



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 5, 2016

Rob Khorana
15708 Gale Avenue
Hacienda Heights, CA 91745

**REGARDING: PROJECT NO. R2015-03808-(4)
CONDITIONAL USE PERMIT NO. 201500137
15708 GALE AVENUE, HACIENDA HEIGHTS, CA (8218-021-047)**

Hearing Officer, Alex Garcia, by his action of **April 5, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer'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 the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

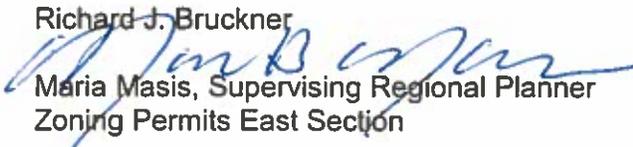
The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **April 19, 2016**. **Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

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 Carl Nadela of the Zoning Permits East Section at (213) 974-6475, or by email at cnadela@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


Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance

c: DPW (Building and Safety); Zoning Enforcement

MM:CN

CC 060412

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-03808-(4)
CONDITIONAL USE PERMIT NO. 201500137**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500137 ("CUP") on April 5, 2016.
2. The permittee, Rob Khorana ("permittee"), requests the CUP to authorize the continued operation of an existing small animal veterinary clinic ("Project") on a property located at 15708 Gale Avenue in the unincorporated community of Hacienda Heights ("Project Site") in the C-1 Zone pursuant to Los Angeles County Code ("County Code") Section 22.28.110.
3. The Project Site is 0.2 gross acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a single-story building used as a veterinary clinic.
4. The Project Site is located in the Hacienda Heights Zoned District and is currently zoned C-1 (Restricted Business Zone).
5. The Project Site is located within the General Commercial (CG) land use category of the Hacienda Heights Community Plan Land Use Policy Map.
6. Surrounding zoning within a 500-foot radius includes:

Surrounding properties are zoned as follows:
North: R-1 (Single Family Residence), C-2 (Neighborhood Business), CPD (Commercial Planned Development)
South: R-1, C-2
East: C-1
West: C-2-BE (C-2 Billboard Exclusion)
7. Surrounding land uses within a 500-foot radius include:

North: Single-family residences, offices and various commercial uses
South: Single-family and multiple-family residences and a church
East: Offices and various commercial uses
West: Single-family residences, offices and various commercial uses
8. Ordinance 1494 was adopted on May 21, 1927, which established the different zoning designations for the unincorporated areas of Los Angeles County.

Ordinance No. 5122 was adopted by the Board of Supervisors on May 25, 1948, which established the A-1-10000 zone on the subject property.

Ordinance No. 8004 was adopted by the Board of Supervisors on May 2, 1961, which established the C-1 zone on the subject property.

Ordinance No. 10877 was adopted by the Board of Supervisors on May 24, 2011, which maintained the C-1 zone on the subject property.

Conditional Use Permit No. 1019 was approved in 1976, which originally established the veterinary clinic at the site. This permit expired in December 8, 1986.

Conditional Use Permit No. 87-455 was approved on January 19, 1988, which allowed the continuation of the clinic at the site. This permit expired in January 19, 1998.

Conditional Use Permit 99-113 was then approved on December 7, 1999, which further allowed the continued operation of the veterinary clinic at the site. This permit expired in December 7, 2009. This Conditional Use Permit application is to renew the expired CUP and allow the continued operation of the veterinary clinic at the site.

9. The site plan for the Project depicts the whole property including the existing veterinary clinic and the appurtenant parking lot and landscaped areas. The floor plan indicates the interior layout of the veterinary clinic.
10. The Project Site is accessible via E. Gale Avenue to the north and Galemont Avenue to the west. Primary vehicular access to the Project Site is via an entrance/exit on Galemont Avenue and an exit on E. Gale Avenue.
11. The establishment provides a total of 10 parking spaces at the site, including one ADA compliant parking space.
12. On March 2, 2016, staff received a letter from the Los Angeles County Department of Animal Care and Control indicating that they have observed no violations and have received no complaints regarding the facility.
13. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves the continued operation of an existing veterinary clinic, with no modifications to the structure being proposed.
14. No comments have been received from the public.
15. The Hearing Officer held a duly-noticed public hearing on the Conditional Use Permit on April 5, 2016. The Hearing Officer heard a presentation from Regional Planning staff. The representative of the permittee was present at the hearing to answer any questions but did not provide additional testimony aside from the fact that they accept the findings and conditions. The Hearing Officer closed the public

hearing, determined the project to be categorically exempt from the California Environmental Quality Act requirements and approved the Conditional Use Permit subject to the attached findings and conditions

16. The Hearing Officer finds that the continued operation of the existing veterinary clinic at the subject site is consistent with the General Commercial (CG) land use designation of the Hacienda Heights Community Plan.

This designation is intended for local-serving commercial, office and professional businesses, retail and service establishments. The proposed continued operation of the existing veterinary clinic is consistent with this designation as well as with a number of goals and policies of the Plan.

17. The Hearing Officer finds that finds that the continued operation of the existing veterinary clinic at the subject site is consistent with the requirements and development standards of the C-1 Zone.

Pursuant to Section 22.28.110 of the County Code, the operation of a small animal veterinary clinic in the C-1 zone requires a conditional use permit. The approval of this permit with the attached findings and conditions will satisfy this requirement.

Furthermore, as per Part 11 of Chapter 22.52 of the zoning code, six parking spaces are required for the veterinary clinic. 10 spaces are available at the site, including one ADA compliant parking space. Also, 1,944 square feet or approximately 12% of the site is landscaped in compliance with the C-1 development standards. The structure also has a maximum height of 16'1". Finally, the project also does not propose any outside display on the property.

18. The Hearing Officer finds that the Conditional Use Permit Burden of Proof requirements have been met pursuant to Section 22.56.040 of the County Code.

The requested use has been in operation at the site at its current intensity for about 40 years. No problems have been reported in association with this operation. This indicates that the requested continuation of the same use is not expected to have any adverse impacts on the community in the future.

The subject site has a total of 0.2 ac, of which approximately 12% is landscaped. This provides ample space and buffer for the operation of the establishment. The establishment also provides 10 parking spaces, while the total required parking is only six spaces.

The site is also served by Gale Avenue, a major roadway, and Galemont Avenue, which are more than adequate to serve the needs of the establishment.

19. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to a term of 15 years.

20. The Hearing Officer finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Hacienda Heights Library. On February 24, 2016, a total of 70 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as six notices to those on the courtesy mailing list for the Hacienda Heights Zoned District and to any additional interested parties.
21. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer'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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site 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.
- C. 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 the uses in the surrounding area.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit No. 201500137, subject to the attached conditions.

ACTION DATE: [April 5, 2016]

CN:MM

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-03808-(4)
CONDITIONAL USE PERMIT NO. 201500137**

PROJECT DESCRIPTION

The project is a conditional use permit to continue the operation and maintenance of an existing small animal veterinary clinic 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 No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 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 reasonably 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 reasonably 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 10 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 April 5, 2031.** 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 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 **\$1,600.00**. 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 eight (8) biennial (one every other year) inspections. 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. 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.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the Fire Department. This includes compliance with all permitting and reporting requirements and regulations pertaining to the use and storage of hazardous materials at the site.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code 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 of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
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 conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" 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 by **June 5, 2016**.
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 substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

19. This grant shall authorize the continued operation and maintenance of a small animal veterinary clinic.
20. Boarding and grooming of animals is not allowed on the property, unless it is in conjunction with any treatment or care being provided by the veterinary clinic.
21. This grant shall also authorize a pole-mounted freestanding business sign on the northern side of the property along Gale Avenue. This sign shall not exceed 18 feet and six inches in height and 28 square feet of contiguous surface area.
22. This grant shall further authorize two wall/roof business sign on the northern and western side of the property. Each sign shall not exceed 1,500 square inches of contiguous surface area.
23. All activities related to the operations of the veterinary clinic shall be conducted within an enclosed building.
24. The hours of operation shall be limited to between 7:00 a.m. and 8:30 p.m. Monday through Friday, between 7:00 a.m. and 6:00 p.m. on Saturdays, and between 9:00 am to 2:00 pm on Sundays, provided that all activities comply with Title 12 of the County Code.
25. No junk or salvage shall be stored on the subject property.
26. All exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty (30) minutes after conclusion of activities, with the exception of sensor-

activation security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.

27. The subject property shall be maintained in a clean and orderly manner. The permittee shall maintain all areas of the premises free of litter. The facility shall provide adequate areas for the collection and removal of recyclable materials.
28. The permittee shall provide doors on the front of the trash enclosure which are unobtrusive and neutral in design and color. The doors to the trash enclosure and the lid of the trash dumpster must remain closed at all times except for loading and unloading of waste materials. The trash dumpster shall be kept inside the trash enclosure at all times.
29. The veterinary clinic shall comply with the relevant requirements and standards of the Los Angeles County Department of Animal Care and Control, as well as of any relevant local, state or federal law.
30. The permittee shall install "Do Not Enter" signage to restrict vehicular ingress access at the driveway on Gale Avenue. The first sign shall be installed on the east side of the driveway behind the public right-of-way on private property. The second sign shall be installed on the west side of the driveway, behind the public right-of-way on private property. All signage shall be maintained by the owner.
31. The permittee shall install a hatched "No Parking" striped area between the onsite drive aisle in the vicinity of Gale Avenue and the existing grass area located east of the drive aisle.