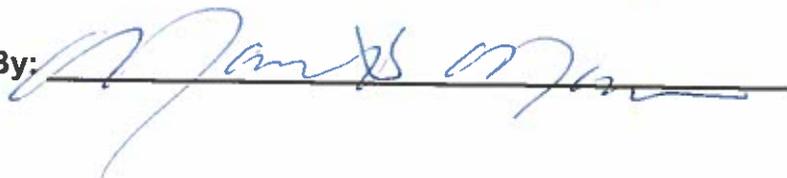


Hearing Officer Transmittal Checklist

Hearing Date
04/05/2016
Agenda Item No.
11.

Project Number: R2015-03808-(4)
Case(s): Conditional Use Permit Case No. 201500137
Environmental Case No. 201500258
Planner: Carl Nadela

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Previous Permit Approval (CUP 99-113)

Reviewed By: 



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

PROJECT NUMBER **HEARING DATE**
 R2015-03808-(4) 04/05/2016

REQUESTED ENTITLEMENTS
 RCUP 201500137
 RENV 201500258

PROJECT SUMMARY

OWNER / APPLICANT

Rob Khorana

MAP/EXHIBIT DATE

11/11/2014

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit for the continued operation of an existing small animal veterinary clinic.

LOCATION

15708 Gale Avenue, Hacienda Heights, CA

ACCESS

Gale Avenue

ASSESSORS PARCEL NUMBER(S)

8218-021-047

SITE AREA

0.2 ac

GENERAL PLAN / LOCAL PLAN

HACIENDA HEIGHTS COMMUNITY PLAN

ZONED DISTRICT

HACIENDA HEIGHTS

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-1 (RESTRICTED BUSINESS ZONE)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

30 DU/AC

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Existing Structures

KEY ISSUES

- Consistency with the Hacienda Heights Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Zoning Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof)
 - 22.28.120 (C-1 Zone Development Standards)

STAFF RECOMMENDATION

Approval

CASE PLANNER:

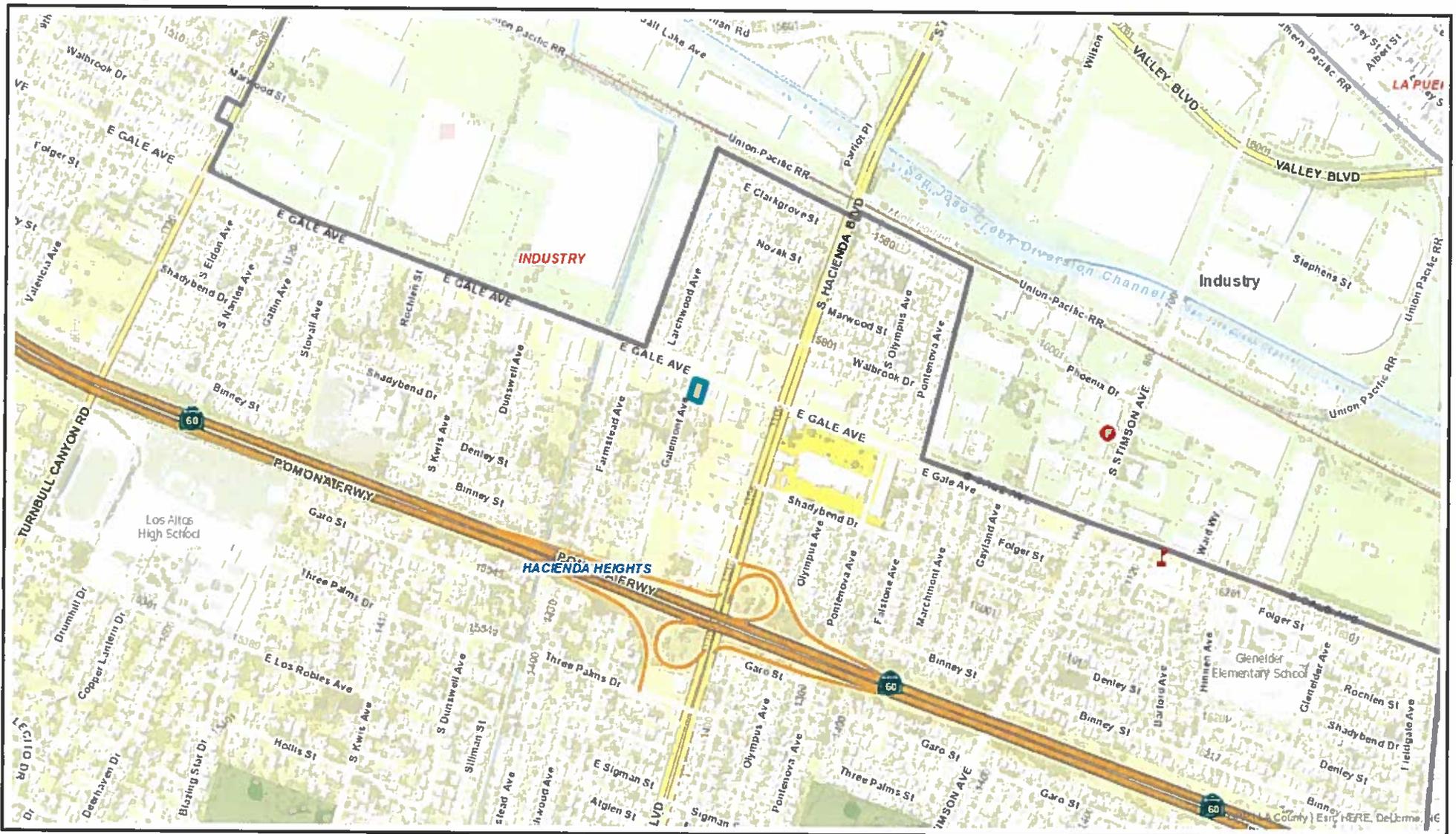
Carl Nadela

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

cnadela@planning.lacounty.gov



R2015-03808-(4) / CUP 201500137

Property Location Map

Printed: Mar 24, 2016



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ENTITLEMENTS REQUESTED

- The applicant is requesting a Conditional Use Permit for the continued operation and maintenance of an existing small animal veterinary clinic in the C-1 (Restricted Business) zone pursuant to County Code section 22.28.110.

PROJECT DESCRIPTION

The applicant requests a CUP to allow the continued operation and maintenance of an existing small animal veterinary clinic. The clinic is located at 15708 Gale Avenue, Hacienda Heights, CA. The existing veterinary clinic was first established at the site in 1976. An approved CUP is required in order to continue operating a veterinary clinic in the C-1 zone.

SITE PLAN DESCRIPTION

The site plan depicts a 0.2 acre rectangular-shaped lot with vehicular access from E. Gale Avenue to the north and Galemont Avenue to the west. A 2,500 square foot, single story structure used as a veterinary clinic is shown on the eastern side of the property, as well as the appurtenant parking spaces and landscaped areas. A separate floor plan indicates the interior lay-out of the veterinary clinic.

EXISTING ZONING

The subject property is zoned C-1 (Restricted Business Zone).

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)

EXISTING LAND USES

The subject property is developed with a 2,500 square foot, single-story building used as a veterinary clinic, as well as the appurtenant parking spaces and landscaped areas.

Surrounding properties are developed as follows:

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

PREVIOUS CASES/ZONING HISTORY

Ordinance 1494 was adopted in 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.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines since this project is for the continuation of an existing veterinary clinic, with no proposed changes to the structure. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the CG (General Commercial) land use category of the Hacienda Heights Community Plan ("Community Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). This designation is intended for local serving commercial, office and professional businesses, retail and service establishments. The existing veterinary clinic provides a service to the surrounding local areas and is consistent with this designation.

The following policies of the General Plan are applicable to the project:

- *General Policy 44: Preserve sound residential areas and protect them from intrusion of incompatible uses.*
- *Land Use Policy 7: Assure that new development is compatible with the natural and manmade environment by implementing appropriate location controls and high quality design standards.*
- *Land Use Policy 8: Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic.*

- *Land Use Policy 9: Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and location controls.*

While the parcels immediately adjacent to Gale Avenue have been designated commercial, the general neighborhood beyond that is still predominantly single family residential. Thus, it is important to preserve this character and ensure that the commercial uses that locate around this area do not have significant adverse impacts on the surrounding residential neighborhoods. The continued operation of the existing veterinary clinic at the site, with the observance of proper conditions, is consistent with the general character of the neighborhood. This use has also been operating at the site at its present intensity for 40 years with no problems associated with the establishment reported from either zoning enforcement or the Sheriff's Department.

The following goals and policies of the Hacienda Heights Community Plan are applicable to the project:

- *Policy LU 1.1: Maintain the single family character of the community.*

As mentioned above, the continuation of the existing veterinary clinic still maintains the single family character of the community. It is small in scale and operation and do not attract a large amount of traffic. It is appropriately set back and buffered from the surrounding residential uses and do not create any significant adverse effects on the surrounding neighborhoods.

- *Policy LU 2.3: Maintain and improve existing commercial areas.*

The subject property has been zoned commercial since 1961. The continuation of the existing veterinary clinic at the site is consistent with the Community Plan's policy above of maintaining and improving existing commercial areas.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.110 of the County Code, small animal veterinary clinics are allowed in the C-1 zone, with an approved and valid conditional use permit. Furthermore, pursuant to Section 22.28.120 of the County Code, the establishment is subject to the C-1 development standards. As per Part 11 of Chapter 22.52 of the zoning code, six parking spaces are required for the veterinary clinic. 11 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" in compliance with the 35' height limit of the C-1 zone. Finally, the project also does not propose any outside display on the property.

Site Visits

A site visit was conducted by staff on February 23, 2016. The general area of the site was well-maintained and free of graffiti. The area is not intensely developed, with the commercial buildings consisting mostly of single-story structures.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The project is for the continued operation of an existing veterinary clinic. Surrounding land uses consist primarily of low-intensity commercial and office uses and single family residences. The veterinary clinic is consistent with the general character of the neighborhood. It has been operating as is for about 40 years with no problems reported regarding the operation of the establishment.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

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.

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, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2015-03808-(4), Conditional Use Permit Number 201500137, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201500137 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Carl Nadela, AICP, Zoning Permits East Section
Reviewed by Maria Masis, AICP, Supervising Regional Planner, Zoning Permits East Section

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Aerial Image
Site Plan, Land Use Map

MM: CN

03/09/2016

**DRAFT 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 11 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. *To be inserted after the public hearing to reflect hearing proceedings.*
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. 11 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 11 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

**DRAFT 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 southern 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.
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.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location 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.

St. Francis Animal hospital is already a member of the community for a few years.

It has proven and will continue to not be an adverse element to the surrounding area.

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 the uses in the surrounding area.

St. Francis Animal hospital is already existing established building so all concerns have been addressed by the previous use

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 quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

st. francis animal hospital has been a member of the community, it reside at the location of

15708 gale ave. and within an already existing building location at said address.



COUNTY OF LOS ANGELES
Department of Animal Care and Control

Business License
12440 E. Imperial Hwy suite 603
Norwalk, CA 90650
(562) 345-0323 Fax: (562) 863-8052



DATE: March 2, 2016

TO: Los Angeles County Department of Regional
Case Planner: Carl Nadela

FROM: Officer: Tony Apodaca ACO II
LOS ANGELES COUNTY DEPARTMENT OF ANIMAL CARE
AND CONTROL

SUBJECT: PROJECT NUMBER R2015-03808-(4)
CONDITIONAL USE PERMIT NUMBER 201500137
1508 Gale Avenue, Hacienda Heights, CA

On March 2, 2016 I conducted an inspection at 15708 Gale Avenue, Hacienda Heights, CA 91745 in the unincorporated area of the County of Los Angeles.

Mr. Rob Khorana does not live on the on the property. Mr. Khorana is applying for a Conditional Use Permit for the continued operation of a veterinary clinic. During my inspection I observed a boarding facility section that had (3) kennels constructed of concrete block and chain link fencing approximately 4"sqft x 6" sqft, an isolation ward that has (1) kennel made of block concrete and chain link fencing approximately 4"sqft x 6" sqft, there is one unit with (9) wire and metal cages. I observed a grooming parlor that had (4) kennels made of concrete and chain link fencing approximately 4" sqft x 6" sqft and (19) wire and metal cages in various sizes. The treatment room had a large one unit metal and wire cage with (8) cages in various sizes. All animal waste is disposed of in a large trash bin that is pick up once a week. All bio hazardous waste is picked up quarterly by California medical services.

Based on my observations during my inspection I observed no violations. The Department of Animal Care and Control has received no complaints at this facility.

T. Apodaca #87 3/3/16

Photographs for R2015-03808 / CUP No. 201500137

Exterior view of the building and pole sign from the west



Exterior view of parking spaces and driveway on the west



Exterior view of parking spaces at the back (south)



Interior view of exam room



Interior view of treatment room



Interior view of a kennel housing





Los Angeles County
Department of Regional Planning
Director of Planning James E. Harll, AICP



January 6, 2000

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Dr. Roma Salib
15708 E. Gale Avenue
Hacienda Heights, CA 91745

RE: CONDITIONAL USE PERMIT CASE NO. 99-113-(4)
To authorize the continued operation of an existing veterinary hospital in the C-1 zone.
The site is located at 15708 E. Gale Avenue, Hacienda Heights in the Hacienda Heights
Zoned District.

Dear Applicant:

PLEASE NOTE: This document contains the Hearing Officer's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 2 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or any other matter pertaining to this approval, please contact the Zoning Permits Section at (213) 974-6443.

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: The applicant is requesting a Conditional Use Permit to authorize the continued operation of an existing veterinary hospital in the C-1 zone.

FACTUAL SUMMARY:

December 7, 1999 Public Hearing

A duly noticed public hearing was held on December 7, 1999. Two people were sworn in, Ms. Marlene Nadir, the applicant's agent, and Dr. Roma Salib, the attending veterinarian at the subject clinic. Ms. Nadir and Dr. Salib presented testimony in support of the project. Ms. Nadir also requested a permanent conditional use permit to be issued for the veterinary hospital, instead of the ten years proposed in the draft conditions. Dr. Salib requested information regarding the possibility of boarding animals at said clinic, and what would be required to permit such a use. Staff responded that the boarding of animals is only allowed as incidental to the veterinary hospital use and that boarding of animals and dog kennels would not be a use authorized in the C-1 zone.

There being no further testimony, the Hearing Officer closed the public hearing and approved the continued operation of the veterinary clinic, subject to the conditions recommended by staff. The Hearing Officer directed staff to prepare findings and conditions for the Hearing Officer's signature. The modifications requested by the applicant's agent were not authorized.

Findings

The site plan, marked Exhibit "A", depicts a one story, 2,422 square foot veterinary hospital building with ten parking spaces located on a 11,088 square foot parcel.. Access is via Gale Avenue to the north and Galemont Avenue to the west.

Zoning on the subject property is C-1 (Restricted Business).

The subject property is currently developed with a one-story veterinary hospital building.

Pursuant to Section 22.28.110, Title 22 of the County Code (Zoning Ordinance), a veterinary hospital is a permissible use in the C-1 zone, provided that a Conditional Use Permit has first been obtained.

There are three previous cases noted on the subject property: CUP 1019 which allowed for the establishment and maintenance of the veterinary clinic, VAR 503 requested a modification of development standards (denied), and 87-455 which allowed for the continued use of the veterinary clinic.

The project has been granted a Categorical Exemption under CEQA reporting requirements.

Staff has received no comments regarding this request.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

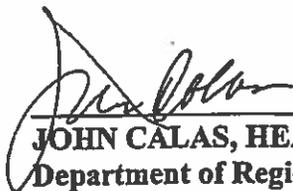
- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, 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 and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

- 1. The Hearing Officer has considered the Categorical Exemption together with any comments received during the public review process, finds on the basis on the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect of the environment, finds that the Categorical Exemption reflects the independent judgement and analysis of the Hearing Officer, and adopts the Categorical Exemption.
- 2. In view of the findings of fact presented above, Conditional Use Permit Case No. 99-113-(4) is **APPROVED**, subject to the attached conditions.

BY:



JOHN CALAS, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

Date: 1/12/00

Attachments: Conditions
Affidavit

c: Each Commissioner; Zoning Enforcement; Building and Safety; Marlene Nadir

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant 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 property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
3. 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully 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.
4. 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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according Los Angeles County Code Section 2.170.010.
5. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing before the expiration date.

6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;
7. This grant will terminate December 7, 2009;
8. 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. The permittee shall deposit with the County of Los Angeles the sum of **\$1,000.00**. The fee shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for 10 annual inspections;

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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

9. 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 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 health of safety or so as to be a nuisance.
10. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works;
11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
12. Three copies of revised plans, similar to Exhibit "A" as presented at the public hearing and showing the one required handicap accessible parking space, shall be submitted for approval to the Director of Planning. The property shall be developed and maintained in substantial conformance with the approved plan. All revised plot plans must be accompanied by the written authorization of the property owner.
13. All structures, walls, and fences open to public view shall remain free of

extraneous markings, drawings and signage. 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;

14. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours 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. The only exception shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization;
15. This grant allows for the continued use of an existing veterinary hospital, subject to the following conditions:
 - a. 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 under which the permittee has control;
 - b. The requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans;
 - c. The subject facility shall be maintained in compliance with requirements of the Los Angeles County Department of Health Services and Animal Care and Control. Adequate water and sewage facilities shall be provided to the satisfaction of said Department;
 - d. All structures shall conform with the requirements of the Division of Building and Safety;
 - e. No portion of the driveway or fire lane shall be used for unauthorized parking or storage;
 - f. The permittee shall provide doors on the front of the trash enclosure which are unobtrusive 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 permittee shall provide for frequent trash pick-up sufficient to prevent trash from overflowing;
 - g. The permittee shall keep all state and county licenses and certifications current and conform with all regulations for operating a veterinary hospital.
 - h. Operation of said clinic shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 7 p.m. to 3 p.m. on Saturdays;
 - i. The disposal of all clinic waste shall be done through a certified waste contractor;
 - j. The boarding of animals at said clinic shall be prohibited with exception of those recovering from anesthesia, sick animals under the care of the veterinarian or animals requiring emergency treatment.