

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED: March 21, 2024

HEARING DATE: April 2, 2024 AGENDA ITEM:

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 FINDINGS AND CONDITIONS AS REVISED.

PROJECT BACKGROUND

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 ("prior CUP") 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. The prior CUP expired on March 21, 2017, which necessitated the filing of this NCR application.

A duly noticed public hearing was conducted for the Project via video conferencing and in-person on December 5, 2023. On this date, the Hearing Officer heard a presentation from Staff. The applicants and their representative were present but did not provide additional testimony.

The Hearing Officer indicated her concern that the interior layout of the establishment had changed since the approval of the prior CUP and that a revised Occupancy Load had not been calculated for the updated Floor Plan transmitted to the Hearing Officer on November 30, 2023. The Hearing Officer also expressed concern that the interior layout of the existing massage establishment may have changed such that it exceeded what is allowed for a continuation of a legally established use nonconforming due to changes in development standards and zoning requirements. To assist in this determination, Staff offered to prepare an analysis of what has changed from the Floor Plan approved by the prior CUP to what is currently existing on site.

To provide time for the applicant to obtain the revised Occupancy Load calculation for the updated Floor Plans and for staff to prepare an analysis of the Floor Plan changes, the Hearing Officer continued the matter to February 6, 2024, and subsequently to April 2, 2024.

PROJECT UPDATES

Since then, the applicant has applied for a revised Occupancy Load calculation from County Public Works Building and Safety ("Building and Safety") for the revised Floor Plan. However, Building and Safety has not been able to reconcile the present Occupancy Load calculation with the calculation done in 2000 when the subject massage establishment was first reviewed and authorized under CUP 00-37. The Occupancy Load calculated in 2000 was 61 persons and the current calculations reached more than 100 persons. Building and Safety staff acknowledged that the difference in the Occupancy Load calculations does not accurately reflect the changes resulting from the Floor Plan revisions. Thus, Building and Safety was

unable to calculate any increase in the Occupancy Load resulting solely from the Floor Plan revisions.

As previously indicated, CUP 00-37 and the prior CUP originally calculated the occupancy load of the subject massage establishment as 61 persons. Based on this, CUP 00-37 and the prior CUP required the provision of 21 parking spaces for the subject massage establishment. To address any concerns about the current parking requirements for the subject massage establishment, Staff recommends additional Conditions of Approval to address this issue. Since only 21 parking spaces were originally required for the subject massage establishment by CUP 00-37 and the prior CUP, Staff recommends the addition of the following Conditions:

A maximum occupancy of 61 persons shall be allowed within the massage establishment at any given time. A sign indicating such maximum occupancy shall be posted at a visible and conspicuous location near the entrance of the establishment.

A minimum of 21 on-site automobile parking spaces shall be available for the massage establishment. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, and or any other unauthorized use.

With regards to the Floor Plan revisions, Staff has observed the following changes from the prior CUP Floor Plan to the Floor Plan transmitted to the Hearing Officer on November 30, 2023.

1. Conversion of a T.V. Room to Lockers
2. Conversion of two Treatment Rooms to Storage
3. Conversion of a portion of a Janitor Room to a Skin Care Room
4. Conversion of an Office to a Skin Care Room
5. Conversion of a Kitchen to a Skin Care Room
6. Conversion of a Records/Files Room to an Office
7. Conversion of a Lockers Area to a Salt Room
8. Conversion of a Dry Sauna Area to an Infrared Room
9. Conversion of a Rest Area in the Women's Sauna Area to a Women's Treatment Area (Body Scrub). This is a change in designation only. No physical change is evident.
10. Conversion of a Rest Area in the Men's Sauna Area to a Men's Scrub Area. This is a change in designation only. No physical change is evident.

For reference, each of these changes are referenced accordingly in the attached Exhibits A and B.

To address the Hearing Officer's concerns about these changes, the applicant is willing to restore the areas with the most major changes to their original conditions, as approved by the prior CUP and the original approval, CUP 00-37. These include items 2, 3, 4, 5, and 6 indicated

in the list above. This results in the reversion of storage, a skin care room, and an office back to treatment rooms, office, kitchen, and records/files room. These are depicted in the revised Floor Plan attached here as Exhibit C.

Since the remaining Floor Plan revisions are minor physical changes to the interior of the establishment and does not substantially change the services provided in those spaces or the overall use of the existing massage establishment, Staff is of the opinion that these are still covered by the non-conforming provisions of the County Code and thus, may be authorized with the approval of the subject NCR.

Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator

Attachments:

Exhibit A: Floor Plan Approved by CUP 200600121

Exhibit B: Revised Floor Plan Reflecting Current Conditions

Exhibit C: Revised Floor Plan Restoring Some Area to 2006 Conditions

EXHIBIT "A"

HAC ANALYSIS CENTER

(2) EXISTING FLOOR PLAN
SCALE: 3/8" = 1'-0"

NORTH

NOTES & LEGEND:
1. ALL DIMENSIONS ARE EXIST. NOMINAL DIMENSIONS.
2. NO NEW CONSTRUCTION IS PROPOSED IN THIS APPLICATION.

EXIST-XXXXX EXISTING REMAIN AND/OR OCCUPANCY

CORRIDOR

COURT

DRP FILE COPY

EXHIBIT
RECEIVED BY THE CITY OF
APPROVED FOR THE CITY OF
BY THE BOARD OF HEALTH
DATE OF THE ORDER: 10/10/2017
BY THE BOARD OF HEALTH
DATE OF THE ORDER: 10/10/2017
ATTACHMENT TO JCCS
RECEIVED BY THE CITY OF

Exhibit B: Revised Floor Plan Reflecting Current Conditions

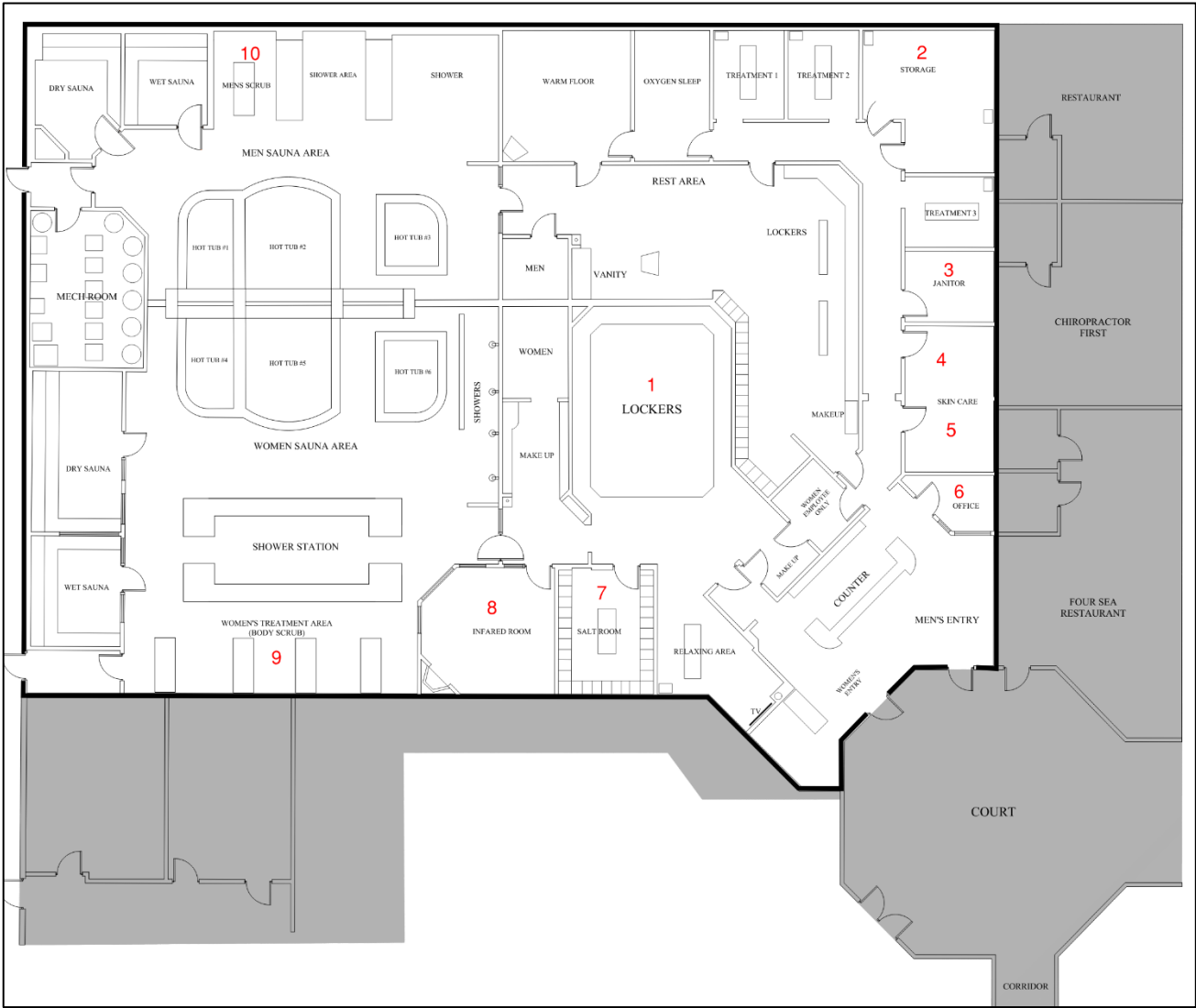


Exhibit C: Revised Floor Plan Restoring Some Areas to 2006 Conditions

