

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.