

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

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

PROJECT DESCRIPTION

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

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **Grant Term. This grant shall terminate on May 27, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the tattoo and body piercing parlor and satisfaction of Condition No. 2 shall be considered use of this grant.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$3,648**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this

grant. The fund provides for **eight (8) biennial** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations).
11. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. **Exhibit "A".** All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Regional Planning ("Director").
14. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather

permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, an electronic copy of a modified Exhibit "A" shall be submitted to LA County Planning by **July 27, 2025**.
17. **Subsequent Revisions to the Exhibit "A".** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit an electronic copy of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. **Retain Conditions.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff or LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector. The manager and all employees of the establishment shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PROJECT SITE-SPECIFIC CONDITIONS

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

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

SIGNAGE/POSTING CONDITIONS

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

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

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

Attachments:

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