

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: April 17, 2025

HEARING DATE: April 30, 2025 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2023-000760-(1)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2023001097

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 18888 Labin Court, A206, Rowland Heights

OWNER: Rowland Ranch Pearl of the East

APPLICANT: Bobby Liu

CASE PLANNER: Steve Mar, Regional Planner
smar@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 PRJ2023-000760-(1), CUP Number RPPL2023001097, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2023001097 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) for a new tattoo parlor in the C-3 (General Commercial) Zone 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).

B. Project

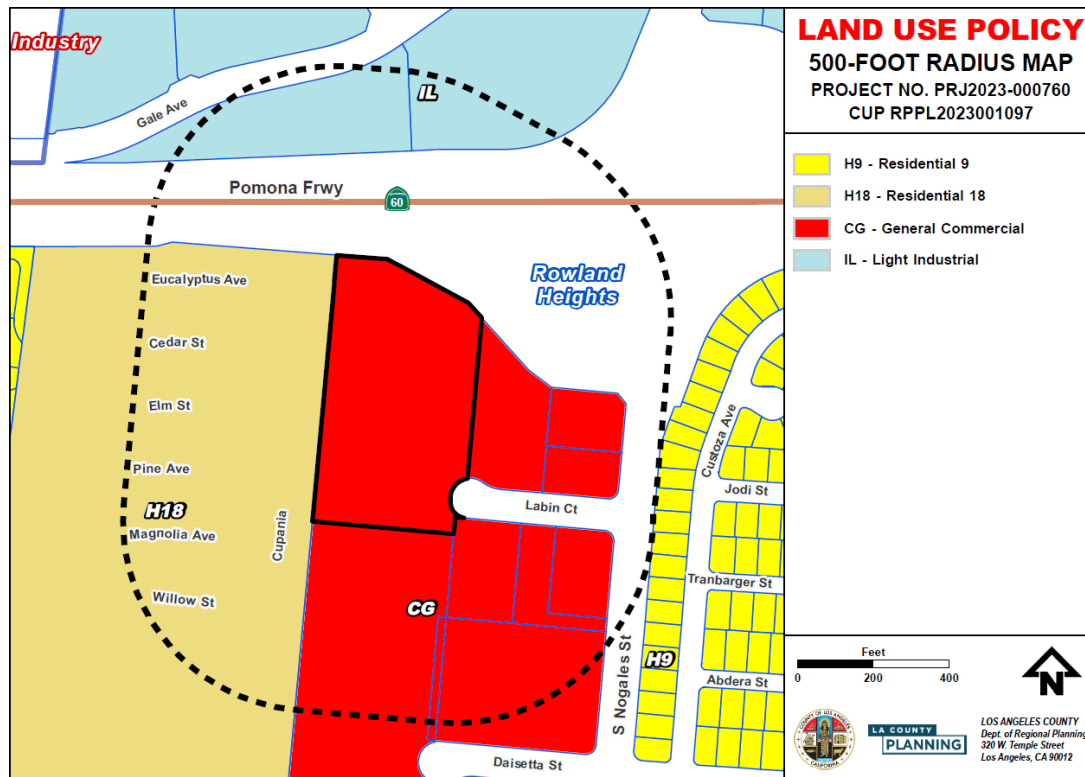
The applicant, Bobby Liu, is requesting a CUP to authorize the operation of a new 773-square-foot tattoo parlor located in a commercial shopping center in the C-3 Zone pursuant to County Code Section 22.20.030.C (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R). The establishment proposes a maximum of five tattoo workstations and operating hours between 2:00 p.m. to 11:00 p.m., seven days a week. The Project will also be subject to the California Safe Body Art Act, which provides minimum safety standards to use proper body art procedures. The Los Angeles County (“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.

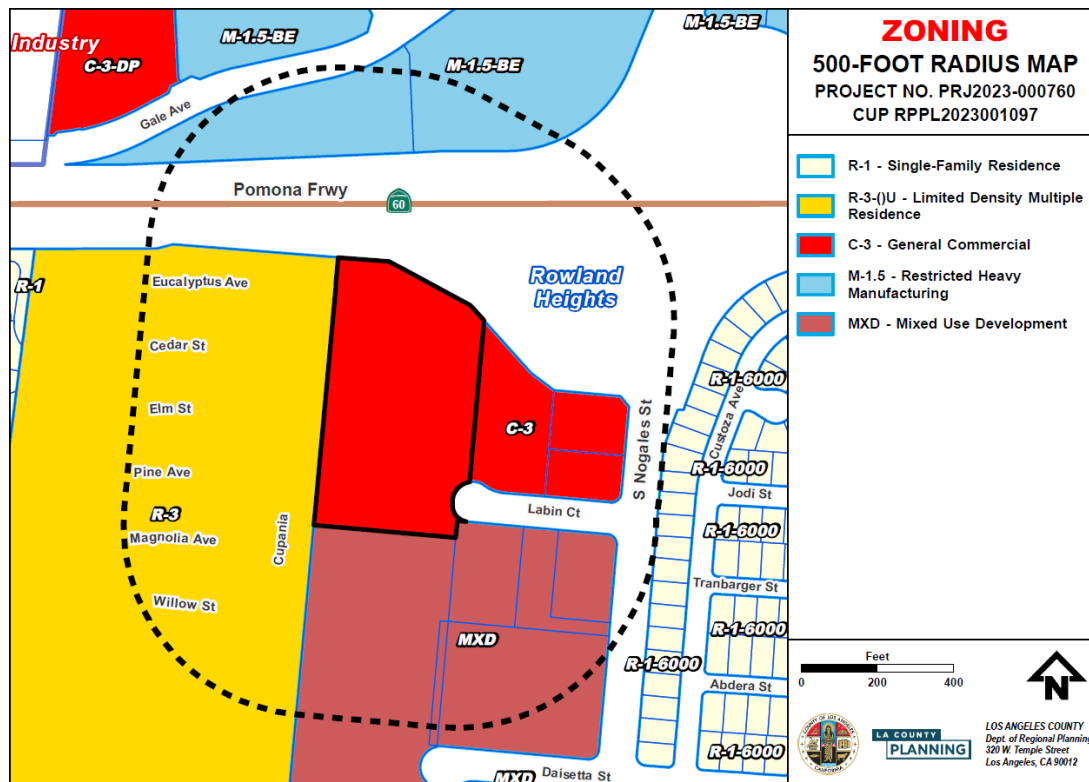
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	EAST SAN GABRIEL VALLEY AREA PLAN* LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3	Shopping Center
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)	Mobilehome Community

*The Project was deemed complete on May 28 ,2024, prior to the effective date of the East San Gabriel Valley Area Plan ("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.





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5122	A1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area)	5/25/1948
8841	C-3	5/11/1965
12143	C-3-BE	5/25/1980
RPPL2022014158	C-3	5/21/2024

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan No. 200800405	Authorized the construction of the shopping center.	Approved 7/23/2009
Plot Plan No. 201000980	Authorized the construction of a new four-level parking structure to provide a total of 618	Approved 3/7/2012

	parking spaces for the shopping center.	
Plot Plan No. 201500292	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.	Approved 7/26/2016

C. Violations

The subject tattoo parlor opened in late 2020 with no valid business license or CUP. In October 2022, the business closed after receiving a violation letter from the County Treasurer and Tax Collector ("TTC") which stated that TTC inspected the business on September 30, 2022, where it was observed that the business was operating without a valid business license. No zoning Notice of Violation ("NOV") has been issued for the use because LA County Planning Zoning Enforcement was not notified at the time by TTC, the public, or any other agency that the business was operating without a business license or without a CUP; and the business has since ceased operations.

ANALYSIS

A. Land Use Compatibility

The operation of the tattoo parlor at the subject property is compatible with nearby commercial and residential uses. The establishment will be located in a large commercial shopping center with other typical commercial uses offering a variety of dining, shopping, and personal commercial services. Tattoo parlors are a permitted use under the County Code in the C-3 zone once a CUP is obtained. The tattoo parlor and shopping center are compatible with the location's CG land use designation in the Area Plan, a component of the General Plan, and is consistent with the development standards prescribed in the East San Gabriel Valley Planning Area Standards District ("PASD") and Rowland Heights Community Standards District ("CSD").

B. Neighborhood Impact (Need/Convenience Assessment)

The operation of a tattoo parlor on the subject property is compatible with the surrounding neighborhood and provides a commercial service use to the community. The proposed tattoo parlor is located within a large commercial shopping center which is located adjacent to the SR-60 Pomona Freeway to the north, commercial uses to the east, a golf driving range to the south, and a mobilehome community to the west. The shopping center is set back approximately 73 feet from the neighboring mobilehome community. This setback buffer, along with the second floor location and inner courtyard-facing orientation of the proposed use within the interior of the shopping center ensures that the use will not create a noise nuisance to the surrounding residences.

C. Design Compatibility

The operation of the tattoo parlor does not affect the physical design of the shopping center and its storefront will be compatible with other business's storefronts located within the shopping center.

GENERAL PLAN/AREA PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the 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 Section 22.158.050 (Findings and Decision) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The proposed business will be located in an existing shopping center and 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. Therefore, staff recommends that the Commission 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 Sheriff's Department ("Sheriff"), in a letter dated October 24, 2023, recommended approval of the Project.
2. Public Health, in a letter dated November 21, 2023, recommended approval of the Project with conditions to be fulfilled prior to the issuance of building permits for the tenant improvements, 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 Sections 12.08.390 (Exterior Noise Standards, and 12.08.530 (Residential Air-Conditioning).

B. Public Comments

1. The Rowland Heights Community Coordinating Council ("RHCCC"), in a letter dated October 26, 2023, voted to oppose the Project. The RHCCC opposed the Project because the shopping center's landlord, who spoke in favor on the Project on behalf of the business owner, lacked the knowledge on how to operate a tattoo business. The landlord is not the intended operator of the tattoo business. The business owner was not available to meet with the RHCCC due to mostly being out of town and a concern of a language barrier.
3. Staff has received a petition with 55 signatures in support of the Project.

Report

Reviewed By:

Maria Masis

Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:


Michele R. Bush

Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Sheriff's Letter – October 24, 2023
EXHIBIT I	Public Health Letter – November 21, 2023

EXHIBIT J	Rowland Heights Community Coordinating Council Letter – October 26, 2023
EXHIBIT K	Public Correspondence/Petition

<div>TATTOO</div> <div>18888 Labin Ct, #A 206-1 Rowland Heights, CA 91748</div>			
ACCESSIBILITY NOTE		ENVIRONMENTAL HEALTH NOTES	
<p>TURNING SPACE</p> <p>1. Circular turning spaces shall be a space of 60 inches diameter minimum and may include knee and toe clearance complying with 11B-306 Knee and Toe Clearance. §11B-304.3.1</p> <p>2. T-Shaped turning spaces shall be a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. §11B-304.3.2, Figure 11B-304.3.2</p> <p>KNEE AND TOE CLEARANCE</p> <p>1. For lavatories and built-in dining and work surfaces required to be accessible, toe clearance shall be provided that is 30 inches in width and 9 inches in height above the finish floor or ground for a depth of 19 inches minimum. §11B-306.2.1</p> <p>2. Toe clearance shall extend 19 inches maximum under lavatories for toilet and bathing facilities and 25 inches maximum under other elements. §11B-306.2.2</p> <p>3. At lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in width for a depth of 11 inches at 9 inches above the finish floor or ground and for a depth of 8 inches at 27 inches above the finish floor or ground increasing to 29 inches high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. §11B- 306.3.3, Figure 11B-306.3(c)</p> <p>4. At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in width at 27 inches above the finish floor or ground for a depth of at least 19 inches. §11B-306.3</p> <p>DOORS, DOORWAYS, AND GATES</p> <p>1. Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, Doorways, and Gates. §11B-206.5</p> <p>2. Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates. §11B-404.1</p> <p>3. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. §11B-404.2.3</p> <p>4. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1. §11B- 404.2.4.1</p> <p>5. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 11B-404.2.4.2. §11B-404.2.4.2</p> <p>6. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate. §11B- 404.2.4.3</p> <p>7. Thresholds, if provided at doorways, shall be 12 inch high maximum. Raised thresholds and changes in level at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. §11B- 404.2.5</p> <p>8. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. §11B-404.2.7</p> <p>9. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: §11B-404.2.9</p> <p>a. Interior hinged doors and gates: 5 pounds maximum.</p> <p>b. Sliding or folding doors: 5 pounds maximum.</p> <p>c. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds.</p> <p>d. Exterior hinged doors: 5 pounds maximum.</p> <p>10. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by kick plates shall be capped. §11B-404.2.10</p> <p>RAMPS</p> <p>1. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-405.2</p> <p>2. Cross slope of ramp runs shall not be steeper than 1:48 (2.083%). §11B-405.3</p> <p>3. Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope and cross slope are not permitted on ramp runs. §11B-405.4</p> <p>4. The clear width of a ramp run shall be 48 inches minimum. §11B-405.5</p> <p>5. The rise for any ramp run shall be 30 inches maximum. §11B-405.6</p> <p>6. Ramps shall have landings at the top and the bottom of each ramp run. §11B-405.7</p>		<p>7. Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level are not permitted. §11B- 405.7.1</p> <p>8. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. §11B- 405.7.2</p> <p>9. Top landings shall be 60 inches wide minimum. §11B-405.7.2.1</p> <p>10. The landing clear length shall be 60 inches long minimum. §11B-405.7.3</p> <p>11. Bottom landings shall extend 72 inches minimum in the direction of ramp run. §11B-405.7.3.1</p> <p>12. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. §11B-405.7.4</p> <p>13. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. §11B-405.7.5</p> <p>14. Ramp runs shall have compliant handrails per 11B-505 Handrails. §11B-405.8</p> <p>15. Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings. §11B-405.9 (See exceptions)</p> <p>16. A curb, 2 inches high minimum, or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. §11B-405.9.2</p> <p>17. Landings subject to wet conditions shall be designed to prevent the accumulation of water. §11B-405.10</p> <p>CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS</p> <p>1. Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.2.1</p> <p>2. For perpendicular ramps, where provided, curb ramp flares shall not be steeper than 1:10. §11B-406.2, Figure 11B-406.2.2</p> <p>3. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). §11B-406.3.1, Figure 11B-406.3.2</p> <p>4. A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum (2.083%). §11B-406.3.2</p> <p>5. Blended transition ramps shall have a running slope not steeper than 1:20 (5%). §11B-406.4.1</p> <p>6. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides. §11B-406.5.1</p> <p>7. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum. §11B-406.5.2</p> <p>8. Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum. §11B-406.5.3</p> <p>9. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush. §11B-406.5.6</p> <p>10. The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. §11B-406.5.7</p> <p>11. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. §11B-406.5.8</p> <p>12. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. §11B-406.5.9</p> <p>13. Curb ramps and blended transitions shall have detectable warnings complying with 11B-705 Detectable Warnings. §11B-406.5.12</p> <p>14. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches wide minimum. Where curb ramps are provided, they shall comply with 11B-406 Curb Ramps, Blended Transitions and Islands. Landings complying with 11B-406.5.3 Landings and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with 11B-705 Detectable Warnings and Detectable Directional Texture. §11B-406.6, Figure 11B-406.6</p> <p>GENERAL SITE AND BUILDING ELEMENTS</p> <p>1. Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces. §11B-208.1</p> <p>2. Where passenger loading zones, drop-off zones, and/or bus stops are provided, accessible passenger loading zones, drop-off zones, and/or bus stops are required.</p>	
GENERAL NOTE			
<p>1. THE CONTRACTOR SHALL PROVIDE SAFE AND CONTINUOUS PASSAGE FOR LOCAL PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES.</p> <p>2. SHOULD ANY OF THE EXISTING UTILITIES OR ANY OTHER FACILITIES CONFLICT WITH THE PROPOSED WORK AS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND AWAIT THE RELOCATION AND/OR ALTERNATE DESIGN.</p> <p>3. THE CONTRACTOR SHALL SO CONDUCT HIS OPERATIONS AS TO OFFER THE LEAST POSSIBLE OBSTRUCTION AND INCONVENIENCE TO THE PUBLIC, AND HE SHALL HAVE UNDER CONSTRUCTION NO GREATER LENGTH OR AMOUNT OF WORK THAN HE CAN EXECUTE PROPERLY WITH DUE REGARD TO THE RIGHTS OF THE PUBLIC.</p> <p>4. CONVENIENT ACCESS TO DRIVEWAYS AND BUILDINGS ALONG THE LINE OF WORK SHALL BE MAINTAINED, AND TEMPORARY CROSSINGS SHALL BE PROVIDED AND MAINTAINED IN GOOD CONDITIONS. NOT MORE THAN ONE CROSSING OR INTERSECTING STREET OR ROAD SHALL BE CLOSED AT ANY ONE TIME WITHOUT THE APPROVAL OF THE OWNER.</p> <p>5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUCH FENCES, BARRIERS, DIRECTIONAL SIGNS, LIGHTS, AND FLAG MEN AS ARE NECESSARY TO GIVE ADEQUATE WARNING TO THE PUBLIC AT ALL TIMES OF ANY DANGEROUS CONDITIONS TO BE ENCOUNTERED AS A RESULT OF THE CONSTRUCTION WORK AND TO GIVE DIRECTIONS TO THE PUBLIC.</p> <p>6. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID INJURY TO EXISTING IMPROVEMENTS OR FACILITIES, UTILITY FACILITIES, ADJACENT PROPERTY, AND TREES AND SHRUBBERY.CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ENTERING PROJECT SITE.</p> <p>7. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, AND THE CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE AND FEDERAL LAWS, RULES, REGULATIONS, AND ORDERS RELATING TO SAFETY TO THE PUBLIC AND WORKERS.</p> <p>8. ALL WORK RELATED TO ELECTRICAL SERVICE SHALL BE PERFORMED IN CONFORMANCE WITH THE GOVERNING POWER COMPANY REQUIREMENTS.</p> <p>9. ALL WORK EMBODIED IN THESE PLANS SHALL BE DONE IN ACCORDANCE WITH - APPLICABLE PROVISIONS OF THE CURRENT GOVERNING BUILDING CODE.</p> <p>10. THE ARCHITECT SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY REGULATIONS OF U.S. DEPARTMENT LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS "CONSTRUCTION SAFETY ORDERS" OR ANY OTHER GOVERNING AGENCY SAFETY REQUIREMENTS.</p>		<p>11. CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITIES FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT HIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, THE ARCHITECT, AND THE ARCHITECT'S CONSULTANTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT.</p> <p>12. SITE ACCESSIBILITY REQUIREMENTS (CBC CHAPTER 11-B) WILL BE REVIEWED UNDER THE GRADING PLAN CHECK NUMBER.</p> <p>13. ALL MATERIALS INSTALLED SHALL BE A MINIMUM OF CLASS III, INSULATION, PIPING, WIRING ETC. SHALL HAVE A MINIMUM FLAME SPREAD CLASS PER SECTION 707.</p> <p>14. ALL HORIZONTAL DIMENSIONS ARE TAKEN FROM FACE OF STUD UNLESS OTHERWISE NOTED.</p> <p>15. ALL STUDS ARE 2X6 UNLESS NOTED OTHERWISE.</p> <p>16. PADS AT ROUGH GRADING WILL HAVE A MINIMUM SLOPE OF 1% TOWARDS THE STREET DESIGNED DRAINAGE OUTLET. REFER TO CIVIL DRAWINGS.</p> <p>17. FINISH GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANING AND IRRIGATION SYSTEMS INSTALLED BEFORE OCCUPANCY OF BUILDINGS.</p> <p>18. SECURE ENCROACHMENT PERMIT PER THE CITY'S REQUIREMENTS FOR CONSTRUCTION, GRADINGS AND OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT OF WAY.</p> <p>19. SECURITY REQUIREMENTS FOR SWINGING DOORS SHALL COMPLY WITH THE CITY OF LOS ANGELES BUILDING CODE.</p> <p>20. CONTRACTOR SHALL PROVIDE STEEL CERTIFICATIONS TO THE CITY GOVERNING AGENCY BUILDING DIVISION PRIOR TO INSTALLATION.</p> <p>21. THE GENERAL CONTRACTOR SHALL FURNISH HYDRAULICALLY CALCULATED AUTOMATIC FIRE SPRINKLER SYSTEMS. CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND OBTAIN APPROVALS FROM THE INSURANCE SERVICE OFFICE, (I.R.I.), BUILDINGS, FIRE DEPARTMENT AND OTHER REQUIRED GOVERNING AGENCIES PRIOR TO SUBMITTAL TO THE ARCHITECT FOR HIS REVIEW PRIOR TO ANY INSTALLATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE SYSTEM FROM CONNECTION TO SITE WATER MAIN TO INTERIOR OF BUILDING. REFER TO SPECIFICATIONS AND TO PLAN INDICATING BUILDINGS TO BE SPRINKLED ALL COSTS ASSOCIATED TO UPGRADE THE FIRE SPRINKLERED SYSTEM SHALL BE PAID BY THE CONTRACTOR. FIRE SPRINKLER DRAWINGS SHALL BE UNDER A DEFERRED SUBMITTAL.</p> <p>22. THE FIRE SPRINKLER SERVICE MUST BE EQUIPPED AND INSTALLED PER FIRE DEPARTMENT SPECIFICATIONS AND DIRECTIONS. FIRE SPRINKLER CONTRACTOR SHALL CONTACT THE FIRE DEPARTMENT FOR WATER DESIGN SPECS. ON UNDERGROUND CONNECTION.</p>	
PROJECT DESCRIPTION	APPLICABLE CODE	PAGE INDEX	FIRE DEPARTMENT NOTES
TYPE OF CONSTRUCTION: TYPE V-B	2022 CALIFORNIA BUILDING CODE (CBC)	T-0 TITLE SHEET	1. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
APN: 8761- 011 - 020	2022 CALIFORNIA MECHANICAL CODE (CMC)	T-1 SITE PLAN	2. EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
ZONING: C3	2022 CALIFORNIA PLUMBING CODE (CPC)	GC-1 CAL GREEN	3. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH CBC2019 SECTION 1005
1. BUILDING STORIES : 2	2022 CALIFORNIA ELECTRICAL CODE (CEC)	GC-2 CAL GREEN	4. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL.
2. FIRE SPRINKLER: YES	2022 CALIFORNIA FIRE CODE (CFC)	GC-3 CAL GREEN	5. EXIT SIGN SHALL BE PER CBC 2019
3. REQUIRENT 1 EXIT, PROVIDE 1EXIT	2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	A-1 FLOOR PLAN	6. FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE INSPECTOR.
4. OCCUPANCY TYPE: B	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE	A-2 PROPOSED FLOOR PLAN	7. BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
TOTAL AREA: 773 S.F			8. COMMERCIAL DUMPSTER OR CONTAINERS WITH AN INDIVIDUAL CAPACITY ON 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTER ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
SCOPE OF WORK	SEPARATE PERMIT	VICINITY MAP	9. AN APPROVAL FIXED FIRE EXTINGUISHERS SYSTEM FOR THE KITCHEN HOOD, DUCTS AND COOKING SURFACES SHALL BE HANDLED BY THE LICENSED FIRE PROTECTION CO. TO BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.
EXISTING TATTOO CONDITIONAL USE APPLICATION AREA: 773 S.F	1. SIGN PROGRAM IS UNDER A SEPARATE SUBMITTAL BY BUILDING DEPT.		10. THE LICENSED FIRE PROTECTION CO. IS RESPONSIBLE FOR THE U.L. APPROVAL SYSTEM NUMBER, THE SUBMISSION U.L. APPROVAL SCHEMATIC DRAWING TO AREA INSPECTION UNIT.
NOTE: NO CONSTRUCTION PERFORM IN THIS PROJECT.	2. FIRE SPRINKLER SYSTEM IS UNDER SEPARATE SUBMITTAL AND APPROVAL BY THE FIRE DEPT.		11. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH CBC2019 TABLE 803.5
CONTACT INFO			12. ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIALS SHALL COMPLY WITH FIRE CODE CHAPTER 11
ARCHITECTURAL SERVICE: TOP-ARC GROUP CONTACT: STEVEN CHEN ADDRESS: 1140 CENTRE DR, SUITE E, WALNUT, CA 91789 P: 626-226-3939 E: YAOLONG0221@YAHOO.COM			13. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 4 INCHES HIGH, 1 INCH WIDE WITH A 1/2 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. CFC 505.1
			14. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE.
			CONTRACTOR NOTES
			1.BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE PLANS PERTAINING TO THIS WORK. CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF AS TO ALL CONDITIONS AND LIMITATIONS APPLYING TO THIS WORK. HE SHALL ESTIMATE AND INCLUDE IN HIS BID A SUM SUFFICIENT TO COVER THE COST OF ALL LABOR AND MATERIALS TO ACCOMPLISH THE INTENT OF THESE PLANS.
			2. THE CONTRACTOR SHALL OBTAIN PERMITS AS REQUIRED BY THE GOVERNING AUTHORITIES FOR CONSTRUCTION.
			3. ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS SHALL BE DONE BY THE CONTRACTOR.
			4. THE CONTRACTOR SHALL PROCURE IN THE OWNER'S NAME, AND CHARGES FOR INSTALLATION OF THE WATER AND GAS METERS AND ALL PIPING FROM MAIN TO SAID METERS.
			5. THE CONTRACTOR SHALL SENT PROPER NOTICES. MAKE ALL NECESSARY ARRANGEMENTS AND PERFORM ALL SERVICES REQUIRED IN THE MAINTENANCE OF ALL PUBLIC UTILITIES
			6. THE CONTRACTOR SHALL REQUIRE SUCH COOPERATION OF THE VARIOUS TRADES AS WILL BE NECESSARY TO COMPLETE EACH AND EVERY PART OF THE WORK, EVEN THROUGHOUT SPECIFICALLY INDICATED. NOTED OR DETAILED ON THE DRAWINGS OR SPECIFICATIONS.
			7. DIMENSIONS AND CONDITIONS AT THE JOBSITE SHALL BE VERIFIED BY THE CONTRACTORS. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS OR CODE REQUIREMENTS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK

TOP-ARC GROUP

ARCHITECTURAL DESIGN FIRM

PHONE: (626) 226-3939

EMAIL: YAOLONG0221@YAHOO.COM

PROJECT TITLE / ADDRESS

TATTOO

18888 Labin Ct, #A 206-1

Rowland Heights, CA 91748

DRAWING TITLE

TITLE SHEET

REGISTERED PROFESSIONAL ENGINEER

LET ZHANG

NO. 89369

Exp. 12/31/22

CIVIL

STATE OF CALIFORNIA



REVISIONS

DATE	NO.
	△

DATE:

DRAWN BY:

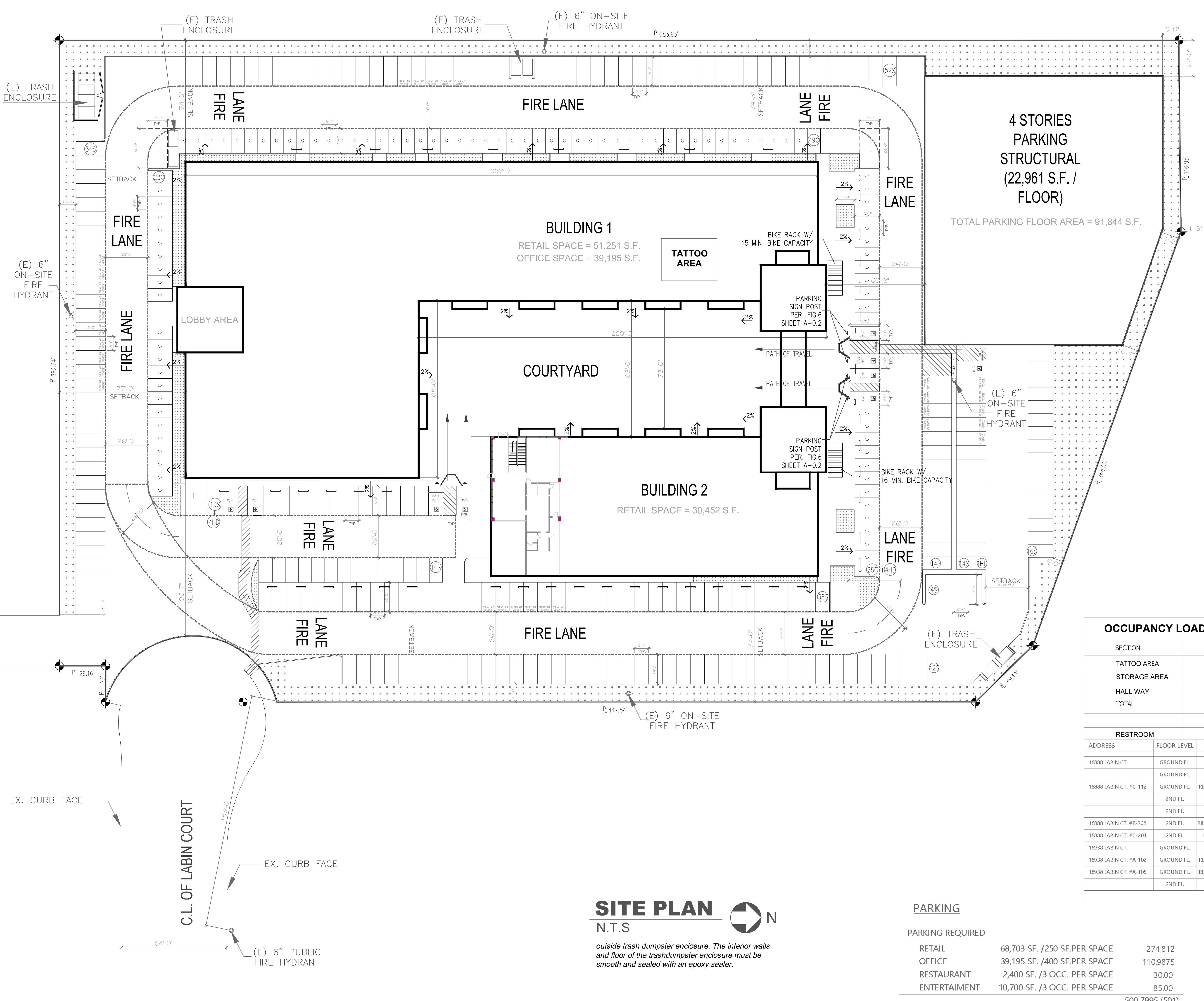
S.C.

SCALE:

AS NOTED

SHEET NO.

T-0



OCCUPANCY LOAD CALCULATION						SCALE	5
SECTION		AREA		OCCUPANCY LOAD		N.T.S.	
TATTOO AREA		AREA : 342 S.F		O.L =342/100=4			
STORAGE AREA		AREA : 47 S.F		O.L =47/100=1			
HALL WAY		AREA : 384 S.F					
TOTAL		773 S.F					
RESTROOM		AREA : 116 S.F		5PERSONS			
ADDRESS	FLOOR LEVEL	USE	FLOOR AREA	PARK'G RQM T	REQ'D STALLS	REMARK	
18888 LABIN CT.	GROUND FL.	OFFICE	20,344 SQFT	1 STL/400	50.86		
	GROUND FL.	RETAIL	24,696 SQFT	1 STL/250	98.784		
18888 LABIN CT. #C-112	GROUND FL.	RESTAURANT	800 SQFT	15 OCC.	10.00	RPP T201200748	
	2ND FL.	OFFICE	18,851 SQFT	1 STL/400	47.1275		
	2ND FL.	RETAIL	15,155 SQFT	1 STL/250	60.62		
18888 LABIN CT. #B-208	2ND FL.	BILLIARD HALL	3,900 SQFT	62 OCC.	21.000	RCUP T20120087	
18888 LABIN CT. #C-201	2ND FL.	KARAOKE	7,180 SQFT	233 OCC.	77.000	RCUP T20120073	
18938 LABIN CT.	GROUND FL.	RETAIL	13,408 SQFT	1 STL/250	53.632		
18938 LABIN CT. #A-102	GROUND FL.	RESTAURANT	800 SQFT	15 OCC.	10.00	RPP T201200617	
18938 LABIN CT. #A-105	GROUND FL.	RESTAURANT	800 SQFT	15 OCC.	10.00	RPP T201200747	
	2ND FL.	RETAIL	15,444 SQFT	1 STL/250	61.776		
TOTAL			120,998 SQFT	TOTAL REQ'D PARK'G	487.7995		

SITE PLAN
N.T.S

outside trash dumpster enclosure. The interior walls and floor of the trashdumstper enclosure must be smooth and sealed with an epoxy sealer.

N

PARKING			
PARKING REQUIRED			
RETAIL	68,703 SF. /250 SF.PER SPACE	274.812	
OFFICE	39,195 SF. /400 SF.PER SPACE	110.9875	
RESTAURANT	2,400 SF. /3 OCC. PER SPACE	30.00	
ENTERTAINMENT	10,700 SF. /3 OCC. PER SPACE	85.00	
		500.7995 (501)	
TOTAL PARKING PROVIDED			
STANDARD		407	
COMPACT (MAX. 40%)		196 (32%)	
HANDICAP (MIN. 2%)		13	
		616 > 501 (OK)	



PROJECT NUMBER
PRJ2023-000760-(1)

HEARING DATE
April 30, 2025

REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2023001097

PROJECT SUMMARY

OWNER / APPLICANT

Rowland Ranch Pearl of the East / Bobby Liu

MAP/EXHIBIT DATE

July 2023

PROJECT OVERVIEW

The applicant, Bobby Liu, is requesting a conditional use permit (“CUP”) to authorize the operation of a new 773-square-foot tattoo parlor located in a commercial shopping center in the C-3 (General Commercial) Zone pursuant to Los Angeles 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 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.

LOCATION

18888 Labin Court, A206, Rowland Heights

ACCESS

via Labin Court

ASSESSORS PARCEL NUMBER(S)

8761-011-020

SITE AREA

6.01 Acres

GENERAL PLAN / LOCAL PLAN

East San Gabriel Valley Area Plan

ZONED DISTRICT

Puente

PLANNING AREA

East San Gabriel Valley

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-3

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Rowland Heights

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and the East San Gabriel Valley Area Plan
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.366 (East San Gabriel Valley Planning Area Standards District Requirements)
 - Section 22.366.090 (Rowland Heights CSD Requirements)
 - Section 22.20.040 (Development Standards for Commercial Zones)
-

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 893-7009

E-MAIL ADDRESS:

smar@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT 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.** Reserved.
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 because the landlord lacked the knowledge on how to operate a tattoo business. The business owner was not available to meet with the RHCCC due to mostly being out of town and a concern of 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:

Concurring:

Dissenting:

Abstaining:

Absent:

MM:SM

04/30/2025

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT 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/



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.

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). 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.

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.

CC:va

DPH_CLEARED_18888 LABIN COURT UNIT A206 ROWLAND HEIGHTS CA 91748_RPPL2023001097_11.21.2023

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.

The Project site is located within the commercial land use category of the Community Plan. The Project is consistent with the permitted uses of the underlying land use category which is intended for retail, commercial, service and office uses. The General Plan includes a policy to promote neighborhood commercial facilities that provide convenient goods and services to the community and that complement the community character through appropriate scale, design and location controls.

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.

The proposed Project is located within a commercial center which is located adjacent to the Pomona Freeway to the north, commercial uses to the west, open space to the south, and a mobile home community to the west. This proposed Project's orientation and location within the commercial center, the significant side-yard setback of the commercial center, the proposed Project conditions regarding the operation of the facility reduce the likelihood that the Project will negatively affect the persons residing in the neighboring community.

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.

The existing commercial center was constructed in compliance with the development standards in the Zoning Code

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.

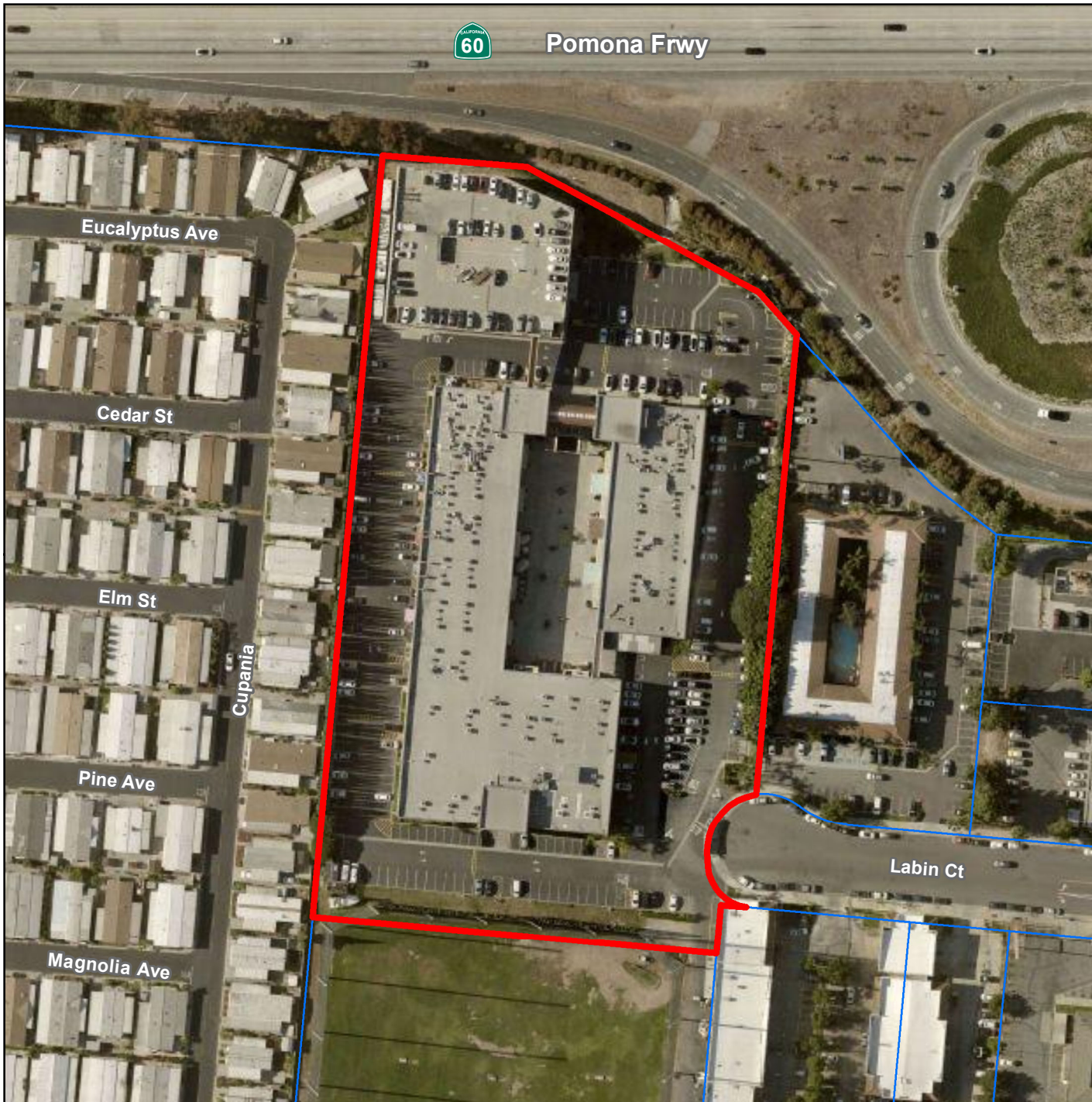
Our site just south of 60 freeway, with traffic lights after off the ramp, and having 4 lines of Labin Court street on both in and out ways for sure will have no impact to the local traffic. The proposed site also have 618 parking spaces and 4 storey parking structure building can serve for the public and private service facilities

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 17, 2025
PROJECT NUMBER: PRJ2023-000760-(1)
PERMIT NUMBER(S): CUP RPPL2023001097
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 18888 Labin Court, A206, Rowland Heights
OWNER: Rowland Ranch Pearl of the East
APPLICANT: Bobby Liu
CASE PLANNER: Steve Mar, ~~Regional~~Senior Planner
smar@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The project qualifies as Class 1, Existing Facilities under State CEQA Guidelines Section 15301 because the Project involved the establishment and 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 its character. Additionally, the Project Site is not located within or in close proximity to an environmentally sensitive area, 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.

SHAPING
TOMORROW



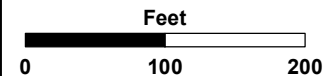
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-000760

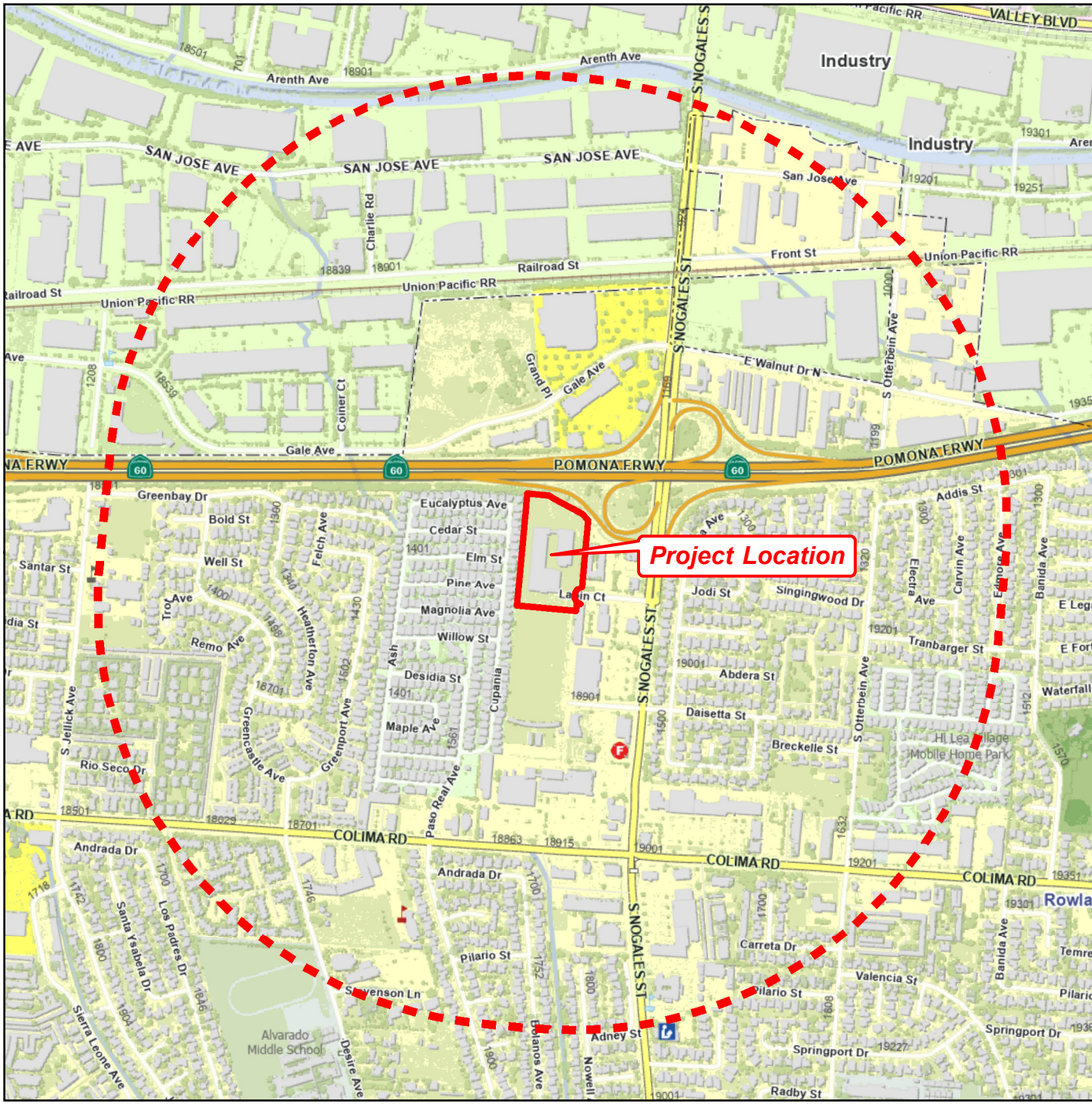
CUP RPPL2023001097

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



LA COUNTY
PLANNING

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



HALF-MILE RADIUS

LOCATOR MAP

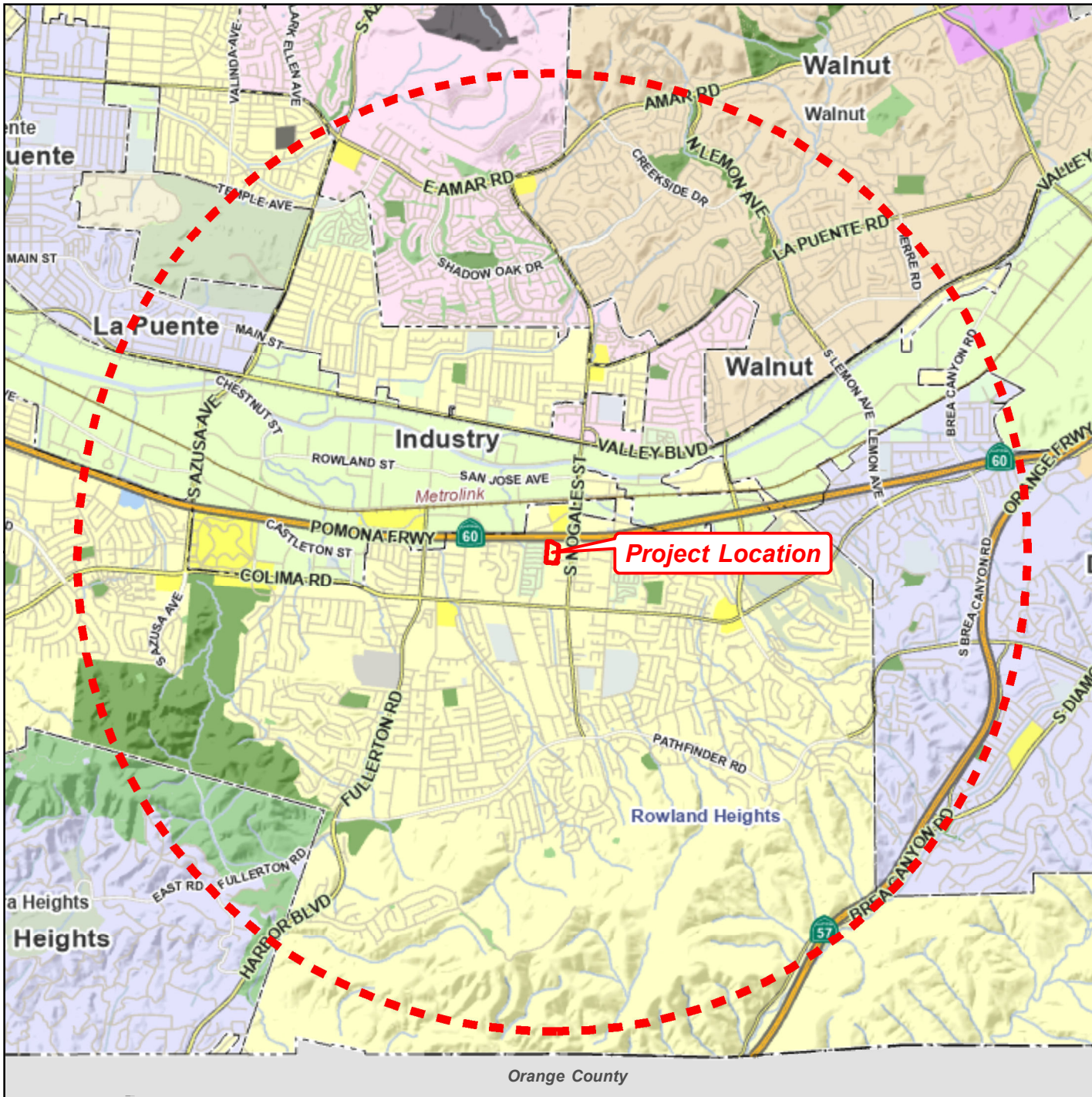
PROJECT NO. PRJ2023-000760
CUP RPPL2023001097



Feet
0 600 1,200

LA COUNTY
PLANNING

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

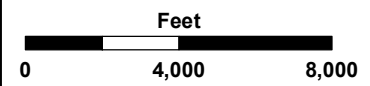


3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-000760

CUP RPPL2023001097



LA COUNTY
PLANNING

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



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



Subject: Conditional Use Permit (CUP) Consultation for a new tattoo parlor
Project No.: PRJ2023-000760-(1)
Permit No.: CUP RPPL2023001097
Establishment: K & I Tattoo
Location: 18938 Labin Court, Suite A206, Rowland Heights (Pearl of the East shopping plaza)
Description: To authorize the operation of a new tattoo parlor. The establishment opened and operated illegally without an approved CUP or business license in late 2020. In October 2022, the establishment shut down after receiving a violation letter from the County Treasurer and Tax Collector's Office for operating without a business license.

(1) Summary of service calls and crime history for the project site over the last five years:

Please provide a summary of service calls and crime history for the project site over the last five years. Provide the total number of service calls, and summarize the types of calls (violent crimes by type, property crimes by type, other activities, etc.). When providing a CFS (Call for Service)/Incident Event report, please provide a **redacted** version. *(These documents are kept in our case files and are subject to public records act requests.)*

The location has been a consistent source of property crime calls since its inception. The locations contained within have had several violations from LA County Regional planning as well as ABC.

(2) Comments/recommended conditions:

Please provide any comments or recommend conditions of approval you feel are necessary to maintain public safety at the project site.

This location is located next to a Motel 6. The motel has been a consistent source of narcotic and criminal activity. The adjacent rear open space lot has large transient activity which has resulted in thefts from the four-story parking lot assigned to the

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

property. We recommend that the locations have quality security cameras installed inside and outside facing the parking lot. Those cameras need to have recorders so the footage can be recovered when requested by law enforcement for evidence. The location is also adjacent to the 60 freeway which could make it a target for burglaries and robberies. We recommend burglary and robbery alarms. We also recommend that if the locations are used in a night club or bar setting in the later hours that a security guard be hired for those evenings.

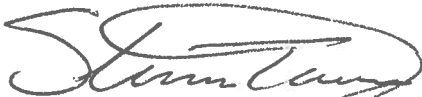
(3) Overall recommendation (check one):

☒ Sheriff recommends approval of this CUP.

☐ Sheriff does NOT recommend approval of this CUP.

Sincerely,

ROBERT G. LUNA, SHERIFF



Steven H. Tousey, Captain
Walnut/Diamond Bar Sheriff's Station



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

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

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

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

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

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

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

Hilda L. Solis
First District

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.

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). 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.

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.



ROWLAND HEIGHTS
COMMUNITY COORDINATING COUNCIL
IMPROVING OUR COMMUNITY

P.O. Box 8171

Rowland Heights, CA 91748

www.rowland-heights.org

rhccc4RH@gmail.com

Rowland Heights Community Coordinating Council

To: Steve Mar, Senior Regional Planner, Puente Whittier Development Service

From: Cary Chen, President of Rowland Heights Coordinating Council

Date: October 26, 2023

Re: My Player Inc. Tattoo Parlor CUP Application – 18938 Labin Ct #206-1 Rowland Heights CA 91748

Mr. Bobby Liu, the applicant's representatives presented the business, My Player Inc, intent of to operate a tattoo business at the subject premise located at 18938 Labin Ct. Unit 206-1 to the Board of Directors of the Rowland Heights Community Coordinating Council (RHCCC) on Wednesday, October 18, 2023.

RHCCC Board has voted NOT to support this CUP application of providing tattoo service at this time. The board found the representative also an owner has lack of knowledge for operating the tattoo business.

If you have any additional comments or questions, please feel free to contact us at rhccc4RH@gmail.com.

Cary Chen

Cary Chen

President, Rowland Heights Community Coordinating Council

626-643-1313

P.O. Box 8171

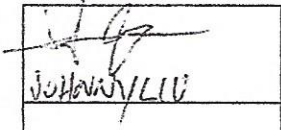
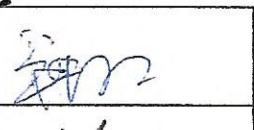

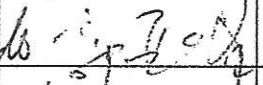
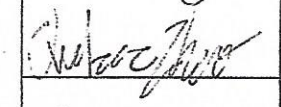
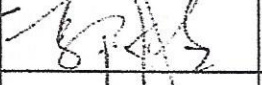

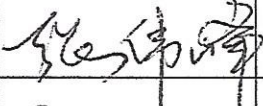



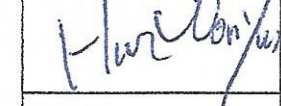
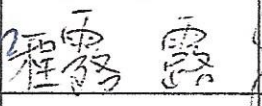
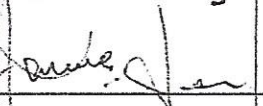
Rowland Heights, CA 91748

To whom it may concern:

Our plaza – Pearl of the East is applying the Conditional Use Permit for Tattoo Parlor at location

18888 Labin Court Suite A206-1, Rowland Heights, CA91748

Your valuable support by signature underneath is highly appreciated.

	Sui Mei Huang	Yafeng Huang		
Flaine Tong			Ye	
Bobby Liu	Rodrigo G. V.	曾國良	Jin Wu	
Yamei Yu	Strong Guo	Ching	Deten Guo	
	Juile	Jennychi	Joe	
Hong Yang		Ti Ti Gu	Paul Li	
Julia Zee	马林	陳山格	Tomlin	
	Keneth		Hank Wan	
Daoming Gao		Gary Chen		
Qi Lan		Scott		
Maican Wang	周敏	Thomas		
Albert Shun		Robert		
Ping Sun	Linru	白佰何		
				
JESUS MORALES	许志萍	林連照		

Jimmy Lee
Denise Zhang