

REPORT TO THE HEARING OFFICER

DATE ISSUED: May 15, 2025

HEARING DATE: May 27, 2025 AGENDA ITEM: 5

PROJECT NUMBER: PRJ2024-001043-(1)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2024001544

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 4736 Whittier Blvd, East Los Angeles

OWNER: 3ROSES LLC

APPLICANT: Marco Prado

CASE PLANNER: Evan Sahagun, Planner
ESahagun@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 PRJ2024-001043-(1), Conditional Use Permit ("CUP") Number RPPL2024001544, 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 CUP NUMBER RPPL2024001544 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- CUP to authorize the continued operation of an existing tattoo and body piercing parlor in the C-3 (General Commercial) Zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030 (Land Use Regulations for Commercial Zones).

B. Project

The CUP is requested to authorize the continued operation of an existing tattoo and body piercing parlor within a 1,991-square-foot ground-floor tenant space ("Project") of an existing 6,305-square-foot commercial building located at 4736 Whittier Boulevard ("Project Site"). The establishment is open on Monday to Saturday from 10 a.m. to 8 p.m. and on Sunday from 10 a.m. to 6 p.m. The establishment has six part-time and two full-time employees, and includes retail sales of tattoo supplies, piercing jewelry, and other related accessories. The Project Site is developed with two detached commercial buildings with multiple tenant spaces, other uses on-site include retail sales, karate studio, and a beauty salon. The Project Site does not provide any off-street parking spaces. The Project Site was developed in 1923, prior to the current parking requirements. There are on-street parking spaces in the public right-of-way adjacent to the Project Site and a County-owned public parking lot with 92 spaces located to the southeast across the street on South Kern Avenue approximately 60 feet away from the Project site.

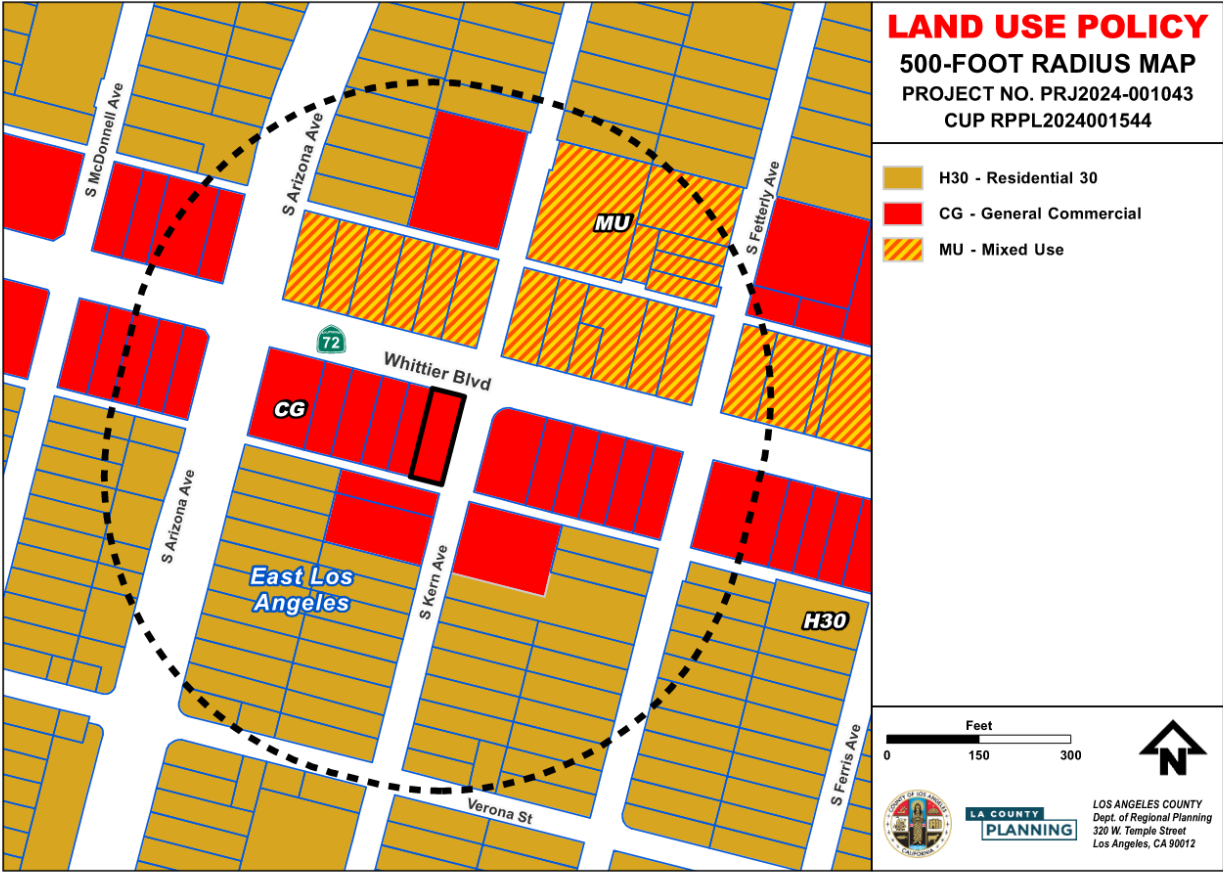
The establishment first opened on August 15, 2003, without valid approval of a CUP. On March 13, 2008, a Notice of Violation ("NOV") was issued due to land uses being maintained on the property without a valid CUP approvals and other violations of development standards including unpermitted banners. In response, the property owner abated other violations listed in the NOV and the Applicant applied for CUP No. 200800128 to authorize the tattoo and body piercing parlor. The CUP was approved on January 19, 2010, and expired on January 19, 2020. On February 1, 2024, an NOV was issued due to operation of the tattoo and body piercing parlor with an expired CUP. In response, the Applicant applied for this Project to continue the operation of the tattoo and body piercing parlor.

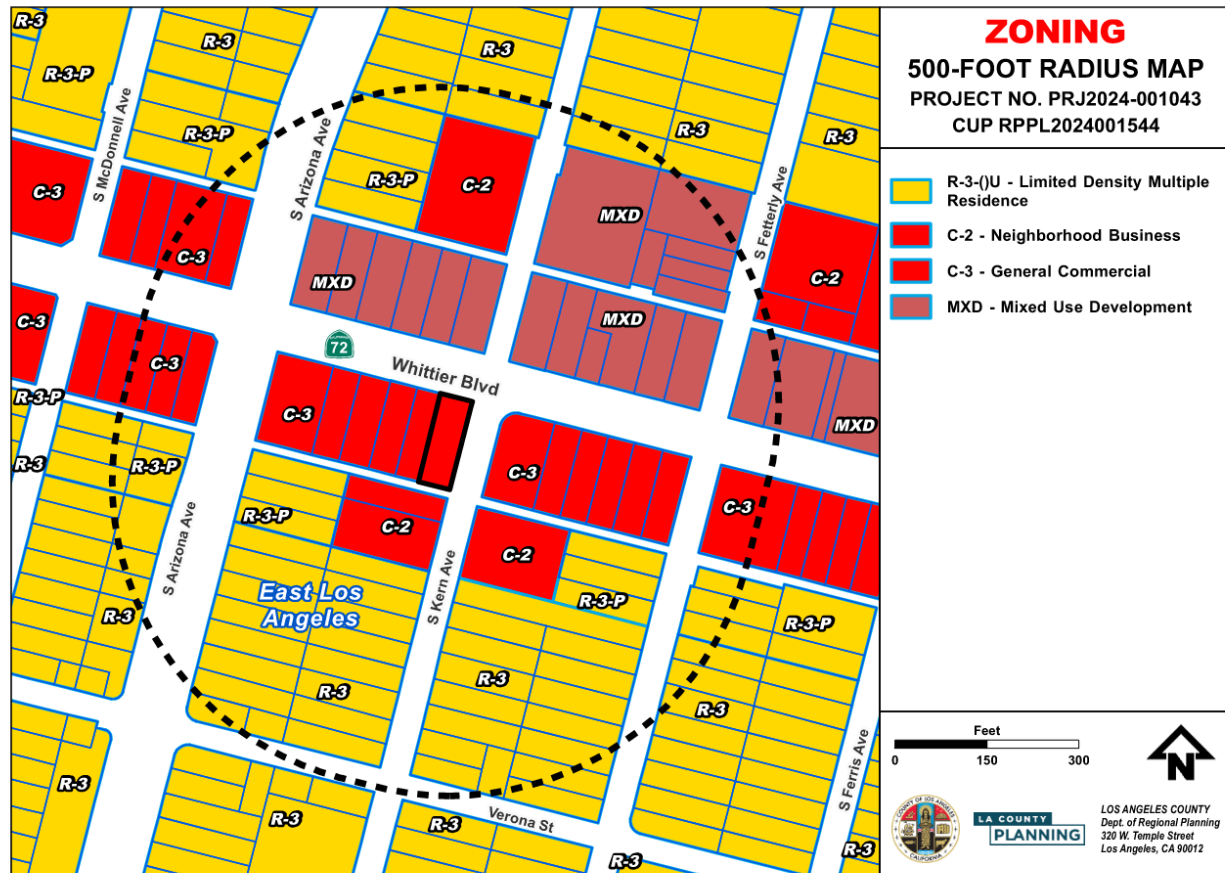
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	METRO AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3 (General Commercial)	Tattoo and body piercing parlor, retail stores, karate studio, beauty salon
NORTH	MU (Mixed Use), H30 (Residential 30 – 30	MXD (Mixed Use Development), R-3-P	Professional office, retail stores, school,

	Dwelling Units per Net Acre Maximum Density)	(Limited Density Multiple Residence - Parking), R-3 (Limited Density Multiple Residence)	parking, multifamily residences ("MFRs")
EAST	CG, H30	C-3, C-2 (Neighborhood Business), R-3-P	Retail stores, parking
SOUTH	CG, H30	C-2, R-3	Horizontal mixed use commercial / residential, parking, MFRs
WEST	CG, H30	C-3, R-3-P	Retail stores, single-family residence, MFRs





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
880153z	C-3 (General Commercial)	September 13, 1985
1690	M-1 (Factory)	June 24, 1929

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Conditional Use Permit No. 200800128	Authorize an existing tattoo and body piercing parlor	Approved January 19, 2010
Plot Plan No. 48413	Business signage	Approved January 21, 2003

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2023005971	Operation of a tattoo and body piercing parlor without a valid CUP	Opened on November 8, 2023
09-0018647	Banner displays, operation of a dance hall without valid approval, outdoor merchandise display, and operation of a tattoo and body piercing parlor without valid approval.	Closed on March 29, 2012
08-0007476	Banner displays, operation of a dance hall without valid approval, outdoor merchandise display, and operation of a tattoo and body piercing parlor without valid approval.	Closed on June 4, 2008

ANALYSIS

A. Land Use Compatibility

The Project involves maintenance of an existing business within an urbanized area located on Whittier Boulevard, an established commercial corridor. The tattoo and body piercing parlor utilizes an existing ground-floor tenant space which is sufficiently buffered from sensitive uses because it does not directly face a residential use or zone. The Project is compatible with the surrounding area and consistent with the CG (General Commercial) land use policy designation because the use provides local-serving personal services and retail, contributing to a variety of commercial uses in an existing commercial corridor.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project would serve a need in the community by complementing the existing personal services and retail available to local residents. There are no other similar tattoo and body piercing parlors within approximately a mile of the Project Site. The establishment has been operating for over 20 years with no reported zoning violations relating to adverse local impacts aside from operating without a valid CUP. Upon notification, the Applicant took proactive steps to address the Notice of Violation by applying. In a letter dated October 1, 2024, the Los Angeles County Sheriff Department reported that the Project Site generated six calls for service in the past five years, and did not report any concerns about the establishment. Provided that the use is conducted in compliance with the recommended conditions of approval, the Project is not anticipated to adversely impact the surrounding area.

C. Design Compatibility

The Project involves maintenance of an existing use within an existing building, and no changes or expansions to the building are required or proposed.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the Metro Area 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 County Code Section 22.158.050 (Findings and Decision). 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 involves the continued operation of an existing use within an existing building. The Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, 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. The County Department of Public Health, in a letter dated May 21, 2024, recommended that the Project proceed to public hearing.
2. The County Sheriff Department, in a letter dated October 1, 2024, did not indicate any objection to the Project proceeding to public hearing.

B. Public Comments

Staff has not received any comments at the time of report preparation.

Report
Reviewed By: Elsa M. Rodriguez
Elsa M. Rodriguez, Acting Supervising Planner

Report
Approved By: M. Glaser
Mitch Glaser, Assistant Deputy Director

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



PROJECT NUMBER PRJ2024-001043-(1)	HEARING DATE May 27, 2025
REQUESTED ENTITLEMENT Conditional Use Permit (“CUP”) No. RPPL2024001544	

PROJECT SUMMARY

APPLICANT

Marco Prado

EXHIBIT DATE

September 12, 2024

PROJECT OVERVIEW

To authorize the continued operation of an existing tattoo and body piercing parlor within a 1,991-square-foot ground-floor tenant space of an existing 6,305-square-foot multi-tenant commercial building in the C-3 (General Commercial) Zone. The existing tattoo and body piercing parlor is open on Monday to Saturday from 10 a.m. to 8 p.m. and on Sunday from 10 a.m. to 6 p.m.

The use was previously established through CUP No. 200800128 on January 19, 2010.

LOCATION

4736 Whittier Boulevard, East Los Angeles

ACCESS

Whittier Boulevard & Kern Avenue

ASSESSORS PARCEL NUMBER

5246-020-006

SITE AREA

0.18 Acres

GENERAL / LOCAL PLAN

Metro Area Plan

ZONED DISTRICT

East Side Unit No. 1

PLANNING AREA

Metro

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-3 (General Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

50 du/ac (9 units)

COMMUNITY STANDARDS DISTRICT

East Los Angeles Community Standards District within the Metro Planning Area Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Metro Area Plan
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.20.040 (Development Standards for Commercial Zones)
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.364 (Metro Planning Area Standards District requirements)
-

CASE PLANNER:

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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-001043-(1)
CONDITIONAL USE PERMIT NO. RPPL2024001544

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2024001544** on May 27, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Marco Prado ("Permittee"), requests the CUP to authorize the continued operation of an existing tattoo and body piercing parlor within a 1,991-square-foot ground-floor tenant space ("Project") of an existing 6,305-square-foot multi-tenant commercial building. The Project is located on a property located at 4736 Whittier Boulevard in the unincorporated community of East Los Angeles ("Project Site") in the C-3 (General Commercial) Zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030 (Land Use Regulations for Commercial Zones).
4. **ENTITLEMENT REQUIRED.** The CUP is required to authorize a tattoo and body piercing parlor in the C-3 Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).
5. **LOCATION.** The Project Site is located at 4736 Whittier Boulevard within the East Side Unit No. 1 Zoned District and Metro Planning Area.
6. **PREVIOUS ENTITLEMENT(S).** CUP No. 200800128 authorized the existing tattoo and body piercing parlor from January 19, 2010, through January 19, 2020. Plot Plan No. 48413 approved business signage on the Project Site.
7. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the Metro Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
8. **ZONING.** The Project Site is located in the East Side Unit No. 1 Zoned District and is currently zoned C-3. Pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones), a CUP is required for operation of a tattoo and body piercing parlor in the C-3 zone.
9. **SURROUNDING LAND USES AND ZONING**

LOCATION	METRO AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	MU (Mixed Use), H30 (Residential 30 – 30 Dwelling Units per Net Acre Maximum Density)	MXD (Mixed Use Development), R-3- P (Limited Density Multiple Residence - Parking), R-3 (Limited Density Multiple Residence)	Professional office, retail stores, school, parking, multifamily residences ("MFRs")
EAST	CG (General Commercial), H30	C-3 (General Commercial), C-2 (Neighborhood Business), R-3-P	Retail stores, parking
SOUTH	CG, H30	C-2, R-3	Horizontal mixed use commercial / residential, parking, MFRs
WEST	CG, H30	C-3, R-3-P	Retail stores, single-family residence, MFRs

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 7,967 square feet (0.18 acres) in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a two-story multi-tenant commercial building fronting Whittier Boulevard with two commercial units on the ground floor and a vacant commercial unit on the second floor, and a single-story multi-tenant commercial building in the rear fronting South Kern Avenue with three commercial units.

B. Site Access

The Project Site is accessible via Whittier Boulevard to the north and South Kern Avenue to the east. Access to the ground-floor tenant space on the Project Site will be via a pedestrian entrance/exit on Whittier Boulevard.

C. Site Plan

The site plan depicts the Project Site with two buildings. The two-story 6,305-square-foot building fronting Whittier Boulevard contains two commercial units on the ground floor, including the existing 1,991-square-foot tattoo and body piercing parlor, and a vacant commercial unit on the second floor. The 2,325-square-foot building in the rear fronting South Kern Avenue contains three commercial units. The space between the buildings is used as waste storage and loading area.

D. Parking

The Project Site does not provide any off-street parking spaces. The Project Site was developed in 1923, prior to the current parking requirements. There are on-street parking spaces in the public right-of-way adjacent to the Project Site and a

County-owned public parking lot with 92 spaces located to the southeast within 60 feet of the Project Site.

11. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, Department of Regional Planning ("LA County Planning") Staff determined that the Project qualifies for Class 1 and Class 5 Categorical Exemptions from the California Environmental Quality Act ("CEQA") under State CEQA Guidelines Section 15301 (Existing Facilities). The Permittee requests the continued authorization of an existing tattoo and body piercing parlor within a commercial tenant space of an existing building. No construction or intensification of land use is proposed. None of the exceptions to an exemption apply to the Project because it is not located in an environmentally sensitive area, is not known to contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.

12. COMMUNITY OUTREACH. Staff is not aware of any community outreach conducted by the Permittee that occurred before the Report to the Hearing Officer was issued on May 15, 2025.

13. PUBLIC COMMENTS. Staff did not receive any public comments before the Report to the Hearing Officer was issued on May 15, 2025.

14. AGENCY RECOMMENDATIONS.

A. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated May 21, 2024.

B. County Sheriff Department: Recommended clearance to public hearing with no conditions in a letter dated October 1, 2024.

15. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail and newspaper (Daily Journal and La Opinion). On April 21, 2025, approximately one month prior to the public hearing, a "Notice of Public Hearing" sign was posted on the Project Site's window, facing from the public right-of-way on Whittier Boulevard. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On April 10, 2025, a total of 358 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 12 notices to those on the courtesy mailing list for the East Side Unit No. 1 Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and Area Plan because the CG designation is

intended for local-serving commercial uses, including personal services such as this Project.

17. **GOALS AND POLICIES – GENERAL PLAN.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan, including the following:

- **Policy LU 5.2:** Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.

The Project would allow the continued operation of a tattoo and body piercing parlor within an existing building. The Permittee would provide a service to the community from a local small business owner and continue to utilize space within an existing building. The Project would contribute to the variety of commercial services available to the surrounding community. The Permittee has operated on the Project Site for more than 20 years with no reports of adverse impacts to the surrounding area.

18. **GOALS AND POLICIES – AREA PLAN.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan, including the following:

- **Areawide Policy LU 2.5:** Small-Scale Commercial. Ensure that established commercial and mixed-use corridors continue to provide small and moderate-sized commercial spaces for neighborhood serving uses, while expanding opportunities for small-scale commercial uses.
- **East Los Angeles Policy 5.2:** Existing Commercial Businesses. Preserve existing markets and small businesses that provide specialty goods and services and/or desirable commercial uses or cultural institutions that cater to the community.

The Project would allow the continued operation of a local tattoo and body piercing parlor, providing a niche service to the surrounding community. The business has been in operation for more than 20 years in the community without zoning violations on record which would indicate incompatibility with the surrounding area or adverse impact. The Project provides specialty artistic and cultural services to the community in the form of tattoos and body piercing.

ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-3 zoning classification as tattoo and body piercing parlors are permitted in such zone with a CUP pursuant to County Code Section 22.20.030 (Land Use Regulations for Commercial Zones).

20. **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 Commercial Zones) because no yards are required for non-residential and mixed use developments in the C-3 zone.

21. **LOT COVERAGE.** 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) which allows a maximum 90 percent lot coverage. The two existing buildings cover approximately 5,478 square feet of the 7,967-square-foot lot, or 69 percent, within the allowable lot coverage.
22. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.20.040 (Development Standards for Commercial Zones) and 22.364.080.C.2.h (Maximum Building Height in Zones C-3, C-M and MXD) which allow a maximum height of 40 feet. The existing two-story building is 25 feet and nine inches tall, within the allowable height limit.
23. **LANDSCAPING.** The Hearing Officer finds that the Project is not consistent with respect to the standard identified in County Code Section 22.20.040 (Development Standards for Commercial Zones), which requires a minimum 10 percent of the lot to be landscaped. The Project Site was developed in 1923, prior to the current requirements, and therefore is considered legal nonconforming with respect to this standard.
24. **PARKING.** The Hearing Officer finds that the Project is not consistent with respect to the standards identified in County Code Section 22.112.070 (Required Parking Spaces), which requires one parking space per 250 square feet, or 35 spaces, although no parking spaces are provided. The Project Site was developed in 1923, prior to the current requirements, and therefore is considered legal nonconforming with respect to this standard. Pursuant to County Code Section 22.364.070.B.1.b (Parking and Loading for Existing Structures), so long as the gross floor area is not increased, no additional parking is required to continue operation of the tattoo and body piercing parlor.
25. **LOADING SPACES.** The Hearing Officer finds that the Project is not consistent with respect to the standards identified in County Code Section 22.112.070 (Required Parking Spaces), which requires one Type A loading space for commercial buildings over 5,000 square feet, or one space, although no loading spaces are provided. The Project Site was developed in 1923, prior to the current requirements, and therefore is considered legal nonconforming with respect to this standard. Pursuant to County Code Section 22.364.070.B.1.b (Parking and Loading for Existing Structures), so long as the gross floor area is not increased, no additional loading space is required to continue operation of the tattoo and body piercing parlor.
26. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Sections 22.114.110 (Wall Business Signs) and 22.364.070.B.1.f.i(4) (Wall Signs) which allows up to three square feet of signage per linear foot of building frontage and a maximum letter height limit of two feet. The ground floor tenant space is 30 feet and nine inches wide, allowing up to 92.25 square feet of wall signage. An existing business sign is approximately 19.33 square feet in area, with one-foot-tall letters, which is within the allowable sign area and maximum letter height.

27. **TREE PLANTING.** The Hearing Officer finds that the Project is not subject to the standards identified in County Code Section 22.126.030 (Tree Requirements), which requires a minimum of three on-site trees. The Project Site was developed in 1923, prior to the current requirements, and therefore is considered legal nonconforming with respect to this standard. Pursuant to County Code Section 22.126.020 (Applicability), no tree planting is required if there is no expansion or new primary building proposed.
28. **PLANNING AREA STANDARDS DISTRICT (“PASD”).** The Hearing Officer finds that the Project is not consistent with respect to the standards identified in County Code Chapter 22.364 (Metro PASD), which include various area-wide, community-specific, and zone-specific development standards. The Project Site was developed in 1923, prior to the current requirements, and therefore is considered legal nonconforming with respect to this standard. Pursuant to County Code Section 22.364.040 (Applicability), the Project is not subject to these standards because it does not involve expansion to the building nor change of use.
29. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Hearing Officer finds that the Project is not consistent with respect to the standards identified in County Code Section 22.364.080 (East Los Angeles CSD) with respect to frontage design because the Project Site was developed in 1923 prior to the current requirements. However, the Project Site is consistent with operational standards such as outdoor display and certain development standards such as ground floor transparency facing Whittier Boulevard. The Project Site is located within the Whittier Boulevard Sub Area of the East LA CSD, which does not explicitly prohibit tattoo and body piercing uses.

CONDITIONAL USE PERMIT FINDINGS

30. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Permittee has operated for more than 20 years with no reported adverse impacts on the surrounding community. The tattoo and body piercing parlor will continue to operate out of an existing building on Whittier Boulevard, an established commercial corridor. The Project contributes to a variety of commercial and retail services on Whittier Boulevard available to local residents. The commercial unit is adequate in size for the requested operation of a tattoo and body piercing parlor. As such, the Project is not anticipated to adversely impact or endanger persons in the nearby vicinity, nor to constitute a menace to the public health, safety, or general welfare.
31. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is consistent with applicable required standards in Title 22, although legal nonconforming with respect to certain standards such as parking and

landscaping, because the Project Site was developed in 1923. Despite the Project Site's lack of off-street parking, there is a County-owned parking lot with approximately 92 spaces located to the southeast within 60 feet. The use is sufficiently buffered from sensitive uses because it operates within a 1,991-square-foot first-floor tenant space which does not directly face a residential use or zone. The existing floor plan provides adequate space to carry out all administrative and business activities in a sanitary manner and in compliance with County regulations. The Project integrates well into the surrounding area due to its proximity to a variety of other local-serving commercial uses along Whittier Boulevard.

32. The Hearing Officer finds that 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. The Project Site is served by Whittier Boulevard, which is an existing 80-foot-wide Secondary Highway mapped on the County's Master Plan of Highways, and a high-quality transit corridor, served by LA Metro (Los Angeles County Metropolitan Transit Authority) Bus Line 18. The Project Site is also served by two El Sol (East Los Angeles Shuttle) circulator bus lines. The adjacent roads and sidewalks are adequate in size and width for vehicle and pedestrian traffic, respectively, to and from the Project Site. The Project Site is adequately served by public water and sewer systems, and no public infrastructure improvements are necessary because no expansion is proposed.

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

ENVIRONMENTAL FINDINGS

34. 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 use within an existing building. No new construction, physical alteration, or change of existing land use is proposed. None of the exceptions to an exemption apply to the Project because it is not located in an environmentally sensitive area, is not known to contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

35. 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 Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use 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.

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 **CONDITIONAL USE PERMIT NO. RPPL2024001544**, subject to the attached conditions.

ACTION DATE: May 27, 2025

EMR:ES

May 15, 2025

c: Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-001043-(1)
CONDITIONAL USE PERMIT NO. RPPL2024001544

PROJECT DESCRIPTION

The Project is a request to authorize the continued operation of an existing tattoo and body piercing parlor subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** 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. **Affidavit of Acceptance.** 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 Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Indemnification.** 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. **Litigation Deposit.** 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. **Invalidation.** 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. **Recordation.** 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 (i.e. Recorder's Office). 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. **Grant Term. This grant shall terminate on May 27, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve 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. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (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 tattoo and body piercing parlor and satisfaction of Condition No. 2 shall be considered use of this grant.
9. **Inspections.** 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 of 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 **\$3,648**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this

grant. The fund provides for **eight (8) biennial** 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 \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations).
11. **County Fire Code.** 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.
12. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. **Exhibit "A".** 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 Regional Planning ("Director").
14. **Maintenance.** 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. **Graffiti.** 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, 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. **Revisions to the Exhibit "A".** 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, an electronic copy of a modified Exhibit "A" shall be submitted to LA County Planning by **July 27, 2025**.
17. **Subsequent Revisions to the Exhibit "A".** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit an electronic copy of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. **Retain Conditions.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff or LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector. The manager and all employees of the establishment shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PROJECT SITE-SPECIFIC CONDITIONS

19. This grant shall authorize the continued operation and maintenance of a tattoo and body piercing parlor within the 1,991-square-foot ground-floor tenant space of an existing multi-tenant commercial building as depicted on the approved Exhibit "A".
20. **Definitions.** For purposes of Condition Nos. 21 through 32, below, the following definitions shall apply:
 - a. **Body art.** Piercing, tattooing, branding, or application of permanent cosmetics as defined in California Health and Safety Code section 119301.
 - b. **Facility.** The tattoo and body piercing parlor authorized by Condition No. 19.
 - c. **Practitioner.** An employee, independent contractor, or any other individual who renders body art services within the facility.
21. **Hours of Operation.** The hours of operation for the facility shall be limited to 10:00am to 8:00pm, Monday through Saturday, and 10:00am through 6:00pm on Sundays. The facility shall not accept new customers outside of these hours, but practitioners may complete a service started prior to closing time.
22. **County Treasurer and Tax Collector ("TTC").** The Permittee shall ensure that the facility and all practitioners obtain business licenses with TTC pursuant to County Code Chapter 7.94 (Body Art Establishments).

23. **County Department of Public Health (“Public Health”).** Pursuant to County Code Chapter 8.04 (Public Health Licenses), the Permittee shall ensure that:
- a. The facility obtains a Public Health Permit;
 - b. All practitioners are registered as a Body Art Practitioner prior to rendering body art services within the facility; and
 - c. The facility and practitioners operate in compliance with permit requirements and body art regulations to the satisfaction of Public Health.
24. **Compliance.** The Permittee shall ensure that any permit, license, or registration required by Condition Nos. 22 (TTC) and 23 (Public Health) is maintained valid, current, and clear of violations. The facility and practitioners shall not operate under any other name than the name set forth thereon nor beyond the expiration date, if applicable. Any violation thereof shall be considered a violation of this grant.
25. **Referrals.** If LA County Planning is notified of a violation of County Code or State law, as a result of an inspection by TTC or Public Health, it shall be considered a violation of this grant.
26. **Exterior Lighting.** Blinking, flashing, or oscillating lights of any type visible on the exterior are prohibited. All exterior light fixtures on Whittier Boulevard shall be energy-efficient, be pedestrian scaled, fully shielded, and directed toward the ground.
27. **Additional Conditions.** The Permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated May 21, 2024.

SIGNAGE/POSTING CONDITIONS

28. **Banners.** No banners, portable signs, or other advertisements shall be displayed on the property.
29. **Permits.** The Permittee shall display at all times a copy of the permits, licenses, and registrations required by Condition Nos. 22 (TTC) and 23 (Public Health). Such copies shall be displayed in a clearly visible place within the facility and shall be immediately produced upon request by any Zoning Enforcement inspector, TTC inspector, Public Health inspector, or County Sheriff.
30. **Business Identification.** A sign clearly identifying the facility and hours of operation, in compliance with Condition No. 21 (Hours of Operation), shall be posted at the main entrance or an otherwise clearly visible place for any person entering the facility. Such sign shall comply with the applicable requirements of Title 22 of the County Code.
31. **Services.** The Permittee shall maintain a list of services. The list of services shall include all body art services provided at the facility, the expected duration of each service, and the cost of each service. This list of the services shall be displayed in a clearly visible place for any person entering the facility. The list of services shall be

available in English and Spanish, which is the most prevalent language in the community.

32. **Loitering.** Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage, in compliance with County Code Chapter 22.114 (Signs), shall be placed on the exterior of the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director.

Attachments:

Exhibit D-1: Public Health Department Letter dated May 21, 2024.

CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The proposed use will be consistent with the adopted General Plan for the area.

SEE ATTACHED DOCUMENT

B.2 The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

SEE ATTACHED DOCUMENT

B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

SEE ATTACHED DOCUMENT

B.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

SEE ATTACHED DOCUMENT.

Yoruba house

B.1 The proposed use will be consistent with the adopted General Plan for the area

The business in question, located on the corner of Whittier Blvd and Kern Ave, in the heart of East Los Angeles or better known as Yoruba House; It has been operating for the last 20 years. A long with many other variety of business in the area. And in all that time we have never had any lawsuit or legal problem, it has always been and will be our priority to keep it that way. We take our work very seriously and we have always prepared ourselves to do our work with a lot of professionalism but above all with all the knowledge on the subject. Our priority is to maintain a healthy, clean and harmonious environment for our employees and of course our clients, who without a doubt are our highest priority. We have never done nor will we do anything that could have a negative or adverse effect on employees, our clients or the community. On the contrary, we have always tried to provide a healthy, familiar and very informative environment for all our clients. Throughout all these years Yoruba House has obtained very good fame and respect in Los Angeles but especially in East Los Angeles, thanks to our perseverance and the best disposition to our industry. Our business is very family oriented, We treat our clients in the same way that we treat our own family with dedication, affection, respect but above all with a lot of professionalism.

B.2 The requested use at the location proposed will not: a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

In our business we care about having our workshop clean and in optimal conditions in order to provide great service, peace, confidence and security for our employees, clients and neighbors. We are located on Whittier Blvd and we are surrounded by small businesses like us, restaurants, convenience stores, fashion stores and super markets, people come to Whittier Blvd to shop, eat and have a good time with their family and friends. As part of one of this business community it is our job and responsibility to satisfy our customers and also to maintain good relationships with our neighbors. In our store we have enough space to maintain healthy flow for our customers and employees, ensuring free entry and exit, we also have enough space for our employees to work comfortably and efficiently.

At Yoruba House We understand that the safety of our customers is our top priority. All of our body technicians (tattoo and are fully trained and license to perform their best and professional work. It is the job and obligation of our artists to inform our clients of the care and risk associated with the procedure they have undergone. We also recommend that our clients return or call to clarify any of their questions. We in no way put public health or safety at risk, public well-being in general is our priority. Our clients come to us of their own free will and knowing the risk that getting a tattoo or body piercing could entail. We use only state of the art equipment and keep our working space meticulous.

B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Our business is definitely adequate to accommodate all of our merchandise, equipment, and people. We have and area that is specific and sanitary to performing tattoos and body piercings. We have a storage area where we keep our surplus merchandise and equipment. We also have a store office, and We also have a large and pleasant waiting area for our clients.

There is abundant free public parking lots in adjacent site, for our clients and for all, our neighboring business in the area.

B.4 The proposed site is adequately served: a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and b. By other public or private service facilities as are required.

Our site is adequately served by Whittier Blvd, which is specifically designed to withstand heavy traffic on the street and on the sidewalk. The streets provided ample room for slow moving traffic and the sidewalks are wide enough giving people enough room to walk side by side comfortably as they do their shopping.

Our site accommodates and serves the needs of other public and private service facilities. As mentioned previously, we are surrounded by other business on the Whittier Blvd shopping strip, which is specifically suited for heavy traffic on the surface street and on the sidewalk. Our location attracts many shoppers to all the surrounding stores and business in the area.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: May 15, 2025
PROJECT NUMBER: PRJ2024-001043-(1)
PERMIT NUMBER(S): Conditional Use Permit RPPL2024001544
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 4736 Whittier Boulevard, East Los Angeles
OWNER: 3ROSES LLC
APPLICANT: Marco Prado
CASE PLANNER: Evan Sahagun, Planner
ESahagun@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 a Categorical Exemption (Class 1 Exemption, Existing Facilities) is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project is limited to the continued operation of an existing tattoo and body piercing parlor use within a commercial tenant space in an existing building, and no new construction is proposed. The Project does not qualify for an exception to the CEQA exemption because it is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, the Project is categorically exempt from CEQA.

LOCATOR MAP
PROJECT NO. PRJ2024-001043
CUP RPPL2024001544

CUP RPPL2024001544

LA COUNTY
PLANNING

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

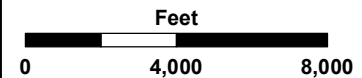


3-MILE RADIUS

LOCATOR MAP

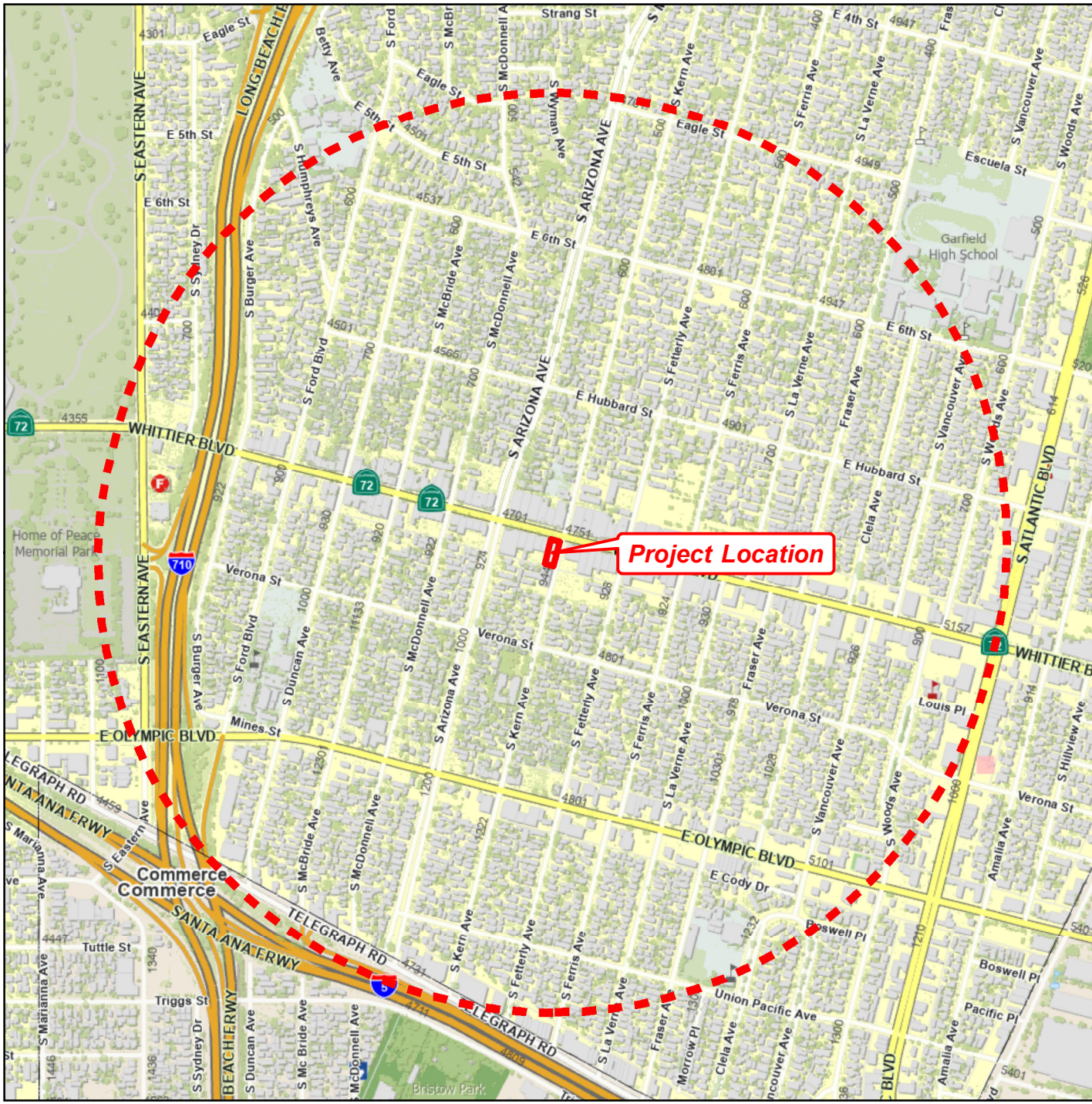
PROJECT NO. PRJ2024-001043

CUP RPPL2024001544



LA COUNTY
PLANNING

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



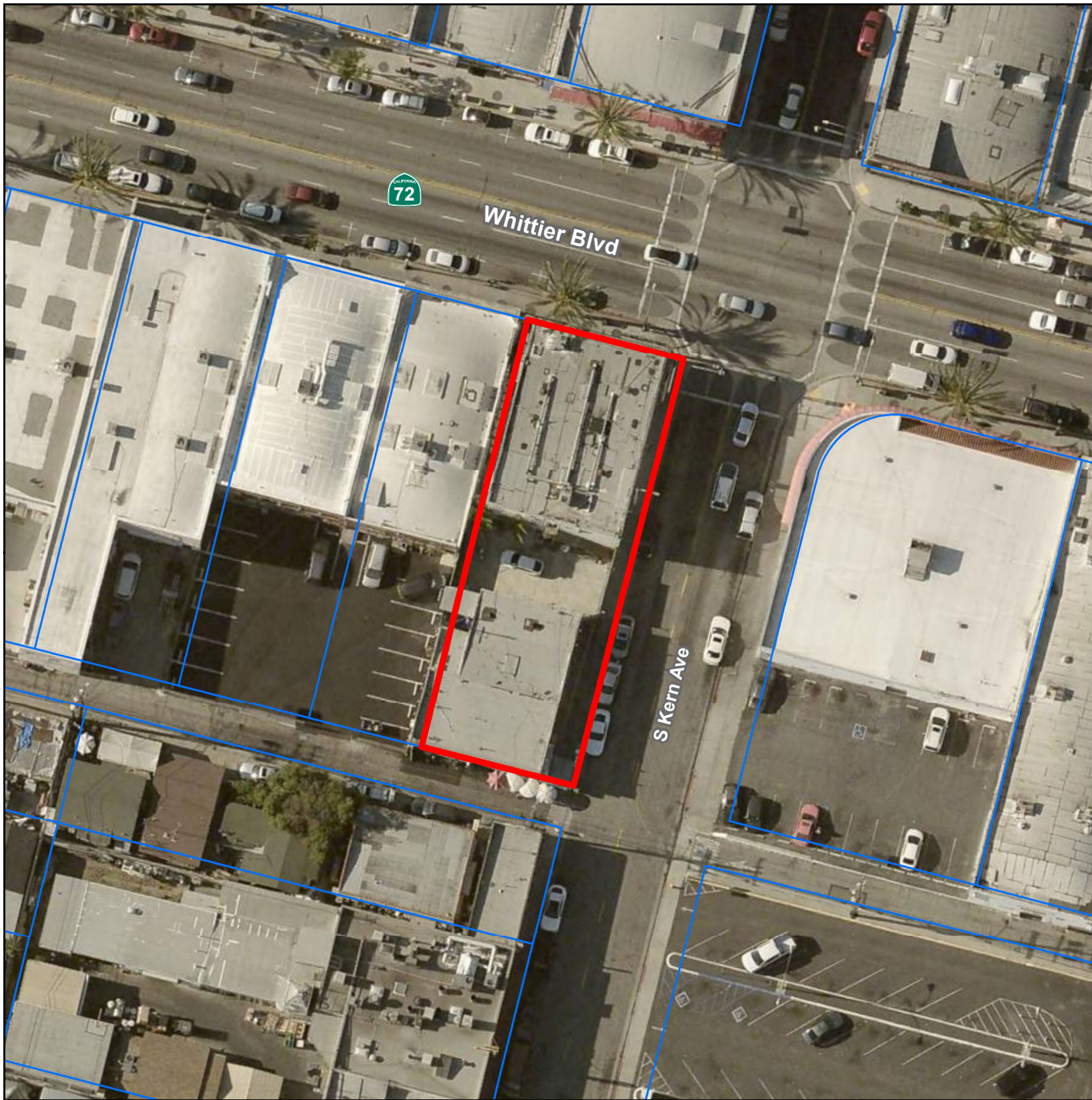
HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-001043
CUP RPPL2024001544



LOS ANGELES COUNTY
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Los Angeles, CA 90012



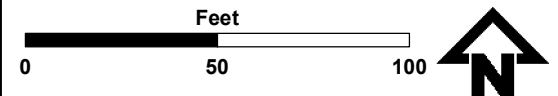
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-001043

CUP RPPL2024001544

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024



LA COUNTY
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LOS ANGELES COUNTY
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320 W. Temple Street
Los Angeles, CA 90012

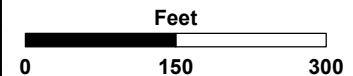
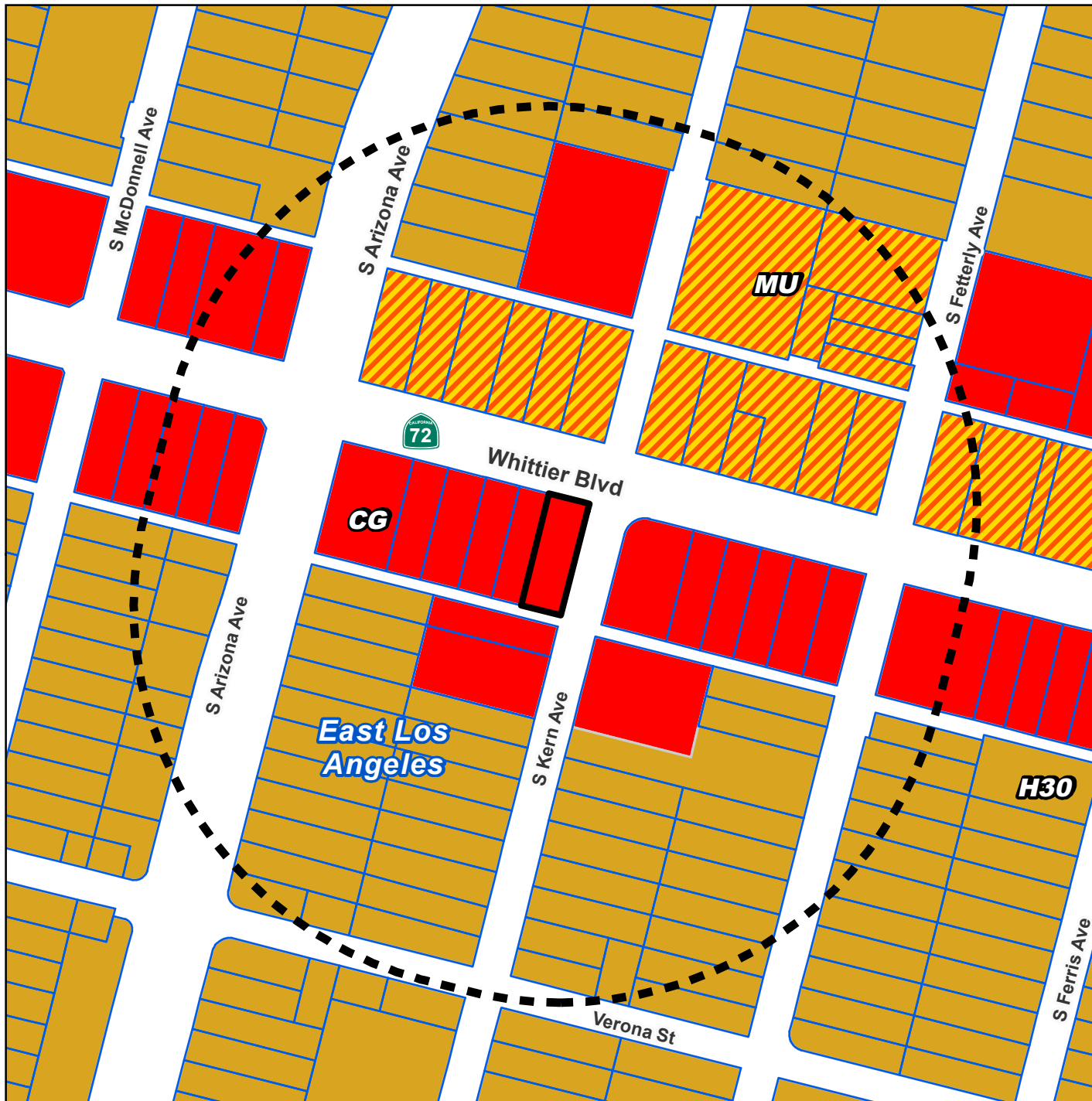
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-001043

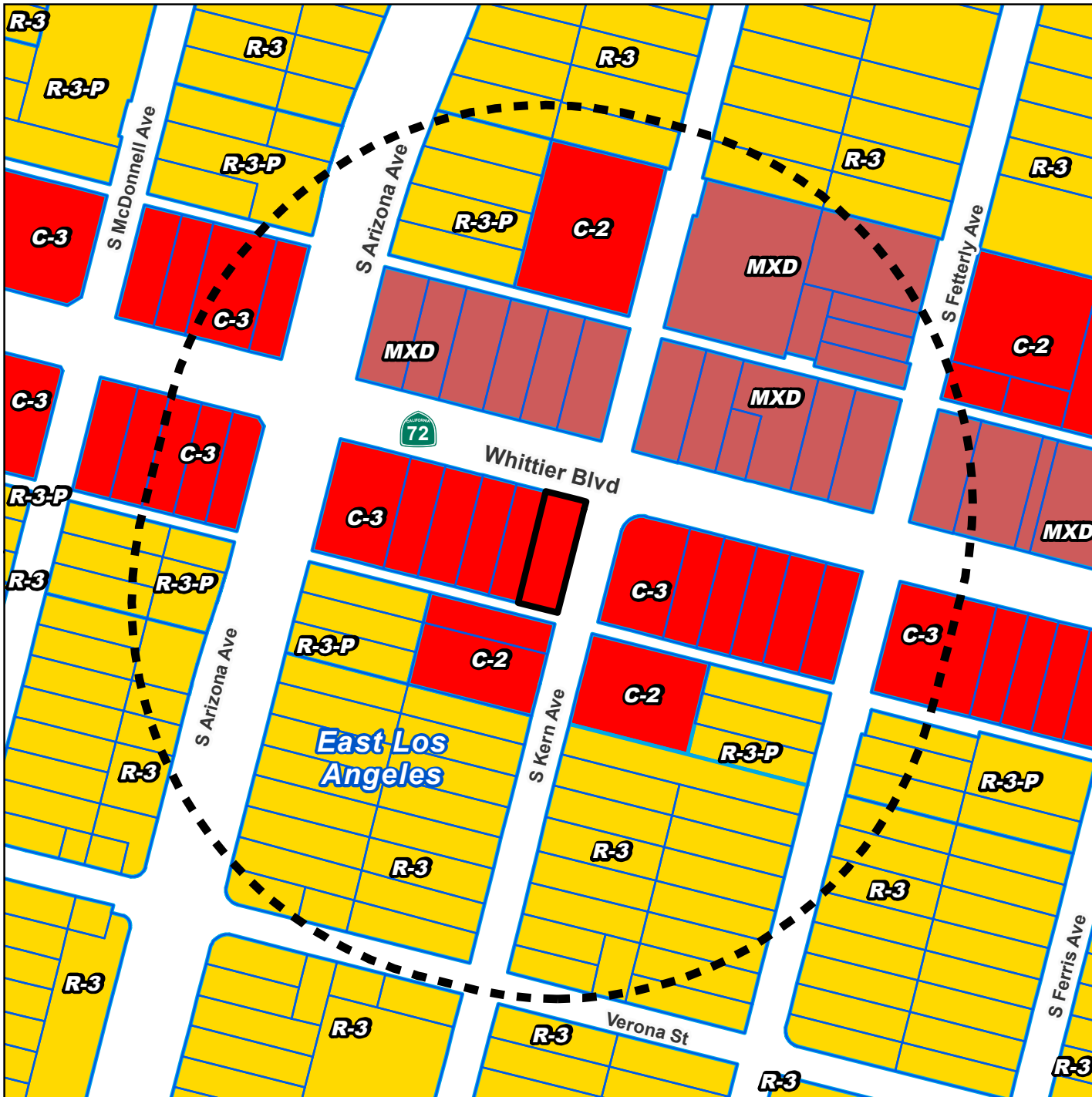
CUP RPPL2024001544

-  H30 - Residential 30
-  CG - General Commercial
-  MU - Mixed Use



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







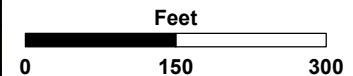
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-001043

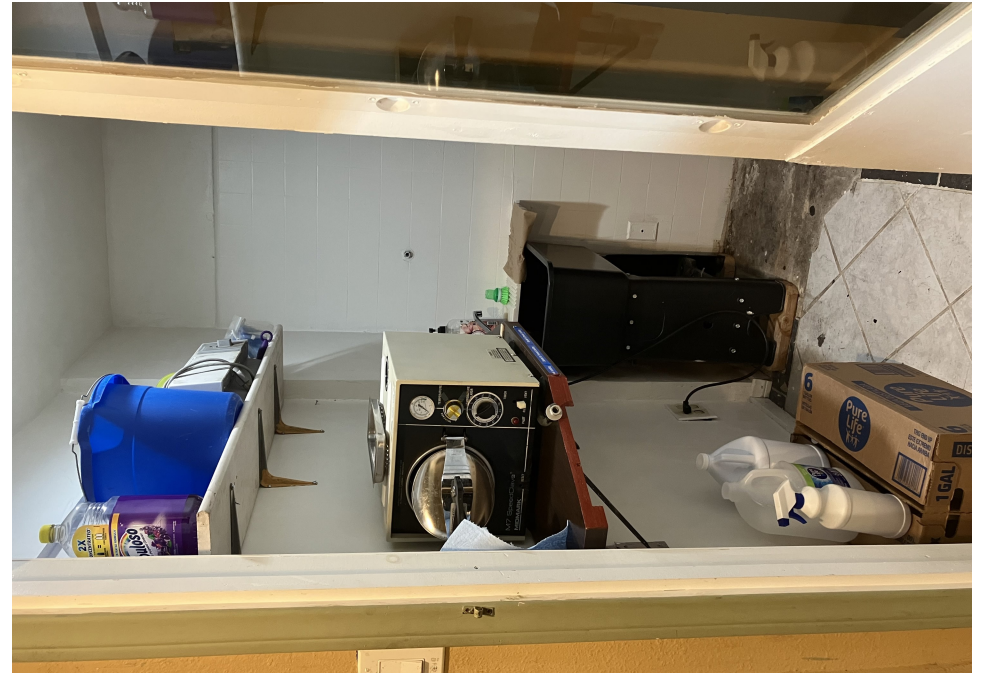
CUP RPPL2024001544

-  R-3-(U) - Limited Density Multiple Residence
-  C-2 - Neighborhood Business
-  C-3 - General Commercial
-  MXD - Mixed Use Development



LA COUNTY
PLANNING

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







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
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www.publichealth.lacounty.gov/eh/



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Kathryn Barger
Fifth District

May 21, 2024

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Evan Sahagun

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

SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2024001544
4736 WHITTIER BLVD. LOS ANGELES CA 90022

Thank you for the opportunity to review the subject project for a Conditional Use Permit. The applicant requests a Conditional Use Permit for the continued operation of tattoo and body piercing parlor located in the C-3 Zone. There will be no changes to the current operation.

According to the most recent Annual Secured Property Tax Bill for fiscal year July 01, 2023, to June 30, 2024, a consolidated sewer fee is included as one of the direct assessments. The proposed project location is serviced by public sewer. Additionally, the applicant provided a copy of a water bill from California Water Service with a billing date of May 07, 2024.

- ☒ Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled at the permitting stage before the installation of any interactive water features.
- ☐ 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 proposed project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390, and 12.08.530, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

1.1 Exterior Noise

Ordinance:

Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards (See Table 1):

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75

Table 1. Std = Standard dB that may not exceed the cumulative period

1.2 Community Noise

Ordinance:

Residential air conditioning or refrigeration equipment (12.08.530)

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited (See Table 2).

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 2: dBA levels not to be exceeded on the neighboring property.

1.3 Findings

1.3.1 Exterior noise

On Monday, May 6, 2024, background noise levels were measured at the center of the subject property parking lot. Such measurements will assist DPH in determining allowable operational noise levels.

The exterior background noise level results did not exceed commercial noise standards in Title 12, Section 12.08.390 (See Table 3).

Adjacent to the subject property are commercial properties.

Based on the existing operation and findings, noise generated from the project (i.e., tattooing, trash pickup, vehicle idling & exhaust, delivery, etc..) would likely not exceed the exterior commercial noise standards due to:

1. operational noise was primary indoor. Noise generated from within the business would be attenuated by the exterior walls, ceiling, and window.
2. the operational noise of a rotary tattoo machine was measured below 45 dBA which is below the interior noise standard.
3. no customer parking on the subject property which would generate noise.
4. there was one parking lot south of the building. Noise generated from vehicle idling would blend with the background noise and be attenuated by the walls and solid metal gate door.
5. per the tenants of the adjacent businesses, minimal noise was generated from the subject property.

Exterior Noise Standards, dBA – Residential											
Area Background Results	Duration	Std # 1 = L50		Std # 2 = L25		Std # 3 = L8.3		Std # 4 = L1.7		Std # 5 = L0	
		30min/hr	Result	15min/hr	Result	5 min/hr	Result	1 min/hr	Result	At no time	Result
Commercial: 4736 Whittier Blvd, East Los Angeles, CA 90022	1:34 pm – 2:35 pm	60	51.8	65	53.5	70	57.4	75	63.7	80	72.4

Table 3. Std = Standard dB that may not exceed the cumulative period

1.3.2 Residential air conditioning or refrigeration equipment

The existing Heating, Ventilation, and Air Conditioning (HVAC) unit is on the rooftop, 200 feet away from the nearest residential property. Based on the height and distance, noise generated from the HVAC unit will blend into the background noise and not be noticeable.

1.4 Recommendation

Based on the proposed plan and findings, activities from residential properties should comply with requirements contained in Title 12, Section 12.08.390, and 12.08.530, Noise Control Ordinance for the County of Los Angeles. The following activities should be minimized or monitored closely to avoid noise impact to neighbors.

1. Operation of stationary/nonstationary equipment especially motorized.
2. Operating a Public Address System
3. Deliveries

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.



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



October 1, 2024

Evan Sahagun
Metro Development Services Section Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Re: CUP Permit No: RPPL2024001544
Yoruba House
4736 Whittier Boulevard
Los Angeles, California 90022

Dear Mr. Sahagun:

It is my understanding Yoruba House located 4736 Whittier Boulevard Los Angeles, has requested a Conditional Use Permit for sales of alcohol for their business. While we are not advocating our support or opposition to their request, it is my responsibility to provide the necessary factual information for those who will make that decision.

A review of a five-year history of calls for service at the location was conducted and approximately six calls were generated. A review revealed two (2) of the calls for service were for business disturbances, one (1) was for an assault, one (1) was for a grand theft, the other two (2) were regarding nonviolent report calls.

If the permit is granted, we request law enforcement be called by management and/or employees if problems arise, so they do not become more serious.

It would also be in the best interest for the business, and the employees, to have active and functional surveillance recording equipment with recordings retained for a minimum of thirty days to assist law enforcement. We would also request any graffiti be removed from the premises immediately upon discovery.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

Mr. Sahagun

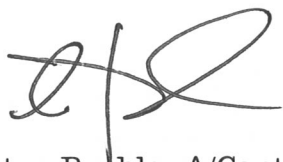
-2-

October 1, 2024

If you have any questions or wish to discuss this matter further, you may contact me, Sergeant Jesus Sandoval at (323) 264-4151.

Sincerely,

ROBERT G. LUNA, SHERIFF

A handwritten signature in black ink, appearing to be 'V. Puebla', written over a horizontal line.

Victor Puebla, A/Captain
East Los Angeles Station

Incident History Inquiry - RAPS

Incident #	Occurrence Date	Handling Unit	RD	1st Radio Code	Source	Street #	Location
ELA20058-0430	02/27/2020	21/E/02/27/2020	0294	925	O-OBSERVATION	4736	WHITTIER,BL,,CO,
ELA20353-0276	12/18/2020	24B/P/12/18/2020	0294	415B	C-CALL	4736	WHITTIER,BL,,CO,"YORUBA HOUSE TATTOO"
ELA21093-0197	04/03/2021	20H1/P/04/03/2021	0294	909	O-OBSERVATION	4736	WHITTIER,BL,,CO,
ELA21127-0294	05/07/2021	24B/P/05/07/2021	0294	911N	C-CALL	4736	WHITTIER,BL,,CO,"DOLLAR EXPRES"
ELA21206-0165	07/25/2021	28T/P/07/25/2021	0294	242JO	C-CALL	4736	WHITTIER,BL,,CO,"TATOO SHOP"
ELA22190-0184	07/09/2022	23K1/P/07/09/2022	0284	487R	C-CALL	4736	WHITTIER,BL,,CO,
ELA22255-0355	09/12/2022	23A/P/09/12/2022	0294	909	O-OBSERVATION	4736	WHITTIER,BL,,CO,
ELA22335-0228	12/01/2022	24/P/12/01/2022	0293	415B	W-WIRELESS 911	4736	WHITTIER,BL,,CO,"YORUBA TATTOOS"
ELA23018-0251	01/18/2023	24/P/01/18/2023	0294	927C	C-CALL	4736	WHITTIER,BL,,CO,"TATTOO PARLOR"
ELA23021-0007	01/21/2023	22/E/01/21/2023	0294	909	O-OBSERVATION	4736	WHITTIER,BL,,CO,

Conditions

Station: ELA-EAST LOS ANGELES

Occurrence Start Date: 10/04/2019

End Date: 10/04/2024

Tag:

First Radio Code:

Street #: 4736

Street Direction:

Street Name: whittier

Street Type: bl

Apt No: