

REPORT TO THE HEARING OFFICER

DATE ISSUED: November 23, 2023

HEARING DATE: December 5, 2023 AGENDA ITEM: 9

PROJECT NUMBER: PRJ2022-003411-(1)

PERMIT NUMBER(S): Nonconforming Uses, Buildings and Structures Review ("NCR") No. RPPL2022010414

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 2020 S. Hacienda Blvd., Hacienda Heights, CA 91745

OWNER: Edward Liu Trust

APPLICANT: Hacienda Joy Sauna

CASE PLANNER: Carl Vincent Nadela, AICP, Principal Regional Planner
cnadela@planning.lacounty.gov

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:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2022-003411-(1), Non-conforming Uses, Buildings and Structures Review ("NCR") Number RPPL2022010414 based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE NONCONFORMING USE REVIEW NUMBER RPPL2022010414 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

NCR for the continued operation of an existing massage establishment within an existing commercial complex in the C-2 (Neighborhood Commercial) Zone pursuant to County Code Section 22.172.060 (Nonconforming Uses, Buildings and Structures - Review of Amortization Schedule or Substitution of Use).

B. Project

The Project is a request to authorize the continued operation of an existing massage establishment, Hacienda Joy Sauna. The business is located within a 7,726-square-foot commercial tenant space within an existing commercial complex in Hacienda Heights. The current operation employs four licensed massage therapists and operates from 9:00 AM to 10:00 PM daily.

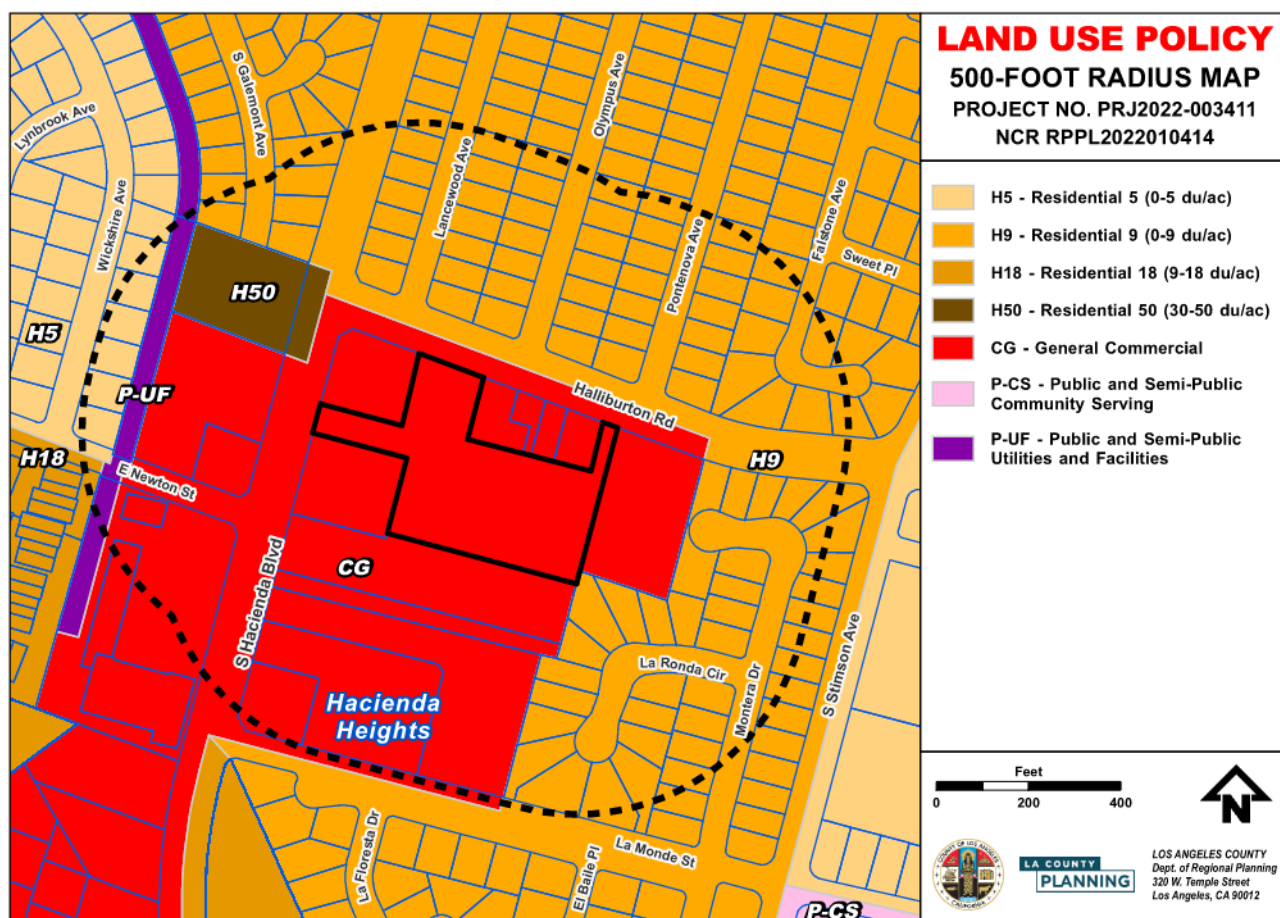
The existing massage establishment was originally established through the approval of Conditional Use Permit ("CUP") 00-37 on January 10, 2001, and subsequently continued operation through the approval of CUP 200600121 on March 21, 2007. In conjunction with the adoption of the Hacienda Heights Community Plan ("Community Plan"), a component of the General Plan, in 2011 the zoning on the property changed from C-3 to C-2, making the massage use nonconforming at the Project Site. CUP 200600121 expired on March 21, 2017, which necessitated the filing of this NCR application.

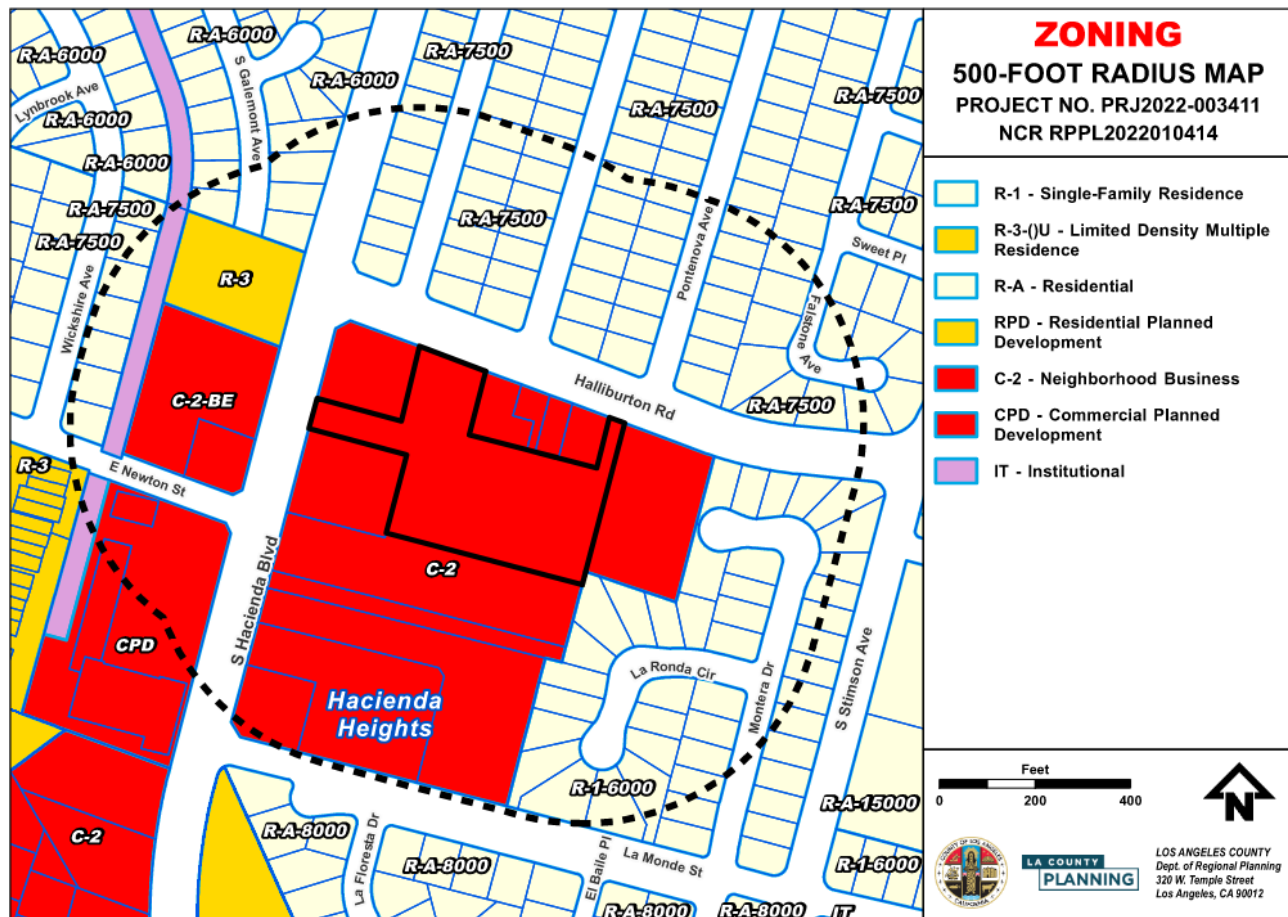
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-2	Commercial center
NORTH	H9 (Residential 9 – Up to Nine Dwelling Units per Acre)	R-A-7,500 (Residential Agricultural - 7,500 Square Feet Minimum Required Lot Area).	Various commercial uses, Single-Family Residences (SFRs)
EAST	CG, H9	C-2, R-1-6,000 (Single Family Residence – 6,000 Square Feet Minimum Required Lot Area	Various commercial uses, SFRs
SOUTH	CG	C-2	Commercial Center

WEST	CG, H5 (Residential 5 – Up to Five Dwelling Units per Acre), H18 (Residential 18 – Up to 18 Dwelling Units per Acre), H50 (Residential 50 – Up to Nine Dwelling Units per Acre), P-UF (Public and Semi-public – Utilities)	C-2-BE (Neighborhood Commercial - Billboard Exclusion), CPD (Commercial Planned Development) R-A-7,500, R-3 (Limited Density Multiple Residence), IT (Institutional)	Various commercial uses, multi-family residences, flood channel, SFRs
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PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5122	A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area)	5/25/1948
6629	R-A-15,000 (Residential Agricultural – 15,000 Square Feet Minimum Required Lot Area)	2/8/1955
7989	C-4 (Unlimited Commercial)	4/11/1961
830104z	C-3-BE (General Commercial – Billboard Exclusion)	7/5/1983
201000004z	C-2 (Neighborhood Commercial)	5/24/2011

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP 200600121	Continued operation of a health club with acupressure (massage) services	3/21/2007
CUP 00-37	Establishment and operation of a health club with acupressure (massage) services	1/10/2001

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2022003880	Unpermitted Massage Parlor	7/20/2022

ANALYSIS

A. Land Use Compatibility

The subject massage establishment is located within an existing commercial complex located at the southeast corner of Hacienda Boulevard and Halliburton Road. The establishments within this commercial complex include restaurants, retail stores, and office and service establishments. Across the road on Hacienda Boulevard are two smaller commercial complexes with similar tenant mix. To the east and north are single-family residences, which are buffered from the Project Site by enclosed structures, block walls, landscaping and the width of Halliburton Road. With adequate operational controls, the proposed continuation of the existing massage establishment is compatible with all these surrounding uses in the area.

B. Neighborhood Impact (Need/Convenience Assessment)

The subject massage establishment has been in operation at the Project Site for over 20 years with no reported complaints or zoning violations, except for the expiration of the CUP. A Site Evaluation was conducted by the County Department of Public Health ("Public Health") on August 9, 2023, and they have determined that the establishment meets the minimum health code requirements to obtain a Public Health Permit. The Project will not involve any physical alterations or modifications to any exterior structures and will continue to operate as is. The County Sheriff's Department, Industry Station ("Sheriff"), also indicated that all calls for service to the Project Site in the last five years were transient related and Sheriff did not have any objection regarding the approval of the NCR. There are no expected adverse impacts to the neighborhood with the continued operation of the existing massage establishment at the Project Site.

C. Design Compatibility

The commercial building that houses the massage establishment tenant space is existing, dating back to 1970, and was developed in accordance with the development standards in effect at the time of construction. No physical changes are proposed as part of this NCR. As such, the Project will not result in any changes to a commercial complex that is already well-integrated into the surrounding community. Because the Project will not result in any new construction or exterior physical alteration or installation of new signs, there are no design or development standards that would apply to this Project at this time.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Community Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.172.060.C (NCR Findings and Decision) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

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. The Project is for the continued operation of an existing massage establishment. The physical structures are already existing, and no new construction or physical alteration is proposed. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Thus, there are no exceptions to the identified exemption. Therefore, County Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. Sheriff, in a letter dated September 21, 2023, indicated that they have no objection regarding the approval of the CUP.
2. Public Health, in a letter dated April 17, 2023, recommended approval of the Project.

B. Other Agency Comments and Recommendations

Staff has not received any comments from non-County agencies at the time of report preparation.

C. Public Comments

The Hacienda Heights Improvement Association ("HHIA"), in an email dated March 15, 2023, indicated that the HHIA Board Members all had positive comments for the Project and that they look forward to the subject massage establishment continuing to do business in Hacienda Heights.

Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By



for

Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Public Correspondence
EXHIBIT K	Previous Approvals (CUP 200600121)

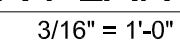


2020 S. HACIENDA BLVD
HACIENDA HEIGHTS CA
91745

[illegible]

PA / PM: JS
DRAWN BY: JS
PROJECT NUMBER: 202212

EXISTING SITE PLAN



1

A2.1

PARKING MATRIX FORM

PROJECT NO:

SITE ADDRESS: 2020 S. Hacienda Blvd, Hacienda Heights, C

PERMIT NO:

APN: 8204-001-017

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NAME OF BUSINESS	ADDRESS, UNIT OR SUITE NO.	USE (Retail, office, restaurant, residential, etc.)	GROSS SQ. FT. OF UNIT	OCCUPANT LOAD ¹ (If applicable)	PARKING RATIO	SPACES REQUIRED ²	SPACES PROVIDED
Chih-Hsin Hsieh and Wen-Wen Tung	Unit A	Dentist	1,101		1/250	4.40	
BS-Malan International, Inc.	Unit B	Restaurant	2,000				
Fuchsia Foods	Unit C	Restaurant	2,300				
Yi-Hsiang Lin Chiropractic, Professional Corp.	Unit D	Chiropractor	1,313		1/250	5.25	
Boiling Point Corporation	Unit E	Restaurant	1,500				
Gonzales & Ibarra	Unit F	Restaurant	5,600				
Hacienda Dialysis Center, Inc.	Unit G	Dialysis	6,000		1/250	24	
Joy Sauna	Unit H	Spa/Sauna	8,500	61	1/3	21 (CUP 200600121)	
TKS Martial Arts	Unit I	Martial Arts	1,500		1/250	6	
K Music Entertainment, Inc.	Unit K	Karaoke	4,800	48	1/3	10 (CUP 200600167)	
<vacant>	Unit J		1,530				
<vacant>	Unit L		1,010				
<vacant>	Unit M		1,300				
1 Attach completed Building & Safety Occupancy Load Determination Form A.						TOTAL SPACES REQUIRED ³	189
2 Please refer to Chapter 22.112 of the Zoning Code.						TOTAL SPACES PROVIDED	194
3 If the total number of required spaces is a fraction, round to the nearest whole number.						Difference*	5

By my signature below, I certify that this analysis data is true to the best of my knowledge.

*A negative difference may require an authorized Parking Permit or Minor Parking Deviation

PROPERTY OWNER OR APPLICANT SIGNATURE

DATE OF SIGNATURE

Edward Liu

PRINT NAME

Attach additional sheets, if necessary

320 West Temple Street, Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

@LACDRP • planning.lacounty.gov

EXISTING PARKING SUMMARY

OCCUPANCY LOAD 61 PEOPLE
REQ'D PARKING FOR THIS SPACE 21
REQ'D PARKING FOR THE BUILDING 117 + 62 = 189 STALLS
PARKING PROVIDED BY THIS LOT 6 HANDICAP

26 COMPACT

162 STANDARD

194 TOTAL : 189 REQ'D

(*See CUP 200600121)

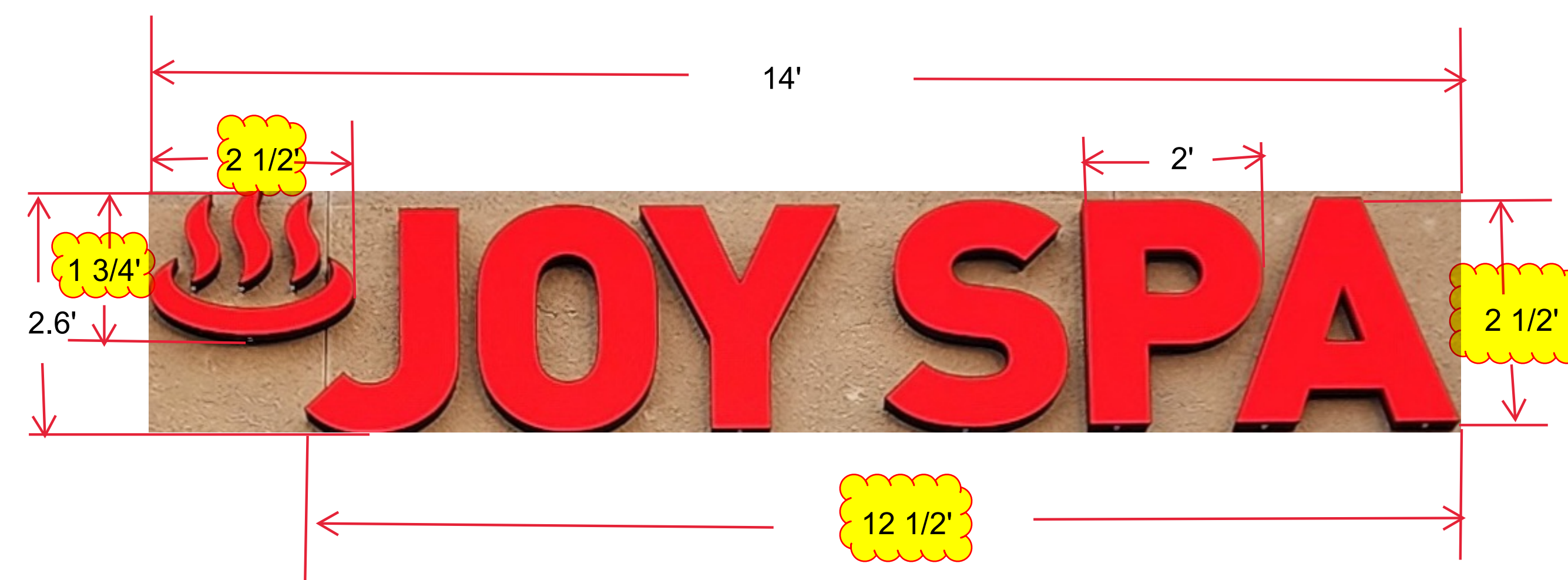
ENTIRE COMMERCIAL CENTER 594 TOTAL STALLS INCLUDING
25 HANDICAP STALLS &
66 COMPACT STALLS
66 / 594 = 11.11% < 40%

*NO NEW CONSTRUCTION IS PROPOSED IN THIS APPLICATION.

Original Sign:



New Sign:



**PROJECT NUMBER**

PRJ2022-003411-(1)

HEARING DATE

12/5/2023

REQUESTED ENTITLEMENT(S)

Non-conforming Uses, Buildings and Structures
Review ("NCR") No. RPPL2022010414

PROJECT SUMMARY

OWNER / APPLICANT

Hacienda Joy Spa

MAP/EXHIBIT DATE

8/8/2022

PROJECT OVERVIEW

Continued operation of an existing massage establishment within an existing commercial center in the C-2 (Neighborhood Commercial) Zone. The subject establishment was originally established through the approval of Conditional Use Permit No. 00-37 on January 10, 2001.

LOCATION

2020 S. Hacienda Blvd. Unit H, Hacienda Heights, CA
91745

ACCESS

Hacienda Boulevard and Halliburton Road

ASSESSORS PARCEL NUMBER(S)

8204-001-017

SITE AREA

3.26 Acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-2

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and Hacienda Heights Community Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.172.060.C (NCR Findings and Decision Requirements)
 - Section 22.20.050 (Development Standards for Zone C-2)

CASE PLANNER:

Carl Nadela

PHONE NUMBER:

(213) 893-7010

E-MAIL ADDRESS:

cnadela@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER
AND ORDER

PROJECT NO. PRJ2022-003411-(1)
NONCONFORMING USES, BUILDINGS AND STRUCTURES REVIEW ("NCR") NO.
RPPL2022010414

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of NCR No. **RPPL2022010414** on December 5, 2023.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Hacienda Joy Spa ("permittee"), requests the NCR to authorize continued operation of an existing massage establishment within an existing commercial center ("Project") on a property located at 2020 S. Hacienda Boulevard in the unincorporated community of Hacienda Heights ("Project Site") in the C-2 (Neighborhood Commercial) zone pursuant to Los Angeles County Code ("County Code") Section 22.172.060 (Review of Amortization Schedule or Substitution of Use).
4. **PREVIOUS ENTITLEMENT(S).** Conditional Use Permit ("CUP") No. 00-37 authorized the establishment and operation of a health club with acupuncture (massage) services on January 10, 2001. CUP No. 00-37 expired on January 10, 2006. CUP No. 200600121 ("2006 CUP") authorized the continued operation of the existing health club with acupuncture (massage) services on March 21, 2007. The 2006 CUP expired on March 21, 2017. Zone Change Ordinance ("ZCO") 201000004z changed the zoning on the Project Site from C-3-BE (General Commercial – Billboard Exclusion) to C-2 on May 24, 2011.
5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the Hacienda Heights Community Plan ("Community Plan") Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Hacienda Heights Zoned District and is currently zoned C-2. Pursuant to County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), a massage establishment is not permitted in C-2. Pursuant to Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), an NCR may be approved to allow the existing massage establishment to continue operating at the Project Site.

7. SURROUNDING LAND USES AND ZONING

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9 (Residential 9 – Up to Nine Dwelling Units per Acre)	R-A-7,500 (Residential Agricultural - 7,500 Square Feet Minimum Required Lot Area).	Various commercial uses, Single-Family Residences (SFRs)
EAST	CG, H9	C-2, R-1-6,000 (Single Family Residence – 6,000 Square Feet Minimum Required Lot Area)	Various commercial uses, SFRs
SOUTH	CG	C-2	Commercial Center
WEST	CG, H5 (Residential 5 – Up to Five Dwelling Units per Acre), H18 (Residential 18 – Up to 18 Dwelling Units per Acre), H50 (Residential 50 – Up to Nine Dwelling Units per Acre), P-UF (Public and Semi-public – Utilities)	C-2-BE (Neighborhood Commercial - Billboard Exclusion), CPD (Commercial Planned Development) R-A-7,500, R-3 (Limited Density Multiple Residence), IT (Institutional)	Various commercial uses, multi-family residences, flood channel, SFRs

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 3.26 acres in size and consists of one legal lot. It is one of seven parcels that comprise the existing commercial complex at the location. The Project Site is irregular in shape with a flat topography and is developed with a single-story commercial building that is part of a larger commercial complex at the Project Site.

B. Site Access

The Project Site is accessible via Halliburton Road to the north and Hacienda Boulevard to the west, both of which are 100-foot-wide Major Highways on the County Master Plan of Highways. Primary access to the Project Site will be via three

ingress/egress driveways on Halliburton Road. Secondary access to the Project Site will be via three ingress/egress driveways on Hacienda Boulevard.

C. Site Plan

The Site Plan depicts the Project Site as well as the rest of the larger commercial complex, of which the Project Site is a part. The Site Plan indicates five separate commercial structures that comprise the commercial complex. The subject massage establishment is located on the northern portion of the largest commercial structure occupying the eastern side of the development. A separate Floor Plan depicts in the interior of the establishment, with the main public entrance located on the northwest corner of the subject tenant space. A number of amenities are also depicted, including a TV room, sauna areas, hot tubs, and a number of treatment stations.

D. Parking

The Project is for the continued operation and maintenance of an existing massage establishment that has been in operation at the Project Site for more than 20 years. No physical or operational changes are being proposed. The subject massage establishment has already been granted a CUP twice before. Findings No. 14 and 15 of the 2006 CUP indicates that a total of 20 parking spaces are required for the subject establishment for an Occupancy Load of 61 persons, although the 2006 CUP Condition No. 18g indicates this number to be 21, which is the correct required number of parking spaces for the Occupancy Load of 61 persons. Finding No. 15 of the 2006 CUP further indicates that there are a total of 194 parking spaces in a common parking lot located in the middle of the existing shopping complex and determined that this is sufficient for the 189 total number of parking spaces required for the existing commercial complex where the existing massage establishment is located. The Parking Matrix submitted by the applicant for the subject NCR application indicates that the number of parking spaces available at the Project Site remain the same. Since the Project does not include any modifications to the existing establishment at the Project Site, the subject establishment remains in compliance with the parking requirements of the County Code.

9. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Categorical Exemption (Class 1 – Existing Facilities) under the California Environmental Quality Act (CEQA) and the County Environmental Document Reporting Procedures and Guidelines. The Project is for the continuation of an existing massage establishment located within an existing commercial complex. No modifications or physical development are proposed at this time. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a

hazardous waste site, or a scenic highway. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated.

10. COMMUNITY OUTREACH.

On February 27, 2023, prior to the Hearing Officer’s public hearing on the Project, the permittee presented the Project at the Hacienda Heights Improvement Associated (“HHIA”) General Meeting.

11. PUBLIC COMMENTS.

On March 15, 2023, Staff received an email from the HHIA indicating that that the HHIA Board Members all had positive comments for the Project and that they look forward to the subject massaging establishment continuing to do business in Hacienda Heights. No other correspondence was received from the public regarding the Project.

12. AGENCY RECOMMENDATIONS.

A. County Sheriff’s Department, Major Crimes Bureau (“Sheriff”): Recommended approval without conditions in a letter received on September 21, 2023.

B. County Department of Public Health (“Public Health”): Recommended approval in a letter dated April 17, 2023.

13. LEGAL NOTIFICATION.

Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (San Gabriel Valley Tribune), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning’s website. On November 2, 2023, a total of 132 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 those on the courtesy mailing list for the Hacienda Heights Zoned District and to any additional interested parties.

14. HEARING PROCEEDINGS.

Reserved.

GENERAL PLAN CONSISTENCY FINDINGS

15. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Community Plan because the CG (General Commercial) is intended for local serving commercial, office and professional businesses that meet the needs of residential neighborhoods, categories into which this Project falls.

16. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and Community Plan.

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

- Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.
- Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.
- Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.

A variety of industrial, commercial and office uses have been established along Hacienda Boulevard and Halliburton Road, which are both heavily travelled transportation corridors. The massage establishment contributes to the variety and diversity of community-serving uses in the area.

- Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.
- Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.

The massage establishment is consistent with the surrounding industrial, commercial, office and institutional uses. While most of the parcels along Hacienda Boulevard and Halliburton Road have been developed with industrial, commercial and office uses as well as institutional and multi-family residential uses, the neighborhoods to the southeast and further southwest are still predominantly single-family residential. It is important to preserve this residential character and ensure that the commercial uses that locate around this area do not have any significant adverse impact on the residential neighborhood. The existing massage establishment is sufficiently buffered from the residential areas by a block wall and the existing structures of the commercial complex, as well as the widths of Hacienda Boulevard and Halliburton Road, and various other establishments and structures. The requested continued use of the massage establishment at the Project Site is not expected to result in any adverse impacts on these surrounding areas.

The following goal and policy of the Community Plan are applicable to the proposed project:

- Policy LU 1.1: Protect the character of existing single-family neighborhoods.
- Policy LU 2.2: Maintain and improve existing commercial areas (as shown on the Land Use Map).

The subject massage establishment is located in an established commercial area identified as such by the Community Plan and has been operating at the Project Site for more than 20 years with no reported complaints or zoning violations, except for the expiration of the 2006 CUP. As mentioned above, while the Project Site itself is located in a predominantly industrial and commercial area, the nearby areas, particularly to the southeast and further west, are primarily developed with single- and multi-family residences. The existing massage establishment is sufficiently buffered from the residential areas by a block wall and the existing structure of the commercial complex as well as the widths of Hacienda Boulevard and Halliburton Road and various other establishments and structures. The requested continued use of the massage establishment at the Project Site is not expected to result in any adverse impacts on these surrounding areas.

ZONING CODE CONSISTENCY FINDINGS

- 17. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is not consistent with the C-2 zoning classification as a massage establishment is not permitted in such zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R). The approval of this NCR is necessary for the existing massage establishment to continue operating at the site pursuant to County Code Section 22.172.060 (Nonconforming Uses, Buildings and Structures – Review of Amortization Schedule or Substitution of Use).
- 18. REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M – Required Yards). The subject massage establishment is located in an existing commercial structure within an existing commercial complex. The structures of the commercial complex are located at least 30 feet from the property lines abutting Halliburton Road and Hacienda Boulevard, in compliance with the required yards for lots in the C-2 zone.
- 19. HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.20.040 (Development Standards for Commercial Zones). The existing commercial structures at the Project Site are all single-story, which are in compliance with the maximum height of 35 feet in the C-2 zone.
- 20. PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). Project is for the continued operation and maintenance of an existing massage establishment that has been in operation at the Project Site for more than 20 years. No physical or operational changes are being proposed. The subject massage establishment has already been granted a CUP twice before. Findings No. 14 and 15 of the 2006 CUP, indicates that a total of 20 parking spaces are required for the subject establishment based on an Occupancy Load of 61 persons, although Condition No. 18g indicates this number to be 21, which is the correct required number of parking spaces for the Occupancy Load of 61 persons. Finding No. 15 of the 2006 CUP further indicates that there are a total of 194 parking spaces in a common parking lot located in the middle of

the existing shopping complex and determined that this is sufficient for the 189 total number of parking spaces required for the existing commercial complex where the existing massage establishment is located. The Parking Matrix submitted by the applicant for the subject NCR application indicates that the number of parking spaces available at the Project Site remain the same. Since the Project does not include any modifications to the existing establishment at the Project Site, the subject establishment remains in compliance with the parking requirements of the County Code.

21. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.100 (Business Signs – In Commercial and Industrial Zones). The subject massage establishment was established with an appurtenant 3-foot-by-15-foot business wall sign for a total sign surface area of 45 square feet. The sign was installed in 2001 when the business was first established, two years prior to the current owner's acquisition of the business in 2003. The sign has been recently replaced with a smaller sign that has a total surface area of 35.625 square feet as indicated in the Exhibit "A". This is less than half of the maximum allowed sign surface area of 79.26 square feet for the 26.42 feet of building frontage the subject establishment shares with a neighboring dialysis testing establishment on an adjacent tenant space and is therefore consistent with the maximum permitted signage.

NONCONFORMING REVIEW FINDINGS

22. **The Hearing Officer finds that to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.** The cessation of use of the existing massage establishment would cause disproportionate burden to the permittee, who has operated in substantial compliance for the past 20 years without any reported complaints or zoning violations, except for the expiration of the 2006 CUP. The massage establishment was lawfully established with the approval of CUP 00-37 on January 10, 2001, when the subject property was still zoned C-3. Given that there are no longer any C-3 zone mapped in the unincorporated community of Hacienda Heights, relocation of the existing business to another community would result in unnecessary financial hardship to the permittee and cause it to lose its existing client base in Hacienda Heights.
23. **The Hearing Officer finds that such use, building or structure does not now and will not during the extension period requested:**
- a. **Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or**
 - b. **Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or**
 - c. **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The subject massage establishment has been in operation at the Project Site for over 20 years with no reported complaints or zoning violations, except for the expiration of

the CUP. A Site Evaluation was conducted by Public Health on August 9, 2023, and they have determined that the establishment meets the minimum health code requirements to obtain a Public Health Permit. The Project will not involve any physical alterations or modifications to any exterior structures and will continue to operate as is. The Sheriff also indicated that all calls for service to the Project Site in the last five years were transient related and that they did not have any objection regarding the approval of the NCR. There are no expected adverse impacts to the neighborhood with the continued operation of the existing massage establishment at the Project Site.

24. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the NCR to 15 years.

ENVIRONMENTAL FINDINGS

25. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project involves the continued operation of an existing massage establishment. The physical structures are already existing, and no new construction or physical alteration is proposed. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated.

ADMINISTRATIVE FINDINGS

26. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (San Gabriel Valley Tribune), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On November 2, 2023, a total of 132 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 to those on the courtesy mailing list for the Hacienda Heights Zoned District and to any additional interested parties.
27. **LOCATION OF DOCUMENTS.** 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 LA County 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 Puente Whittier Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. To require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.
- B. Such use, building or structure does not now and will not during the extension period requested:
 - a. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or
 - b. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical exemption); and
- 2. Approves **NONCONFORMING USES, BUILDINGS AND STRUCTURES REVIEW ("NCR") NO. RPPL2022010414**, subject to the attached conditions.

ACTION DATE: December 5, 2023

MM:CN

11/6/2023

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-003411-(1)
NONCONFORMING USES, BUILDINGS AND STRUCTURES REVIEW NO.
RPPL2022010414**

PROJECT DESCRIPTION

The project is a Nonconforming Uses, Buildings and Structures Review ("NCR") to allow the continued operation of an existing massage establishment within an existing commercial complex, 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 ("LA County 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. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 3, 4, and 8, shall be effective immediately upon the date of final approval of this grant by the County.
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 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.
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 make an initial deposit with LA County 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 LA County 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.

5. 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.
6. 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.
7. **This grant shall terminate on December 5, 2038.** 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 substantial conformance review application with LA County 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.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single 30-day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the massage establishment and satisfaction of Condition No. 2 shall be considered use of this grant.
9. 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. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. 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 LA County 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)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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 LA County 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 established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the LA County 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 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
13. 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 LA County Planning ("Director").
14. 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.
15. 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 LA County 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 48 hours of such notification, 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.

16. 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, a modified Exhibit "A" shall be submitted to LA County Planning by **February 5, 2024**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit 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.

PERMIT-SPECIFIC CONDITIONS

18. The conditions of this grant shall be retained on the premises by the permittee at all times and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") Inspector, County Treasurer and Tax Collector ("TTC") Inspector, County Department of Public Health ("Public Health") Inspector, or State inspector. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
19. The massage establishment shall be kept in full compliance with the County Health and Safety Code under Title 11 of the County Code and the County Consumer Protection Business and Wage Regulations under Title 8 of the County Code to the satisfaction of Public Health.
20. The massage establishment shall be kept in full compliance with County Business Licenses Code under Title 7 of the County Code to the satisfaction of TTC.

SIGNAGE/POSTING CONDITIONS

21. The permittee shall display at all times during operating hours the original copy of a valid Business License and a valid Public Health Permit. These permits shall be displayed in a clearly visible place for all persons entering the massage establishment to see. The massage establishment shall not operate under any other name than the name set forth on the permits.
22. The permittee shall post a notice(s) concerning slavery and human trafficking in a clearly visible place inside the establishment. The notice(s) shall be posted in English and any other language spoken by most of the employees working at the establishment.

23. A sign clearly identifying the massage establishment shall be posted at the main entrance. Such signs shall comply with the applicable requirements of Title 22 of the County Code and other County ordinances.
24. The California Massage Therapy Council ("CAMTC") certificate, County Massage Technician license, or regulatory equivalent for each and every employee or independent contractor performing massage, massage services, or massage therapy shall be displayed in a clearly visible place for all persons entering the massage establishment to see.
25. The massage establishment shall maintain an onsite list of services. The list of services shall include all massage services provided at the establishment, the duration of each service, and the cost of each service. This list of the services shall be displayed in a clearly visible place for all persons entering the massage establishment to see.

Only massage services listed in the list of services shall be allowed to be provided. In the event that the list of services or any part of the list posted is in a language other than the English, the permittee shall, at the permittee's cost and expense, have copies available at the massage establishment that provide an accurate English language translation thereof. No permittee or anyone acting on behalf of a permittee shall advertise any services of the massage establishment that are not expressly included in the current List of Services.

26. All glass windows and/or glass doors at the entrance of the massage establishment shall remain clear and shall not be painted over, darkened, or blocked by any cloth, curtains, blinds, posters, pictures, photos, or obstructions, so that the front area where customers are greeted shall be visible from outside of the establishment; except where the glass windows and/or glass doors look into a room or area where massage is being provided.

OPERATING CONDITIONS

27. Each and every employee or independent contractor performing massage, massage services, or massage therapy at the massage establishment shall have a current CAMTC Certificate, County Massage Technician License or regulatory equivalent which has not expired and is in good standing.
28. The permittee shall only be allowed to conduct business or operate a massage establishment between the hours of 9:00 a.m. and 10:00 p.m., daily.
29. All payments including tip/gratuity for massage shall be made in the reception area only. The permittee shall post a sign to indicate such payment requirement in the reception area visible to all patrons entering the establishment.
30. Customers shall only enter and exit through the front door or main entrance. Appropriate directional signs shall be posted inside the establishment. The main entrance is the door facing the parking lot to the south.

31. A manager shall be present on the property at all times when the massage business is open. The manager shall be aware of all state and local requirements governing massage establishments.
32. The main entrance door, the door between reception area and massage rooms, and the exit door shall remain unlocked during business hours (including electric locking devices); except for massage establishments operated by a sole proprietor as defined in County Code Section 8.04.1410.
33. No massage services shall be given in rooms, booths, or other areas with doors capable of being locked.
34. No portion of the premises shall be used for residential purposes.
35. Individuals without CAMTC, County, or equivalent certification shall be prohibited from interacting with customers within the designated massage areas or rooms.
36. No person under the age of 18 shall be employed at the massage establishment.
37. Each and every employee or independent contractor performing massage, massage services, or massage therapy at the massage establishment shall wear a CAMTC ID Card, ID Card issued by TTC, or state/ local authorized equivalent.

PROJECT SITE-SPECIFIC CONDITIONS

38. This grant shall authorize the continued operation of an existing massage establishment.
39. The permittee shall provide adequate lighting in all parking areas and walkways under control of the permittee. All lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours. All lighting shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.

NONCONFORMING REVIEW STATEMENT OF FINDINGS

Pursuant to County Code Section [22.172.060.C](#): Findings and Conditions, the applicant shall substantiate the following:

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

2.a	To require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.
2.b	Such use, building or structure does not now and will not during the extension period requested: <div> <div>i.</div> <div>Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or</div> </div> <div> <div>ii.</div> <div>Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or</div> </div> <div> <div>iii.</div> <div>Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.</div> </div>

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	November 23, 2023
PROJECT NUMBER:	PRJ2022-003411-(1)
PERMIT NUMBER(S):	NCR RPPL2022010414
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	2020 S. Hacienda Blvd., Unit H, Hacienda Heights, CA 91745
OWNER:	Edward Liu Trust
APPLICANT:	Hacienda Joy Sauna
CASE PLANNER:	Carl Vincent Nadela, AICP, Principal Regional Planner cnadela@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as Class 1 Categorical Exemption under State CEQA Guidelines Sections 15301.

The Project involves the continued operation of an existing massage establishment. The physical structures are already existing, and no new construction or physical alteration is proposed. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated.



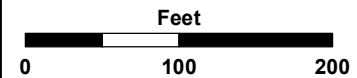
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2022-003411

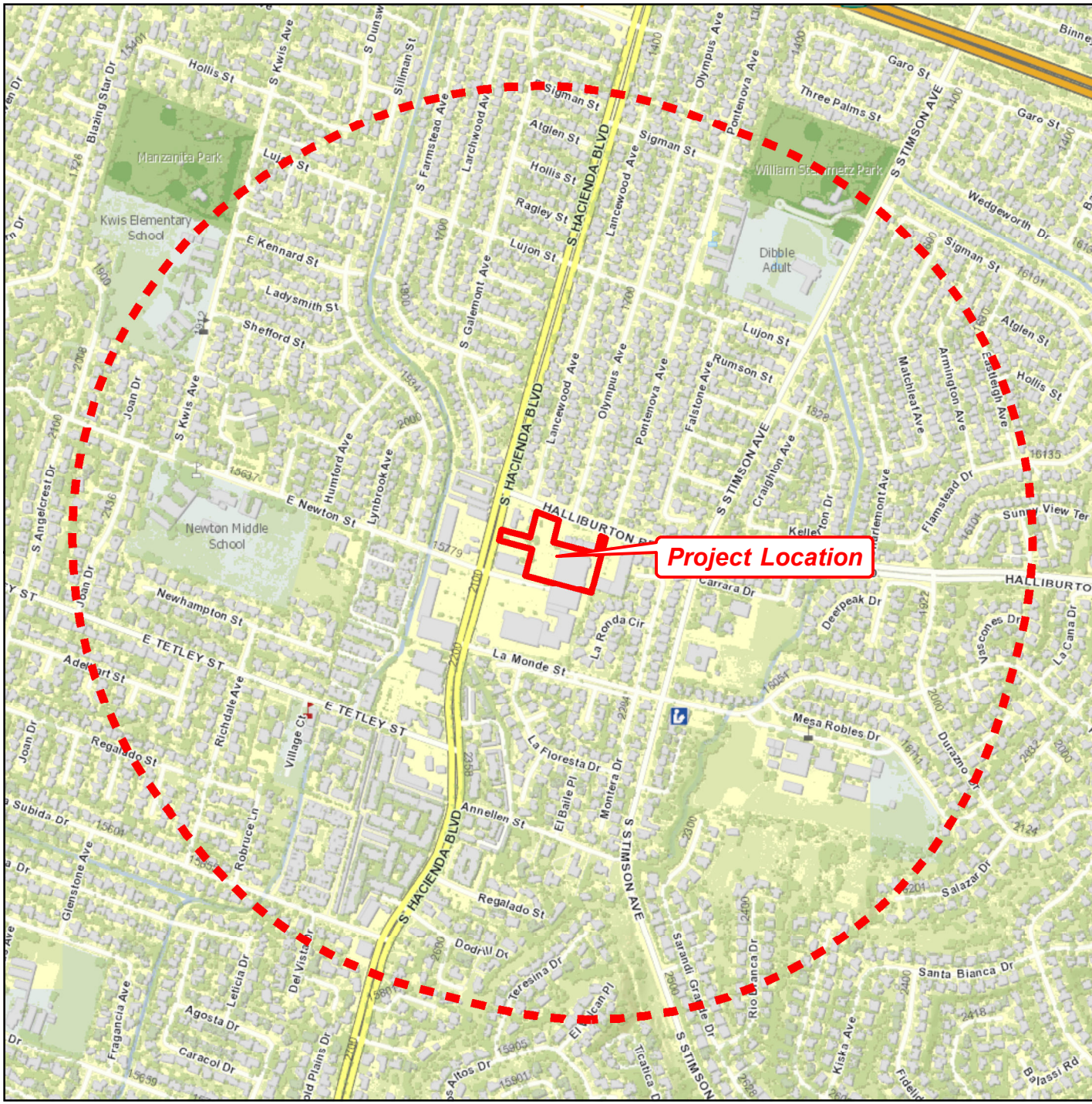
NCR RPPL2022010414

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2022



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-003411
NCR RPPL2022010414



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LA COUNTY
PLANNING

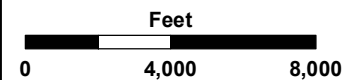
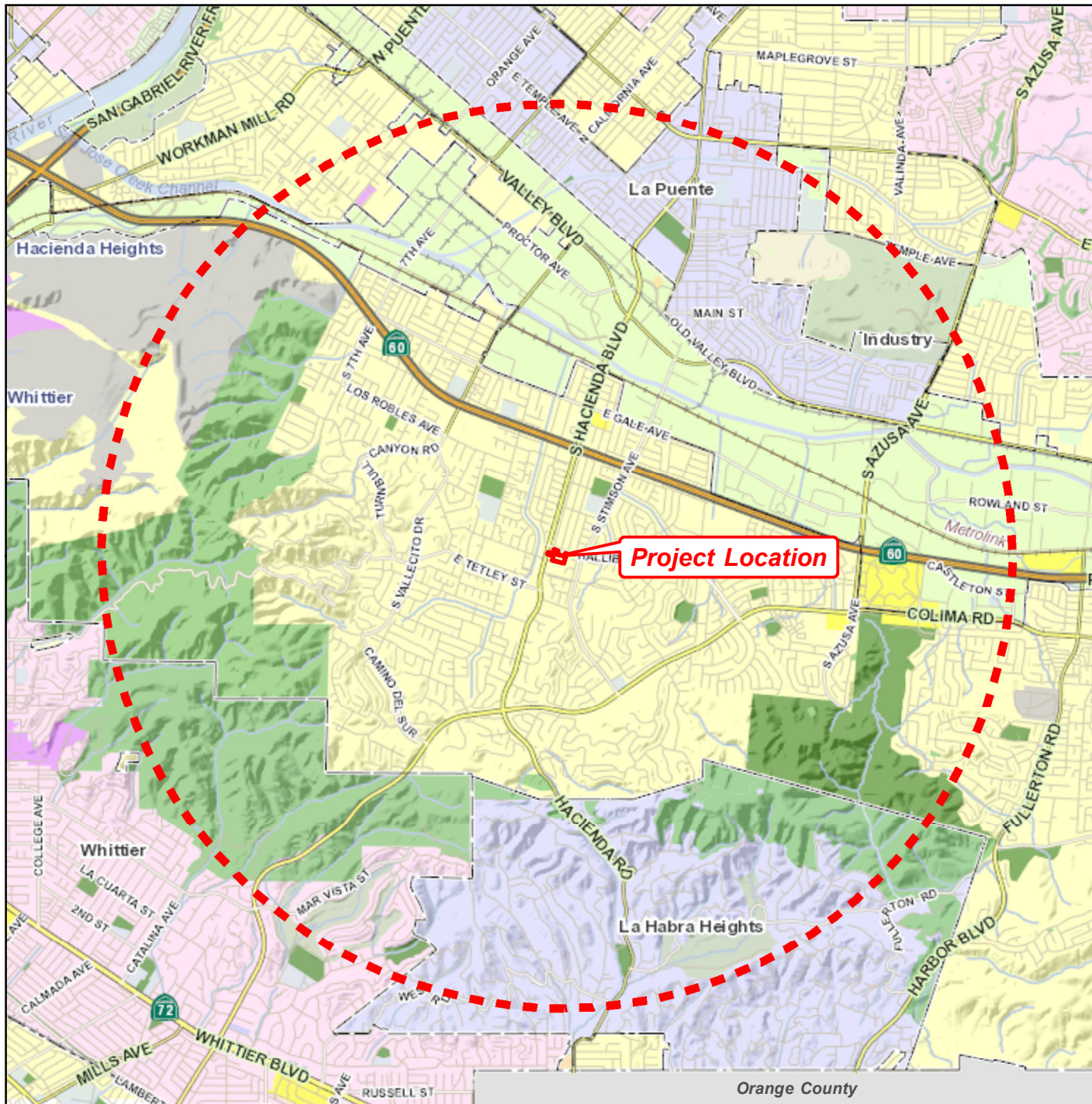
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

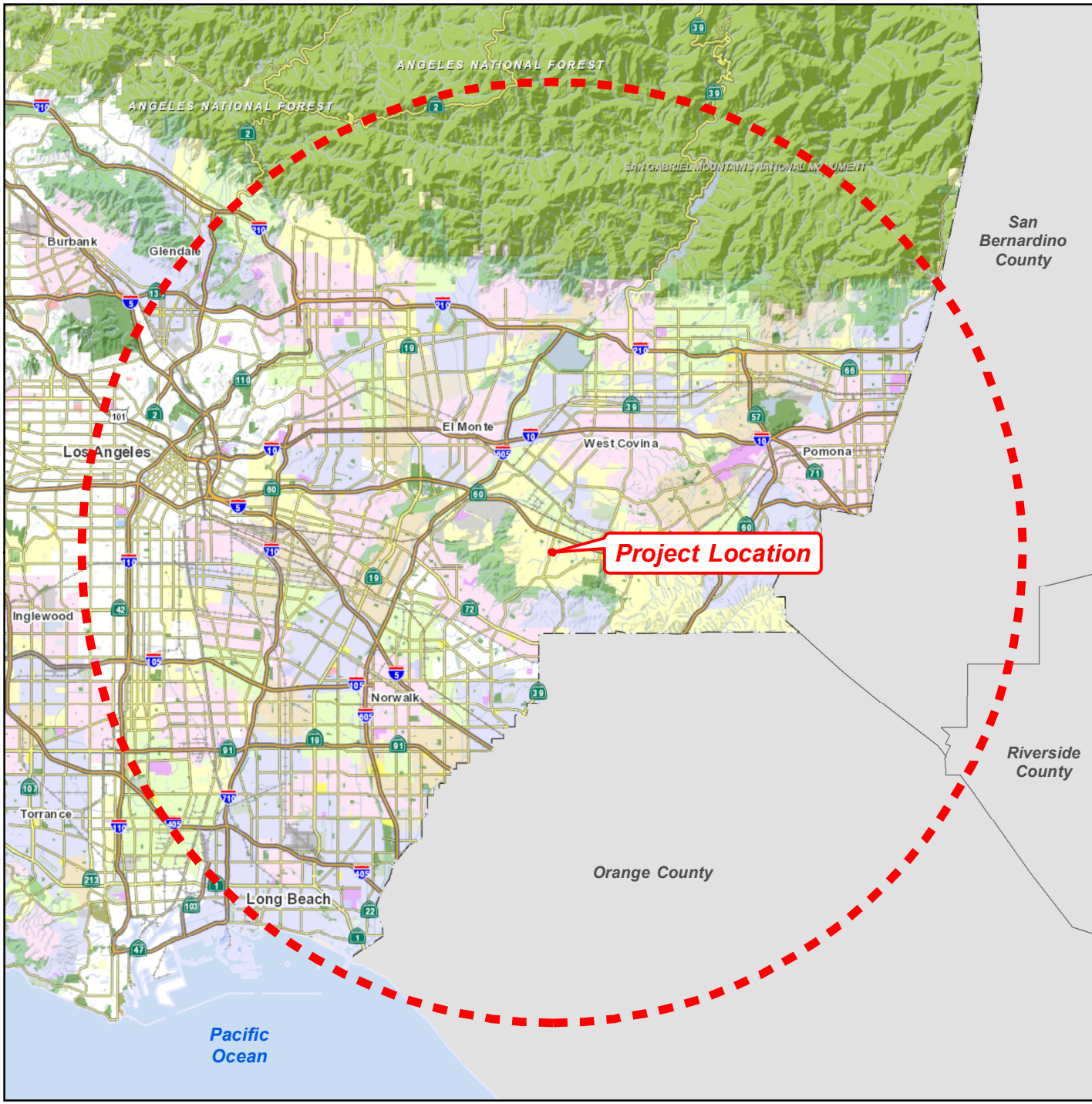
PROJECT NO. PRJ2022-003411

NCR RPPL2022010414



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



20-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2022-003411
NCR RPPL2022010414

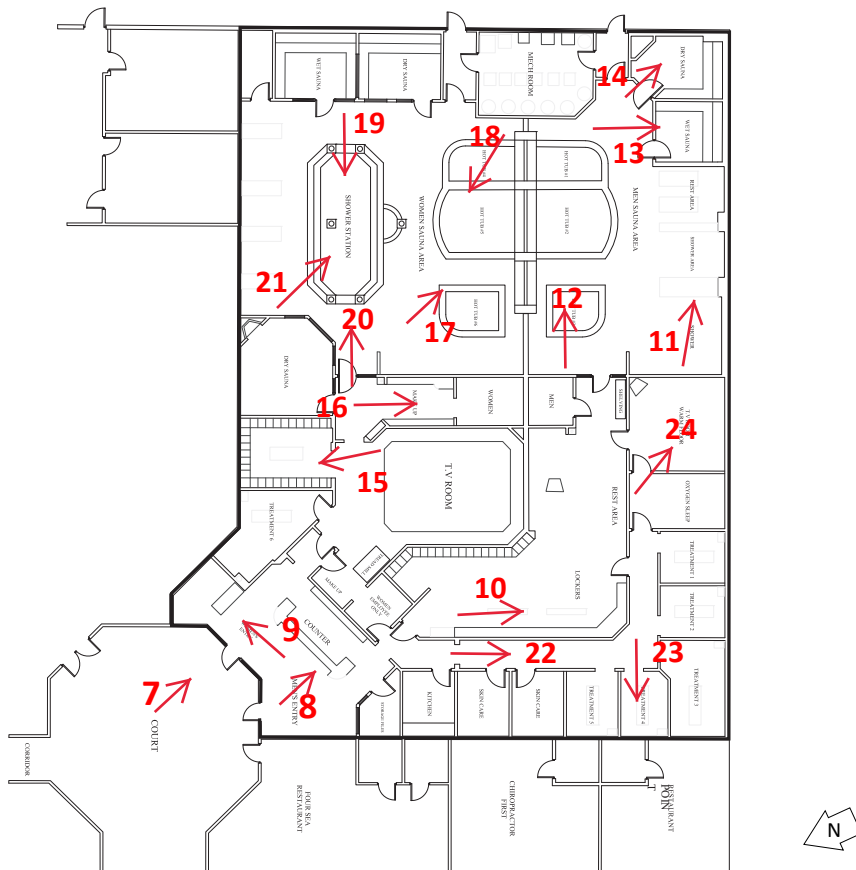
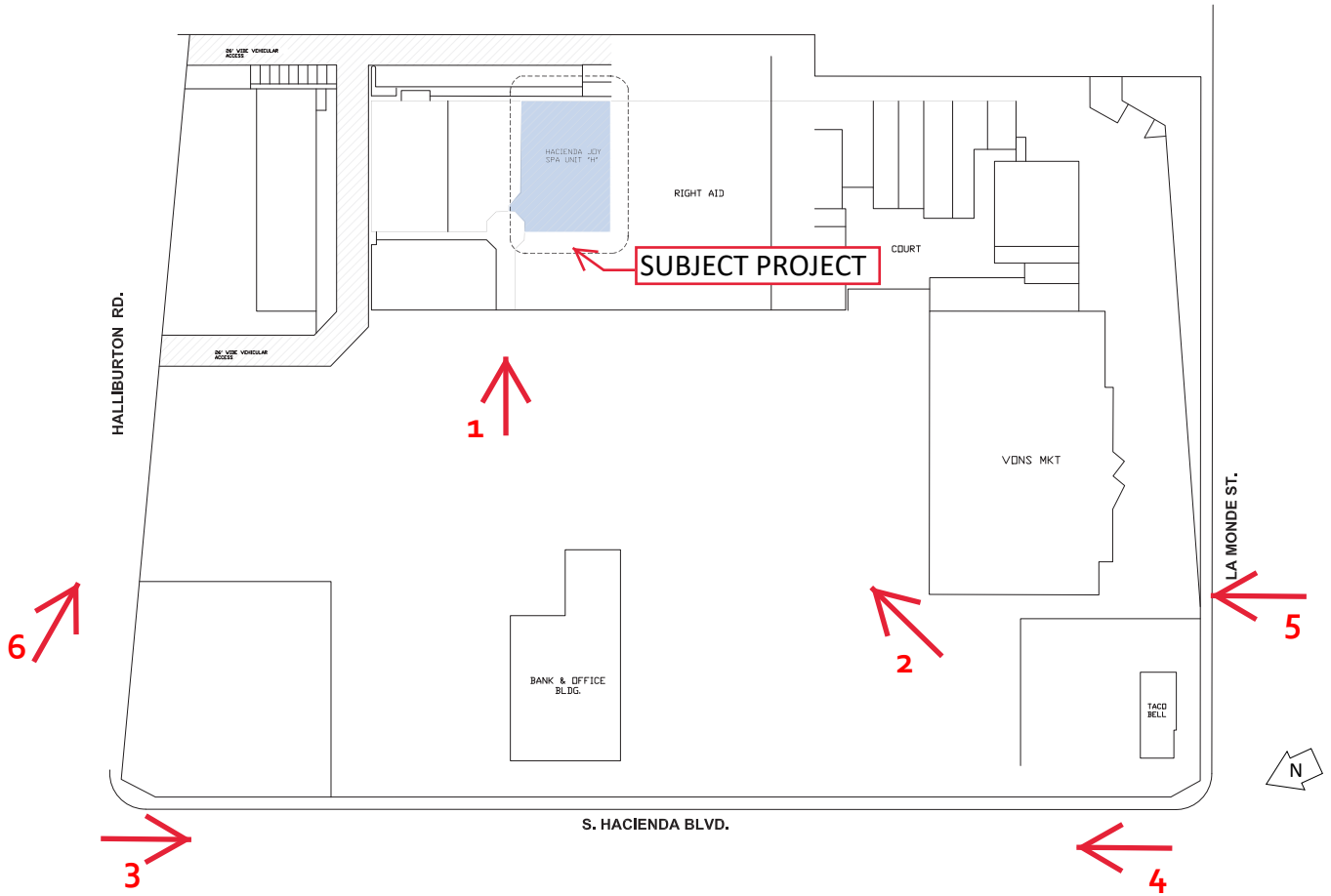


Miles
0 5 10

LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

PHOTO WITH INDEX MAP





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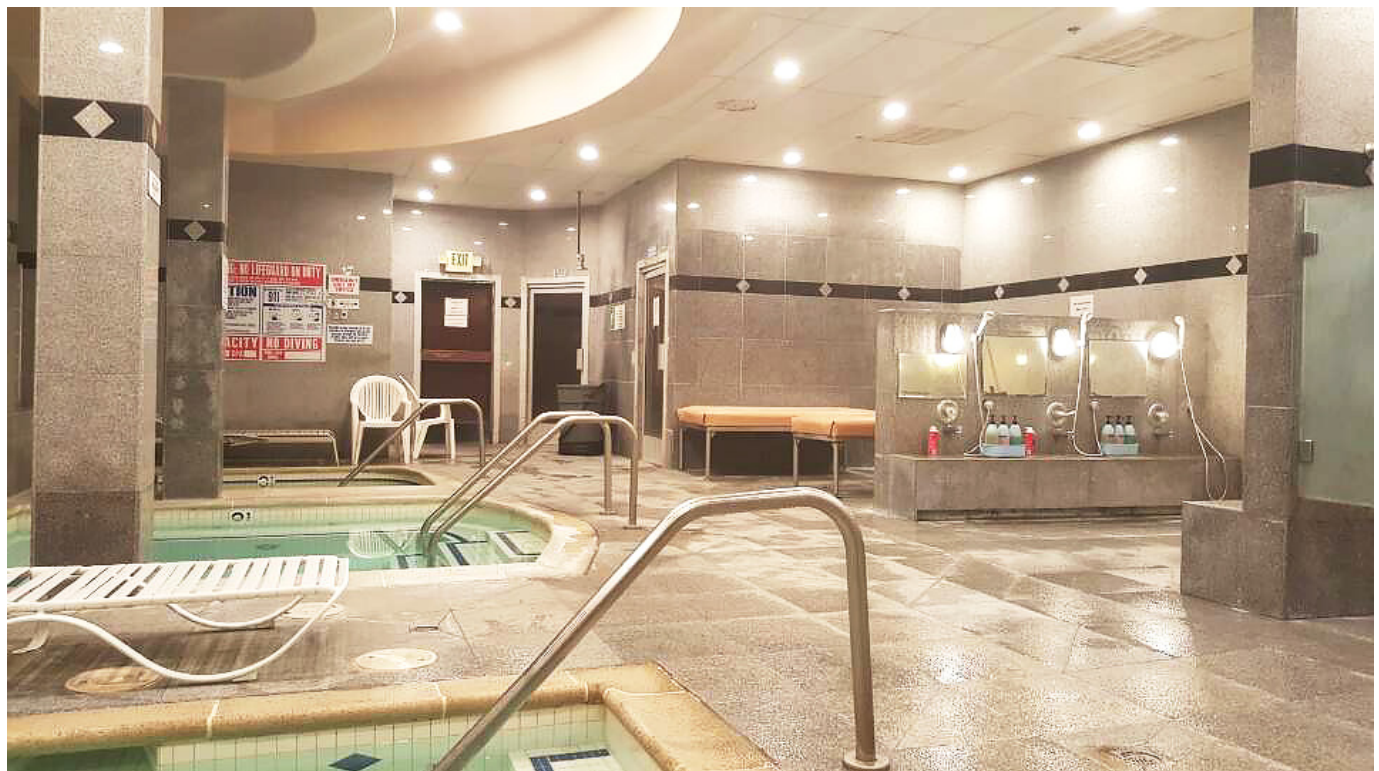
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BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

Hilda L. Solis
First District

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Kathryn Barger
Fifth District

April 17, 2023

TO: Maria Masis
Supervising Regional Planner
Department of Regional Planning

Attention: Carl Nadela

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2022010414
2020 S HACIENDA BLVD H HACIENDA HEIGHTS CA 91745

Thank you for the opportunity to review the subject project for a Conditional Use Permit. This project is a Non-Conforming Use business.

The applicant provided a water bill from Suburban Water Systems dated February 24, 2023, also, provided a copy of the AIN 8204- 001-017 Annual Secured Property Tax bill for fiscal year July 1, 2022, to June 30, 2023, indicating the consolidated sewer fee as one of the direct assessments for the above address. In addition, the applicant provided Public Health License for Joy Sauna Spa for Fiscal Year 2022/2023 and valid until June 30, 2023.

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends the approval of the aforementioned project.

- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the project.

1.1 Noise

- 1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.520 Refuse Collection Vehicles, and 12.08.530 Residential Air-Conditioning.

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Program at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_2020 S HACIENDA BLVD H HAIENDA HEIGHTS CA 91745_RPPL2022010414_4.17.2023



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



September 21, 2023

Los Angeles County Department of
Regional Planning
Mr. Carl Nadela, AICP
320 West Temple Street, Room 1346
Los Angeles, CA 90012

Project No.: PRJ2022-003411-(1)

Permit No.: NCR RPPL2022010414

To whom it may concern:

The purpose of this letter is in response to your request of calls for service to Hacienda Joy Sauna located at 2020 S. Hacienda Blvd., in the unincorporated county area of Hacienda Heights, CA. The Sheriff's Department has responded to forty-one calls for service within the last five years.

16 - Drug related offenses	6 - Stolen vehicle
5 - Burglary	2 - Petty theft
2 - Vandalism	2 - Impounded vehicle/stored/towed
2 - Grand theft	1 - Strong-arm robbery
1 - Assault	1 - Unlawful discharge of firearm
1 - Drunk in public	1 - Trespassing
1 - Battery	

Since the location is a large storefront area, there are activities tied to the nearby businesses too. The most prevalent calls to the actual business are transient related. We do not have any objection regarding the approval of this Conditional Use Permit. Should you require additional comments, please feel free to contact me or Lieutenant Peter Gomez at (626) 934-3051.

Sincerely,

ROBERT G. LUNA, SHERIFF

Glenn I. Emery, Captain
Industry Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

From: [John Ford](#)
To: [Carl Nadela](#)
Subject: Re: Presentation to HHIA Board in General Membership Meeting-February 27, 2023
Date: Wednesday, March 15, 2023 6:59:38 PM
Attachments: [image001.png](#)

CAUTION: External Email. Proceed Responsibly.

Hi Carl!

We have one board member waiting for a tour.
So far, we have all positive comments and look forward to having Hacienda Joy Spa continue business in Hacienda Heights.

Thank you again very much for keeping us in the loop with these projects.

Regards,

John Ford
626.213.8000

On Wed, Mar 15, 2023 at 6:23 PM Carl Nadela <cnadela@planning.lacounty.gov> wrote:
Sounds good! Thanks for the info, Scott!

John, can you please let me know when HHIA can send in its comments on the Hacienda Joy Sauna Project?

Thanks!

Regards,

CARL VINCENT NADELA, AICP (he/him/his)

PRINCIPAL REGIONAL PLANNER, Puente-Whittier Development Services Section

Office: (213) 974-6411 • Direct: (213) 893-7010

Email: cnadela@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



*Our **field offices** are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.*

From: Scott Martin <swmartin.hhia@gmail.com>
Sent: Wednesday, March 15, 2023 6:16:24 PM
To: Carl Nadela <cnadela@planning.lacounty.gov>
Cc: Ford John (HHIA) <john.ford@hhia.net>; Black Randy (HHIA) <randy.black@hhia.net>; Rokus, Phyllis (HHIA) <phyllis.rokus@hhia.net>
Subject: Re: Presentation to HHIA Board in General Membership Meeting-February 27, 2023

CAUTION: External Email. Proceed Responsibly.

Carl,

I would ask that John Ford, HHIA President follow-up with you. I made a suggestion how he would do a follow-up on HHIA's behalf. I believe he was waiting for two of our board members who have completed a short visit as suggested by one of our members in the audience in the last meeting.

Sent from Scott Martin's iPhone
(Please excuse my typing errors)

On Mar 15, 2023, at 13:06, Carl Nadela <cnadela@planning.lacounty.gov> wrote:

Hi Scott,

I'm not sure if I just missed it in my emails, but I was wondering, did HHIA ever send me comments regarding the

Hacienda Joy Sauna Project?

Thanks!

Regards,

CARL VINCENT NADELA, AICP (he/him/his)

PRINCIPAL REGIONAL PLANNER, Puente Whittier Development Services

Office: (213) 974-6411 • Direct: (213) 893-7010

Email: cnadela@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](http://planning.lacounty.gov) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: Scott Martin <swmartin.hhia@gmail.com>
Sent: Saturday, January 21, 2023 6:27 PM
To: Dong Kyu Min <3241759@gmail.com>
Cc: Carl Nadela <cnadela@planning.lacounty.gov>
Subject: Presentation to HHIA Board in General Membership Meeting-February 27, 2023

CAUTION: External Email. Proceed Responsibly.

Ms. Min,

The board and members of the HHIA welcome you to provide a presentation on February 27, 2023. I am attaching some guidelines to help you plan for the 15-20 minute presentation, to include taking some questions from the audience or the board. The newly elected President will follow up with you in the beginning of February to make sure you are prepared to present. You are more than welcome to stay in touch with me as well.

We elect a new President in our January 23, 2023, meeting so you will have a different contact. Attached is something that will help prepare you for your presentation.

Scott Martin

Board Member / President - Hacienda Heights Improvement Association

scott.martin@hhia.net

www.hhia.net



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



March 21, 2007

Bruce W. McClendon FAICP
Director of Planning

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Cheol Jin Chung
2020 S. Hacienda Blvd
La Puente, CA 91745

**RE: PROJECT R2006-01532-(4) – CONDITIONAL USE PERMIT 200600121-(4)
2020 HACIENDA BOULEVARD, LA PUENTE**

Dear Applicant:

The Regional Planning Commission, by its action of March 21, 2007 **APPROVED** the above described conditional use permit.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant.

If no appeal is made during this 15-day period, the Regional Planning Commission action is final. Upon completion of the 15-day period, the applicant can submit to the Department of Regional Planning staff the acceptance affidavit and any fees, deposits, plans or other materials required by the permit conditions. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. Mc McClendon, FAICP, Director of Planning

Mark Child, AICP
Supervising Regional Planner
Zoning Permits I Section

MC

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion).

c: Board of Supervisors; Department of Public Works (Building and Safety); Zoning Enforcement

PROJECT R2006-01532-(4)

CONDITIONAL USE PERMIT CASE NO. 200600121-(4)

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATE: March 21, 2007

SYNOPSIS:

The applicant requests authorization for the continued operation of a health club with acupressure services (massage). Pursuant to County Code Section 22.28.210 premises providing massages in zone C-3 (Unlimited Commercial) are subject to approval of a Conditional Use Permit. The health club is located in a 7,726 square foot unit within a multi-tenant neighborhood shopping center located at 2020 Hacienda Boulevard in the unincorporated Hacienda Heights area.

PROCEEDINGS BEFORE THE COMMISSION

November 8, 2006 Public Hearing

A duly noticed public hearing was held before the Regional Planning Commission on November 8, 2006. Four commissioners were present; Commissioner Valadez was absent. The applicants requested the hours of operation be change and extended from 7a.m. - 9 p.m. to 8 a.m. - 12 midnight. The applicant also answered questions posed by the Commission. The Commission discussed the proposed change and extension of hours and due to the good performance of the existing facility under the previous conditional use permit, approved the applicant's request. There being no further testimony, the Planning Commission voted (4-0) to close the public hearing, indicate its intent to approve the conditional use permit and direct staff to prepare the findings and conditions for approval. The subject property is located at 2020 S. Hacienda Boulevard, Suite H, Hacienda Heights in the Hacienda Heights Zoned District.

Findings

1. The applicant requests authorization for the continued operation of a health club with acupressure services (massage). Pursuant to County Code Section 22.28.210 premises providing massages in zone C-3 (Unlimited Commercial) are subject to approval of a Conditional Use Permit. The health club is located in a 7,726 square foot unit within a multi-tenant neighborhood shopping center located at 2020 Hacienda Boulevard in the unincorporated Hacienda Heights area.
2. One half of the health club is designated for women and the other half for men, with separate entrances. The women's side consists of wet and dry saunas, a shower

station, two hot tubs, a cold tub, a television room and a rest area. The men's side consists of a rest area, a television room, five treatment rooms, an oxygen sleep room, showers, and wet and dry saunas. The facility's operating hours under previous approval was from 7:00 a.m. to 9 p.m., daily.

3. The subject property is located at 2020 Hacienda Boulevard, unit H, in the Hacienda Heights Zoned District. The proposed location is within an existing shopping center. The overall property is 9.64-acres and is located at the northeast corner of Halliburton Road and Hacienda Boulevard. Other tenants at the shopping center include a Rite-Aid pharmacy, a Vons supermarket and several other smaller service and retail sales facilities. Access to the site is taken from Hacienda Boulevard to the west and Halliburton Road to the north.
4. The applicant requests a Conditional Use Permit to authorize the continued operation of a day spa and massage facility in the C-3-BE (Unlimited Commercial – Billboard Exclusion) zone.
5. This project was originally approved by the Regional Planning Commission on January 10, 2001 with a five year term. Prior to the approval of Conditional Use Permit 00-37("CUP") the applicant met with the Hacienda Heights Improvement Association ("HHIA") on two occasions. The HHIA was also notified of this new permit application.
6. The subject property is zoned C-3-BE (Unlimited Commercial – Billboard Exclusion).
7. Surrounding zoning consists of:
 - North: R-A-7,500 (Residential Agricultural – 7,500 square feet minimum lot area);
 - South: C-3- BE;
 - East: C-3, and R-1-6,000 (Single Family Residences – 6,000 square feet minimum area); and
 - West: C-2-BE (Neighborhood Business – Billboard Exclusion)
8. The subject property is presently developed with a commercial shopping center.
9. Surrounding land uses consist of:
 - North: Retail, services, single-family residences;
 - South: shopping center;
 - East: Retail, offices and single-family residences; and
 - West: Commercial, multi-family residences
10. Prior Cases on the subject property include Conditional Use Permit 00-37, which authorized the establishment of the Hacienda Joy Spa. The permit was approved by the Regional Planning Commission on January 10, 2001 and expired January 10, 2005. Pursuant to condition no. 29 this permit was to be re-evaluated on an annual

basis in a public hearing in front of the Regional Planning Commission; this condition was never complied with and appears onerous, as the zoning enforcement inspections were also scheduled annually. Zoning Permits staff has consulted with the Zoning Enforcement section and there are no violations pending for this facility.

11. The land use designation within the Hacienda Heights Community General Plan for the subject property and surrounding area is "C" (Commercial). Areas within this designation are suited for retail, commercial, service and office uses.
12. The spa/health club provides a service to local residents and can therefore be found consistent with the Commercial land use designation of the Hacienda Heights Community General Plan.
13. The site plan depicts the existing commercial shopping center; the existing health club occupies 7,726 square feet commercial space at the eastern edge of the shopping center. The site plan also shows other major tenants (Vons, Rite-Aid, Mobil Gas Station) and required parking. Access is shown from Hacienda Boulevard to the west and Halliburton Road to the north.
14. Pursuant to Section 22.52.1110 of County Code, health clubs shall provide one automobile parking space for each three persons based on the occupant load as determined by the county engineer. The applicant has provided an occupancy load of 61 persons.
15. Based on the occupancy load provided by the County Engineer, a total of 20 parking spaces are required for the health club/spa. The current parking requirement for this facility as well as all other existing uses on the subject property is 189 spaces. A total of 194 spaces are provided and therefore the project complies with the stated parking requirements.
16. No new construction or interior improvements are requested as a part of this request; all improvements are existing.
17. This project has been determined Categorically Exempt Class 1, from the California Environmental Quality Act (CEQA) as this is an existing facility with no expansion or alterations proposed.
18. Regional Planning staff spoke with the Los Angeles County Sheriff's Department at the Industry Sheriff's Station regarding the operation of the Hacienda Joy Spa. The Sheriff's Department had no record of complaints associated with the site.
19. No Public comments were received regarding this request.
20. On October 3, 2006, 450 hearing notices were sent to property owners within a 500-foot radius of the subject property. Notices were also sent to six community groups.

Legal advertisements were published in The San Gabriel Valley Tribune on October 3, 2006 and in La Opinion on September 30, 2006.

21. There has been no evidence provided to Regional Planning staff that would indicate members of the community have any concerns regarding the continued operation of the health club/spa. The facility has operated without complaints since 2001 .
22. Because the health club/spa has been operated professionally and without criminal incident since its opening, the Commission finds that changing and extending the operating hours from 7a.m. - 9 p.m. to 8 a.m. - 12 midnight will not have a detrimental effect on the surrounding community.
23. The project is consistent with the Hacienda Heights Community Plan and zoning.
24. The Commission finds that this is a legitimate business offering services that are becoming popular throughout the area. The project is also low intensity in nature and consistent with prevailing uses.
25. The applicant shall provide a cost recovery deposit of \$1,500 to cover the costs of the ten recommended annual zoning enforcement inspections. Additional funds would be required if violations are found on the property.

BASED ON THE FOREGOING, REGARDING THE CONDITIONAL USE PERMIT
BURDEN OF PROOF REQUIREMENTS:

- A. The proposed use is consistent with the adopted general plan for the area when all conditions have been met;
- B. The requested use at the proposed location 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 development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area;
- D. 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;

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.040.

REGIONAL PLANNING COMMISSION ACTION:

1. The Commission has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of project does not have a significant effect on the environment.
2. In view of the findings of fact presented above, Conditional Use Permit No. 200500121-(4) with the attached findings and conditions is **APPROVED** subject to the attached conditions.

VOTE: **5-0-0-0**

Concurring: **Valadez, Belamy, Helsley, Modugno, Rew**

Dissenting: **None**

Abstaining: **None**

Absent: **None**

Action Date: **March 21, 2007**

mc
3/12/07

1. This grant authorizes the use of the subject property for the operation of a day spa with massage/accupressure therapy as depicted on the approved revised Exhibit "A", subject to all of the following conditions of approval.
2. 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.
3. 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 Department of 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. 8, and until all required monies have been paid pursuant to Condition No. 10.
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. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
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 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 in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 60 days from the date of approval.
7. 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.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
9. **This grant will terminate on March 21, 2017.**

Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination of this permit, whether or not any modification of the use is requested at that time.

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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$1,500.00**. These monies 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 fund provides for **ten (10) annual inspections**. The 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 condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The charge for additional inspections shall be the amount equal to the recovery cost at the time of payment. The current recovery cost is \$150.00 per inspection.

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 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 or safety or so as to be a nuisance. The permittee shall pay or reimburse the County for all necessary costs associated with such hearing.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
13. The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
14. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
15. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use subject to this grant or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. 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.
16. Proposed signs shall be developed in accordance with Section 22.44.410 as applicable or as provided in Part 10 of Section 22.52. of the County Code.
17. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A". All revised site plans must be accompanied by the written authorization of the property owner.
18. The operation and maintenance of the day spa including massage shall be further subject to all of the following restrictions:
 - a. Operating hours shall be between the hours of 7 a.m. to 12 midnight., daily;

- b. Any person administering massage therapy at the subject property shall be so licensed and maintain appropriate certifications required to practice massage therapy in the County of Los Angeles. Licensing certificates shall be displayed in a public location;
- c. That all valid licenses, permits and a copy of the final Business License Commission's adopted conditions shall be posted in immediate public view upon entering the reception area;
- d. The massage operation shall be made available for inspection by the County of Los Angeles Sheriff's Department and Department of Regional Planning;
- e. The sale of alcoholic beverages is prohibited;
- f. A person shall not enter, be or remain in any part of the massage parlor or premises licensed as such while in the possession of or consuming or using any alcoholic beverages or drugs. The licensee, manager, and every supervising employee, shall not permit any such person to enter or remain upon such premises;
- g. A minimum of twenty-one (21) on-site automobile parking spaces, developed to the specifications listed in Section 22.52 of the County Code shall be available for the day spa. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use;
- h. The permittee shall post within the facility in a visible location to all employees and patrons the telephone numbers for the local law enforcement agency and the County of Los Angeles Zoning Enforcement Section to call in the event of any problems at the establishment. This information shall be provided in both English and the predominant language of the community;
- i. No adult programming be aired on any television or other electronic device in the establishment;
- j. That all acupuncture treatment rooms remain without doors as shown on the floor plan;
- k. No part of the building where massage or massage services are being conducted shall be equipped with any electronic, mechanical or artificial device used, or capable of being used for recording or videotaping, for monitoring the activities, conversations, or other sounds in the treatment room or room used by customers;

- l. All massage technicians must wear a picture identification issued by the Treasurer and Tax Collector;
- m. The permittee shall comply with all applicable requirements of Chapter 7.54 of the Los Angeles County Business License Code. A responsible person licensed under Section 7.54.210 of the Business License Code acting as a manager shall be on the premises at all times the business is open. The manager shall be familiar with the requirements of Chapter 7.54 of the County Business License Code and be capable of communicating these provisions to employees and patrons of the establishment;
- n. That all staff members, whether employees or independent contractors, shall possess at the site, a valid California Department of Motor Vehicle (DMV) identification. All such staff members shall present such identification immediately upon the request of the Sheriff's Department; and
- o. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.