code Section 22.56.1700.

2. **HEARING DATE. July 25, 2012**

3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** A duly noticed public hearing was held on July 25, 2012 before the Regional Planning Commission. Commissioners Valadez, Louie, Helsley, Pedersen and Modugno were present. The applicant’s representative, Barbara Hines presented testimony in favor of the project and requested no expiration on the grant due to financing constraints. Commissioner Valadez asked questions related to employee parking, the anticipated total number of employees at the facility and what mode of transportation they used to get to work. Barbara Hines provided responses informing the Commission that a majority of the employees and patrons took public transportation and facilities parking need is much lower than required by code due to this fact as evident from the existing two clinics operated by Queenscare in East Los Angeles. Commissioner Louie asked questions related to Queenscare’s Hollywood location and how they handled parking. Ms. Hines explained that the Hollywood facility uses a parking attendant to ensure only health clinic patrons use the lot which alleviated a parking shortage at that site. Community Activist Brian Anda testified in support of the project and expressed support for removing a problem building (the church) to build something positive for the community.

Commissioner Modugno stated he was less concerned with long-tem parking problems because Queenscare operates other facilities in the communities which makes them familiar with their clientele’s parking needs and suggested a parking plan would ensure parking at the project site runs smoothly. Commissioner Helsley stated he felt that biennial (every other year) inspections for the permit was excessive and expressed support for biennial inspection in the first ten years and then every five years thereafter. After discussion Commissioner Valadez expressed support for the project and acknowledged that the area is short on parking in general, but this project in particular could succeed with a parking plan to ensure the proposed parking lot is used only for patients and employees of the

healthcare center, parking spaces that are allocated for employees and patrons are labeled and access aisles are clearly marked to prevent obstruction of traffic flow. The Commission discussed the request by the applicant to eliminate the expiration date for the permits. The Commission stated that this area is undergoing a transition and a new Transit Oriented Development is soon to be adopted for the area, therefore an unlimited granted term is not appropriate. The Commission expressed support for a forty (40) year grant term length.

The Commission unanimously voted to approve the project with a reduction in the number of inspections, the addition of a parking plan and extended the grant term to 40 years.

4. **PROJECT DESCRIPTION.** The project includes demolition of an existing vacant church building on the subject property and construction of a new 24,800 square foot, two-story Healthcare Center that will provide adult and pediatric family practices, optometry, dentistry, obstetrics, optometry, pharmacy (dispensary for Clinic patients only) other clinical services as well as a reconfigured 74 space surface parking lot. The healthcare center is being developed for the operations of a nonprofit 501 (c)(3) public benefit corporation that provides primary healthcare services to the medically underserved and underinsured communities in the County of Los Angeles. The proposed hours of operation for the Healthcare Center are Monday through Friday, 8:00 a.m. to 6:00 p.m.
5. **LOCATION.** The project site is located at the intersection of East Third Street and Civic Center Way at 4816 East Third Street, East Los Angeles. The 1.32 acre property is comprised of four parcels that will be tied together as part of the conditions of approval (APNs 5248-001-001, 5248-001-015, 5248-001-016 and 5248-001-017).
6. **SITE PLAN DESCRIPTION.** The site is currently developed with a church and a 59 space paved surface parking lot. The proposed site plan depicts a new 24,800 square foot, two-story building on the northwestern portion of the project site and a 74 space pave surface parking lot with one driveway for ingress and egress on East Third Street. The existing church and parking lot would be demolished and replaced with new development.
7. **EXISTING ZONING.** The project site is located with the East Los Angeles Community Standards District ("ELA CSD") and is zoned IT (Institutional).
8. **EXISTING LAND USES.** The site is currently developed with a existing vacant church building and surface parking lot.
9. **PREVIOUS CASES/ZONING HISTORY.** A Conditional Use Permit for a new church in the C-2 & R-2 Zones was approved on September 25, 1985 (CUP85045). A Parking Permit for off-site parking in association with a church was approved on September 25, 1985 (PK85012). Ordinance ZC880226 changed

the zone on the subject site from C-2 (Neighborhood Commercial) to I (Institutional) on September 13, 1988.

10. **COMMUNITY PLAN CONSISTENCY.** The project site is located within the East Los Angeles Community Plan ("Community Plan") and is designated as category P (Public Use), which allows for schools, parks/open space, public buildings and hospitals. Staff has determined that a Healthcare Center is classified as a hospital type use that fits into the category of uses allowed in the Institutional Zone subject to a CUP and it is a use contemplated by the Community Plan for the subject property.

Goals relevant to the proposed use outlined in Plan are ***to promote more efficient delivery of services, such as health, public safety, education, etc. and to increase understanding of health problems and utilization of health care services in the community.*** The operator, QueensCare Family Clinics is an independently run, nonprofit 501(c)(3) organization focused on providing primary healthcare to underserved communities that might not otherwise have access, regardless of ability to pay. The proposed healthcare would increase the availability of medical services in the East Los Angeles Community through the variety of services offered to patients, including adult and pediatric medicine, dentistry, optometry, and select specialty services. Additional care management services include disease management for those with chronic diseases; clinical pharmacy for those who must manage multiple medications; and exercise and nutrition classes for those interested in learning about healthy lifestyle choices. The services to be provided are consistent with the healthcare service goals of the Community Plan.

The proposed project is compatible with the surrounding uses and fits into the other community serving uses in the immediate vicinity including the East Los Angeles County Hall with various County Departments, the Edward R. Roybal Comprehensive Health Center, East Los Angeles Sheriff's Station, and a public middle school. The project is consistent with the policy of the Community Plan which states ***provide for new development which is compatible with and complements existing uses.*** The proposed healthcare center is similar in size and bulk to surrounding buildings such as the Edward R. Roybal Comprehensive Health Center and is architecturally similar to the East Los Angeles library building located directly across the street. The Healthcare Center would complement the existing public services uses already developed in the immediate area and is therefore consistent with the goal of the Community Plan related to compatibility of new development with existing uses.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The project site is located with the East Los Angeles Community Standards District ("ELA CSD") and is zoned IT (Institutional). The intent and purpose of the IT Zone is to provide for the preservation, maintenance and enhancement of public and quasi-public uses and resources of the county as defined in the general plan.

Section 22.40.710- IT Zone Development Standards

- A. The arrangement of buildings, architectural design and types of uses shall be such so as to minimize adverse impacts on adjacent properties.

The Community Health Center building is designed to be located the furthest away from all surrounding residents as physically possible; it is located in the North West portion of the property. The nearest residence is more than 160 feet away from the health care center building (residential properties are to the South and East). The Architectural design utilizes a similar rectilinear structure, materials, and stucco colors that are prevalent in the surrounding area. Uses are limited to weekday outpatient services (Monday through Friday, 8:00a.m. to 6:00p.m.) with no overnight stays.

- B. Access and Parking. Parking spaces as required by Part 11, Chapter 22.52 shall be provided as well as adequate provisions for vehicular access and loading to prevent undue congestion on adjacent streets and highways, particularly on local streets.

Pursuant to County Code Section 22.52.1120, outpatient clinics, laboratories, pharmacies and other similar uses shall have one parking space for each 250 square feet of floor area when established in conjunction with a hospital. The proposed health care center will function as an outpatient hospital performing outpatient procedures; therefore the parking ratio in the above mentioned section is appropriate for this use. The gross square footage of the healthcare center is 24,800 square feet, which would require 99 parking spaces ($24,800/250=99$). The applicant has requested a parking deviation to allow for approximately 25% less parking than required by code, 74 parking spaces are proposed for the site. The deviation request is being reviewed concurrently with Variance request and would meet this development standard if approved. Access is being provided via driveway on Third Street and the project will not create undue congestion.

- C. Development Features. The development plan shall include yards, walls, walks, landscaping and such other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive use and compatible with the character of the surrounding area.

The proposed landscaping plan depicts approximately 12,000 square feet of landscaping on-site (approximately 21% of total site area). Fencing (six feet tall) will be installed along the western property perimeter to provide a buffer between the proposed use and the adjacent school.

- D. Signs. The director may allow signs subject to the standards prescribed for the C-1 Zone, where he finds that said signs will be compatible with the character and nature of the surrounding area.

The applicant shall submit a sign plan for the project site. All signage shall comply with all applicable standards in Section 22.44.118 and Part 10 of Section 22.52.

Section 22.44.118C. East Los Angeles CSD Development Standards

- A. Fences. Chain link or wrought iron style fences not exceeding four feet in height shall be permitted. If site plans are submitted to and approved by the planning director pursuant to Section 22.56.1660, wrought iron style fences which do not exceed a height of six feet may be erected. The planning director may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with the adopted policies of the East Los Angeles Community Plan. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences.

All fences are six (6) feet or under, except for an existing ten (10) foot wall along the Eastern property boundary, which is legal non-conforming as it was built prior to the ELA CSD.

- B. Height Limit. The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height or as otherwise specified in this section; said heights may be modified subject to a conditional use permit.

The proposed building height is approximately 33 feet. The project meets the height standard.

- C. Signage.

The applicant shall submit a sign plan for the project site. All signage shall comply with all applicable standards in Section 22.44.118 and Part 10 of Section 22.52.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The neighborhood the healthcare center will serve will be enhanced aesthetically. The existing Church has been vacant for approximately four years and has fallen into disrepair and it has been a target for graffiti and transients. The proposed new development will improve the site by demolishing the vacant church building and developing the site with a modern building esthetically designed with ample with landscaping. The

proposed healthcare center is compatible with the surrounding uses in the area as the immediate area includes many community serving uses, such as the East Los Angeles County Civic Center (directly across the street), Edward R. Roybal Comprehensive Health Center (directly across the street) and Griffith Middle School (adjacent to the site). The proposed healthcare center intends to work cooperatively with the existing Roybal clinic to centralize and complement services already being provided. The immediate area has several public transit options including bus and rail, the East Los Angeles Metro Gold Line runs along Third Street and stops directly in front of the site, providing easy accessibility to Healthcare Center site and supporting the parking reduction.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** In a letter dated January 17, 2012 the Los Angeles County Fire Department had comments related to water flow, site access, locking devices for gates, fire lanes and turnarounds. The Department cleared the project for hearing with conditions of approval. In a letter dated May 22, 2012 the Los Angeles County Department of Public Works had comments related to road improvements, grading and drainage. The Department cleared the project for hearing with conditions of approval. In a letter dated April 19, 2012 the Los Angeles County Department of Public Health had comments related to noise. The Department cleared the project for hearing with conditions of approval.
14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** In a letter dated March 1, 2012 the Los Angeles County Metropolitan Transportation Authority (MTA) had comments related to the proximity of the project to the Metro Gold Line Light Rail. The MTA requested that the applicant record a noise easement for the proposed project and stated no encroachment into the railroad right-of-way is allowed.
15. **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 and property posting.
16. **PUBLIC COMMENTS.** No comments from the public have been received.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

17. The project site is located within the East Los Angeles Community Plan and is designated as category P (Public Use), which allows for schools, parks/open space, public buildings and hospitals. Staff has determined that a Healthcare Center is classified as a hospital type use that fits into the category of uses allowed in the Institutional Zone subject to a CUP and it is a use contemplated by the Community Plan for the subject property. Therefore, the proposed use will be consistent with the adopted community plan for the area.

18. The Healthcare Center will replace an existing vacant dilapidated building on the project site and will provide healthcare options to the local community. The project site is currently surrounded by public service uses and the building itself is located more than 200 feet away from the nearest residence. Therefore, the requested use at the location proposed 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 or general welfare.
19. The healthcare center's building footprint is 12,400 square feet on a 56,000 square foot site, which is comparable to the footprint of the existing vacant church and site layout. The project has been designed to aesthetically and functionally complement the existing public service facilities in the immediate area. Therefore, 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
20. The project site is located along 3rd street, which is a major arterial through the community. The East Los Angeles light rail now runs along the center of the street and several bus services run along the same route. Therefore, 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.

PARKING DEVIATION SPECIFIC FINDINGS

21. The only deviation in development standards being requested is a minor deviation in parking. Therefore, the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22.
22. The project site is located in close proximity to multiple modes of public transit and many of the patients will walk to the location which requires less parking than would otherwise be required. Therefore, the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice;
23. The Healthcare Center will replace an existing vacant dilapidated building on the project site and will provide healthcare options to the local community. The project site is currently surrounded by public service uses. Therefore, the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

ENVIRONMENTAL DETERMINATION

24. An initial study was prepared to analyze all potential impacts. After consultation with County and outside agencies all impacts were determined to be less than significant. Therefore, the Regional Planning Commission, having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence that the project will have a significant effect of the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.
25. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to thirty-five (35) years.
26. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

WITH RESPECT TO CONDITIONAL USE PERMIT NO. 201100150

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. The requested use at the location proposed 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 or general welfare; and
- C. 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and

- 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.

WITH RESPECT TO PARKING DEVIATION NO. 201100006

- A. The use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22; and
- B. The use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice; and
- C. The use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit and Parking Deviation as set forth in Section 22.56.090 and 22.56.1690 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission, having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there is no substantial evidence that the project will have a significant effect of the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Number 201100150 and Parking Deviation Number 201100006 are approved subject to the attached conditions.

VOTE: Approved: Valadez, Louie, Helsley, Pedersen, Modugno 5-0

Dissenting: 0

Abstaining: 0

Absent: 0

Action Date: July 25, 2012

SD:ADG
07/12/2012

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
PROJECT NO. R2011-01571-(1)
CONDITIONAL USE PERMIT NO. 201100150
PARKING DEVIATION NO. 201100006**

PROJECT DESCRIPTION

The project includes demolition of an existing vacant church building on the subject property and construction of a new 24,800 square foot, two-story Healthcare Center that will provide adult and pediatric family practices, optometry, dentistry, obstetrics, optometry, pharmacy (dispensary for patients only) other clinical services as well as a reconfigured 74 space surface parking lot. The healthcare center is being developed for the operations of a nonprofit 501 (c)(3) public benefit corporation that provides primary healthcare services to the medically underserved and underinsured communities in the County of Los Angeles, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7 and until all required monies have been paid pursuant to Condition Nos. 10 and 12. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 12 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial

deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on July 25, 2052.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit and Parking Deviation application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the

permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,200.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eleven (11) inspections, biennial (one every other year) for the first ten years and every five years thereafter.** Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,176.50** (\$2,101.50 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
14. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless

specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.

15. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS – Parking Deviation

19. The permittee shall make available not less than seventy-four (74) parking spaces on-site, of which, a minimum of three (3) parking spaces shall be handicap accessible, pursuant to parking standards in County Code Section 22.52.1120 and calculated at a parking ratio of one parking space for each 250 square feet of floor area.
20. Prior to obtaining building permits, the applicant shall develop a parking plan to the satisfaction of the Director of Planning that addresses potential issues of ensuring the proposed parking lot is used only for patients and employees of the healthcare center, parking spaces that are allocated for employees and patrons are labeled and access aisles are clearly marked to prevent obstruction of traffic flow. The plan shall be reviewed at the time of each zoning inspection to ensure the parking lot is operating in substantial compliance. In the event the Director determines that the parking plan is insufficient the applicant shall provide parking attendant to monitor

the parking lot and expedite parking flow. The Director shall have the authority to require such changes to the parking plan as is necessary to meet the need through a Revised Exhibit "A".

PERMIT SPECIFIC CONDITIONS – Conditional Use Permit

21. If the healthcare center substantially changes its mode or character of operation so as to require more or less parking, or if the current or any subsequent owner changes the use or occupancy on the subject property so as to require more or less parking the permittee shall submit an application for a Revised Exhibit "A" or parking permit if applicable within 90 days of such occurrence.

PROJECT SITE SPECIFIC CONDITIONS

22. The permittee shall file and record a covenant and agreement to hold the parcels as one. Submit a copy of the document to be recorded for review and approval to the Department of Regional Planning. Upon recordation, an official copy of the recorded covenant and agreement shall be provided to the Director of Planning (Director).
23. The permittee shall file and record a noise easement granting the Metropolitan Transportation Authority a perpetual easement and right-of-way appurtenant to the East Los Angeles Gold Line Project to encompass and cover the entirety of the applicant's property. Submit a copy of the document to be recorded for review and approval to the Department of Regional Planning. Upon recordation, an official copy of the recorded covenant and agreement shall be provided to the Director of Planning (Director).

Attachments:

Fire Department Letter dated January 17, 2012
Department of Public Works Letter dated May 22, 2012
Department of Public Health Letter dated April 19, 2012
Metropolitan Transportation Authority Letter dated March 1, 2012