



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

February 26, 2019

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. 2017-006379-(4)
ZONE CHANGE NO. RPPL2017009612
CONDITIONAL USE PERMIT NO. RPPL2017009613
ENVIRONMENTAL ASSESSMENT NO. RPPL2017010408
APPLICANT: ABDUL SALEHI
PUENTE ZONED DISTRICT
(FOURTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

Project No. 2017-006379-(4) consist of a Conditional Use Permit (CUP) and Zone Change to authorize the establishment and maintenance of a health club on the project site, the Puente Hills Town Center-East (located at 17518-17596 Colima Road). The subject property is currently Zoned C-2-BE (Neighborhood Business-Billboard Exclusion), which does not allow for health clubs. Therefore, the applicant is requesting a change from the C-2-BE to C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) to allow the health club use. The project was recommended for approval by the Regional Planning Commission (Commission) on October 31, 2018.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Consider the Negative Declaration (ND) for CUP No. RPPL2017009613 and Zone Change No. RPPL2017009612, together with any comments received during the public review process, find on the basis of the whole record before the Board of Supervisors (Board) that there is no substantial evidence the project will have a significant effect on the environment, find that the ND reflects the independent judgement and analysis of the Board, and indicate its intent to adopt the ND.

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2. Instruct County Counsel to prepare the necessary documents to adopt Zone Change No. RPPL2017009612 as recommended by the Commission.
3. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of CUP No. 2017009613.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The subject property is currently zoned C-2-BE (Neighborhood Business-Billboard Exclusion). Pursuant to Section 22.16 Part 2 of Title 22 of the Los Angeles County Code, the applicant is requesting to change the project site's zoning from Zone C-2-BE to Zone C-3-DP-BE (General Commercial-Development Program-Billboard Exclusion) to allow the health club use.

Pursuant to Section 22.28.210 of the Los Angeles County Code, the applicant is requesting a CUP to authorize the establishment of the health club in the C-3 Zone. Pursuant to Section 22.40 Part 2 of Title 22 of the Los Angeles County Code, the applicant also requests the CUP to implement a Development Program (DP) for the property, as is required for all zone changes proposed to include a DP overlay. The CUP will restrict development of the rezoned property to the proposed project and any use allowed by right in Zone C-2 shown on the approved site plan, marked "Exhibit A," and will ensure that no other development will be permitted on the project site unless a new CUP is first obtained.

The proposed health club could have a positive impact on the shopping center by providing additional customers. There are single and multi-family residential uses surrounding the project site; residents would be able to benefit from a conveniently located health club. The property owner owns both of the Puente Hills Town Centers, east and west. The west side is currently Zoned C-3-DP-BE while the east side is Zoned C-2-BE. The Zone Change will ensure consistent zoning of both shopping centers.

Implementation of Strategic Plan Goals

This Zone Change promotes the County's Strategic Plan Goal of Fostering Vibrant and Resilient Communities. The Zone Change will allow establishment of a health club and provide a convenience that will support the wellness of area residents and the local community. The project components (Zone Change and CUP) were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

FISCAL IMPACT/FINANCING

The adoption of the proposed Zone Change and the approval of the CUP should not result in any new significant costs to the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A duly noticed public hearing was held on October 31, 2018, before the Commission. The applicant, Abdul Salehi, and the property owner's representative, Brian Baker, testified in favor of the project. The applicant requested the grant term be extended from 15 to 30 years and the hours of operation be changed from 6:00 a.m. to 11 p.m., to 24 hours, seven days a week. Following further discussion, the Commission granted the request for extended grant term and hours of operation and closed the public hearing, adopted the ND, approved the CUP, and recommended approval of the Zone Change to the Board.

Pursuant to Section 22.60.230 B.2 of the County Code, when the Commission makes a recommendation on a legislative action (Zone Change) concurrently with approval of a non-legislative land use application (CUP), the Board also calls the non-legislative application up for concurrent review.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with 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. Based on the Initial Study, Regional Planning staff determined that a ND was the appropriate environmental document for the project. The Initial Study showed that there is no substantial evidence the project may have a significant effect on the environment. The Commission recommends that an ND is the appropriate environmental documentation for this project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed Zone Change and CUP is not anticipated to have a negative impact on current services or projects.

For further information, please contact Michele Bush at (213) 974-6435 or mbush@planning.lacounty.gov.

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Respectfully submitted,



Amy J. Bodek, AICP
Director

AJB:MG:MM:lm

Attachments:

Findings and Conditions
Commission Staff Reports
Correspondence

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

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