

April 30, 2025

Bobby Liu  
18888 Labin Court, Unit B213  
Rowland Heights, CA 91748

PROJECT NO. PRJ2023-000760-(1)  
CONDITIONAL USE PERMIT NO. RPPL2023001097  
18938 LABIN COURT, SUITE A206-1, ROWLAND HEIGHTS (APN 8761-011-020)

Dear Bobby Liu:

The Regional Planning Commission (Commission), by its action of **April 30, 2025**, has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

**Appeals:**

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **May 14, 2025**. Appeals must be submitted to [appeal@planning.lacounty.gov](mailto:appeal@planning.lacounty.gov) before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Steve Mar of the Puente Whittier Development Services Section at (213) 974-6411, or [smar@planning.lacounty.gov](mailto:smar@planning.lacounty.gov)

Bobby Liu  
April 30, 2025  
Page 2

Sincerely,

AMY J. BODEK, AICP  
Director of Regional Planning



Maria Masis, Supervising Regional Planner  
Puente Whittier Development Services Section

MM:SM

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Board of Supervisors  
DPW (Building and Safety)  
Zoning Enforcement

CP\_DATE\_FILENAME

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
PROJECT NO. PRJ2023-000760-(1)  
CONDITIONAL USE PERMIT NO. RPPL2023001097

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2023001097** on April 30, 2025.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on April 30, 2025, before the Commission. Commissioners Louie, O'Connor, Moon, and Hastings were in attendance for the public hearing. Commissioner Duarte-White was absent. The applicants, Johnny Liu and Shan Chou, were present and presented testimony in favor of the Project. The Commission had questions for the applicant and staff regarding comments from the Rowland Heights Community Coordinating Council, the location of nearby residences, and Public Health's requirements. There being no further testimony, the Commission closed the public hearing and approved the Project.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Bobby Liu ("permittee"), requests the CUP to authorize the operation of a new 773-square foot tattoo parlor ("Project") in an existing commercial shopping center located at 18888 Labin Court, Suite A206, in the unincorporated community of Rowland Heights ("Project Site") in the C-3 (General Commercial) zone pursuant to Los Angeles County Code ("County Code") Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R). The Project is also subject to the California Safe Body Art Act, which provides minimum safety standards to use proper body art procedures. The Los Angeles County Department of Public Health ("Public Health") registers body art practitioners and permits body art facilities to ensure they comply with the California Safe Body Art Act in Los Angeles County.

The establishment proposes a maximum of five tattoo workstations and operating hours between 2:00 p.m. to 11:00 p.m., seven days a week.

4. **PREVIOUS ENTITLEMENT(S).** Plot Plan No. 200800405, approved on July 23, 2009, approved the construction of the shopping center. Plot Plan No. 201000980, approved on March 7, 2012, authorized the construction of a four-level parking structure to provide a total of 618 parking spaces for the shopping center. Plot Plan No. 201500292, approved on July 26, 2016, authorized an updated parking plan with 386 surface parking spaces and 244 parking spaces within the parking structure, for a total of 630 parking spaces.

5. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the East San Gabriel Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan. The Project was deemed complete on May 28 ,2024, prior to the effective date of the Area Plan. However, under Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments) of the County Code, the applicant may choose whether the application will be subject to the land use policy and County Code in effect at the time the application was deemed complete. The applicant has chosen the application to be subject to current requirements.
6. **ZONING.** The Project Site is located in the Puente Zoned District and is currently zoned C-3. Pursuant to County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), a CUP is required for tattoo parlors located in the C-3 zone.

**7. SURROUNDING LAND USES AND ZONING**

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	IL (Light Industrial)	M-1.5-BE (Restricted Heavy Manufacturing - Billboard Exclusion)	SR-60 (Pomona) Freeway, Motel, Shopping Center
EAST	CG, H9 (Residential 9 – 0-9 Dwelling Units/Acre Maximum Density)	C-3, A-1-6,000 (Light Agricultural - 6,000 Square Feet Minimum Required Lot Area)	Commercial, Single-Family Residences
SOUTH	CG	MXD (Mixed Use Development)	Golf Driving Range
WEST	H18 (Residential 18 – 0-18 Dwelling Units/Acre Maximum Density)	R-3 (Limited Density Multiple Residence)	Mobile Home Community

**8. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 6.01 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a multi-tenant shopping center.

**B. Site Access**

The Project Site is accessible via Labin Court, a 64-foot wide public street, to the east. Primary access to the Project Site will be via an entrance/exit on Labin Court. There is no secondary access point to the Project Site.

**C. Site Plan**

The site plan depicts the subject establishment located in a 773-square-foot tenant space on the second floor of a multi-tenant shopping center. The entrance to the establishment is oriented towards the shopping center's interior central courtyard. Vehicular access to the property is via a driveway off of Labin Court. The floor plan depicts the establishment's interior layout which includes five tattoo beds.

**D. Parking**

The Project Site provides a total of 630 parking spaces (386 surface parking spaces and 244 parking spaces within the parking structure) as approved under Plot Plan No. 201500292. General commercial uses require one parking space per 250 square feet of floor area. The Project has a floor area of 773 square feet requiring three parking spaces. The shopping center's existing 630 parking spaces can accommodate these three parking spaces.

**9. CEQA DETERMINATION.**

Prior to the Commission's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the opening of a new tattoo parlor business within an existing shopping center. Its operation does not significantly alter nor expand the shopping center's physical space or operations. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, a scenic highway, nor a historical resource. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

**10. PUBLIC COMMENTS.**

Prior to the publication of the Report to the Commission, LA County Planning staff received a petition with 55 signatures in support of the Project.

The Rowland Heights Community Coordinating Council ("RHCCC"), in a letter dated October 26, 2023, voted to oppose the Project based on testimony given by the shopping center's landlord, who spoke in favor of the Project on behalf the business owner. The RHCCC opposed the Project on the basis that the landlord lacked the knowledge on how to operate a tattoo business. The business owner was unavailable to meet with the RHCCC, primarily due to being out of town and concerns about a language barrier.

**11. AGENCY RECOMMENDATIONS.**

A. County Sheriff's Department: Recommended approval in a letter dated October 24, 2023.

B. Public Health: Recommended clearance to public hearing with conditions in a letter dated November 21, 2023.

- a. Body art facilities shall comply with the current requirements relating to the design, construction, and operations. Body art facility owners or operators must submit plans to Public Health's Community Health Program for review and approval prior to offering body art services to the public. A Public Health Permit must be issued by Public Health prior to operating a body art facility.
- b. The facility shall abide by the requirements contained in County Code Title 12 Section 12.08, Noise Control Ordinance of the County of Los Angeles. The Title 12 provisions that apply to this Project include but are not limited to County Code Sections 12.08.390 (Exterior Noise Standards, and 12.08.530 (Residential Air-Conditioning).

12. **LEGAL NOTIFICATION.** The Commission 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, and newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website. On March 3, 2025, a total of 145 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 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

#### **GENERAL PLAN CONSISTENCY FINDINGS**

13. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the CG (General Commercial) land use designation is intended for retail commercial, service, and office uses, categories into which this Project falls. The Commission further finds that the Project promotes a commercial service that is compatible with the commercial shopping center where the establishment will be located.

14. **GOALS AND POLICIES.** The Commission finds that:

The following policies of the General Plan are applicable to the proposed project:

- *(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 will provide a tattoo service providing a distinct commercial service for the neighborhood that contains existing commercial services such as restaurants, retail shops, and entertainment uses.

The following policies of the Area Plan are applicable to the proposed project:

- *(Policy LU-3.1: Land Use Diversity) Enable a more diverse land use pattern to meet the needs of residents and employees, including increased housing options, viable commercial uses, a variety of employment opportunities, ample parks and open spaces, and a range of superior community services and amenities to support the mental, physical, emotional, economic, and social well-being of the community.*

- *(Policy LU-3.11: Commercial Use Flexibility) Provide flexibility in permitted land uses in commercially designated areas to allow a mix of retail, restaurant, small-scale institutional, office, and other compatible uses in commercial centers to prevent vacancies and increase accessibility to the community's everyday needs.*

The Project has the potential to enhance the shopping center's variety of service-oriented businesses by offering tattoo and body art services in a neighborhood that has a mix of commercial and residential uses. The business will be located in an existing commercial shopping center that supports a variety of other retail, restaurant, and commercial services.

### **ZONING CODE CONSISTENCY FINDINGS**

15. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the C-3 zoning classification as tattoo parlors are permitted in such zone with a CUP pursuant to County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).
16. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The Project Site provides a total of 630 parking spaces (386 surface parking spaces and 244 parking spaces within the parking structure) as approved under Plot Plan No. 201500292. General commercial uses require one parking space per 250 square feet of floor area. The Project has a floor area of 773 square feet requiring three parking spaces. The shopping center's existing 630 parking spaces can accommodate these three parking spaces.
17. **PLANNING AREA STANDARDS DISTRICT ("PASD").** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.366 (East San Gabriel Valley PASD). The Project is a proposed tattoo parlor use within an existing tenant space within a shopping center, and there are no specific PASD standards that apply to the proposed tattoo parlor use.
18. **COMMUNITY STANDARDS DISTRICT ("CSD").** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.366.090 (Rowland Heights CSD). The Project is a proposed tattoo parlor use within an existing tenant space within a shopping center, and there are no specific CSD standards that apply to the proposed tattoo parlor use.

### **CONDITIONAL USE PERMIT FINDINGS**

19. **The Commission 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 Project is located in a large, multi-tenant shopping center which serves as a commercial, retail, restaurant, and entertainment hub for the community. The subject establishment itself is located within the shopping center with

its front entrance facing the center's interior courtyard and away from neighboring properties. The establishment's location within the shopping center, along with CUP conditions limiting the business's hours and requiring a Public Health Permit as required by Public Health, will ensure that the Project will not have an adverse effect on neighboring properties. The proposed operating hours of 2:00 p.m. to 11:00 p.m., seven days a week is within normal operating hours of other commercial services in the area. The proposed facility will be required to abide by the requirements contained in County Code Title 12 Section 12.08, Noise Control Ordinance of the County of Los Angeles. Body art facility owners or operators must also submit plans to the Public Health's Community Health Program for review and approval for a Public Health Permit prior to offering body art services to the public. Rules and regulations are in place to protect the practitioner, the client, and public health in general. The California Safe Body Art Act provides minimum standards to use proper body art procedures and control of cross-contamination of instruments and equipment for body art to protect practitioners and clients from transmitting diseases. Public Health registers body art practitioners and permits and inspects body art facilities to ensure they comply with the California Safe Body Art Act in Los Angeles County.

20. **The Commission 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 shopping center was constructed in compliance with the development standards prescribed under Title 22 (Planning and Zoning) of the County Code. The shopping center can accommodate the proposed tattoo parlor within existing tenant spaces and can accommodate the tattoo parlor's required three parking spaces.
21. **The Commission 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 all necessary public streets and utilities. The Project Site is accessible via Labin Court, a 64-foot wide public street, to the east. Primary access to the Project Site will be via an entrance/exit on Labin Court. There is no secondary access point to the Project Site.
22. The Commission 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**

23. The Commission 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 involved the operation of a tattoo parlor within an existing shopping center. Its operation does not significantly alter nor expand the existing shopping center's physical space or operations. Additionally, the Project Site is not located within or in close proximity to a hazardous waste site, a scenic highway, nor a historical resource. There are also no significant or unusual environmental impacts associated with the Project. The size and scope of the Project



will not cause any cumulative environmental impacts to the area. Thus, there are no exceptions to the identified exemption.

**ADMINISTRATIVE FINDINGS**

**24. LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the 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 REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and Area 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 REGIONAL PLANNING COMMISSION:**

- 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. RPPL2023001097**, subject to the attached conditions.

**ACTION DATE: April 30, 2025**

**VOTE: 4-0-0-1**

Concurring: Louie, O'Connor, Moon, Hastings

Dissenting:

Abstaining:

Absent: Duarte-White

MM:SM

04/30/2025

**LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2023-000760-(1)  
CONDITIONAL USE PERMIT NO. RPPL2023001097**

**PROJECT DESCRIPTION**

The project is to authorize the operation of a new tattoo parlor within an existing shopping center 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, 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'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. **This grant shall terminate on April 30, 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. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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 of 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 **\$3,648.00**, 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)** 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. 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 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.
12. 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. 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 **June 30, 2025**.

17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit the revised 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. 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 facility 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 operation of a new tattoo parlor in an existing shopping center.
20. The subject facility shall be developed and maintained in compliance with requirements of the County Department of Public Health ("Public Health") relating to the operation of a body art facility, including:
  - a. Body art facilities shall comply with the current requirements relating to the design, construction, and operations. Body art facility owners or operators must submit plans to Public Health's Community Health Program for review and approval prior to offering body art services to the public. A Public Health Permit must be issued by Public Health prior to operating a body art facility.
  - b. The facility shall abide by the requirements contained in County Code Title 12 Section 12.08, Noise Control Ordinance of the County of Los Angeles. The Title 12 provisions that apply to this project include but are not limited to County Code Section 12.08.390 (Exterior Noise Standards) and Section 12.08.530 (Residential Air-Conditioning).
21. The permittee shall comply with all regulations, laws, and ordinances of the County of Los Angeles and the State of California related to the operation of the use permitted herein.
22. The permittee shall provide and continuously have on file with LA County Planning a contact name and phone number with direct control and responsibility over said facility.
23. The hours of operation of the facility shall be limited to those hours between 2:00 pm and 11:00 pm, seven days a week.
24. No person under the age of 18 years, unless accompanied by a parent or guardian, and no person possessing, consuming, or using any alcoholic beverage or illegal drug shall be permitted within the premises at any time. A clear and legible sign giving

notice of this provision shall be prominently posted at each entrance to the premises of said business.

25. There shall be no loitering permitted on the subject property and signage shall be posted at the front and rear door on the premises to reflect this prohibition. The signage shall be in English and in the predominant second language in the neighborhood. The permittee shall instruct all employees in the regulations prohibiting loitering outside the subject business. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
26. On-site security cameras shall be installed within the business and at an exterior location with a view of the front entrance. Cameras shall be maintained in good operating condition and shall be in operation during regular business hours. Security video footage shall be retained for at least 30 days and shall be made available to law enforcement upon request.
27. The permittee shall comply with all conditions set forth in the attached Public Health letter dated November 21, 2023.

Attachments:

County Public Health Letter dated November 21, 2023



**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/](http://www.publichealth.lacounty.gov/eh/)



**BOARD OF SUPERVISORS**

**Hilda L. Solis**  
First District

**Holly J. Mitchell**  
Second District

**Lindsey P. Horvath**  
Third District


**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

November 21, 2023

TO: Maria Masis  
Supervising Regional Planner  
Department of Regional Planning

Attention: Steven Mar

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

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST**  
**CASE: RPPL2023001097**  
**18888 LABIN COURT UNIT A206 ROWLAND HEIGHTS CA 91748**

Thank you for the opportunity to review the application and project located at the subject property. This project proposes to apply for a new tattoo parlor establishment.

Public Health provide clearance of the aforementioned project. This is conditioned by the current use of public water and wastewater systems. The applicant provided a water "Will Serve" letter from Rowland Water District dated November 15, 2023. Also, provided a copy of the 2022-2023 Annual Secured Property Tax Bill indicating the consolidated sewer service as one of the property direct assessments. Any change of methods for the provisions of potable water and sewage disposal shall invalidate this approval.

- ☒ Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled prior to Building and Safety permitting stage.



- ☐ 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. Environmental Health Plan Check Program: Body Art Facility Plan Check

**Please Note:** Compliance with this section is required prior to the issuance of building permits.

- 3.1 Body art facilities shall comply with the current requirements relating to the design, construction, and operations. Body art facility owners or operators must submit plans to the Department's Community Health Program for review and approval prior to offering body art services to the public. A Public Health Permit must be issued by this Department prior to operating a body art facility.

Other resources and documents for this program may be found at <http://publichealth.lacounty.gov/eh/business/body-art.htm>

For questions regarding body art facility plan check, please contact Thao Komura, Community Health Program at (626) 430-5570 or [tkomura@ph.lacounty.gov](mailto:tkomura@ph.lacounty.gov).

2. Community Protection Branch: Environmental Hygiene

**Please Note:** The following are general requirements for Noise recommendations for the proposed project.

2.1 Noise

- 2.1.1 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](http://municode.com)). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards 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](mailto:mem@ph.lacounty.gov).

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