

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	January 25, 2024	
HEARING DATE:	February 6, 2024	AGENDA ITEM: 4
PROJECT NUMBER:	PRJ2022-003411-(1)	
PERMIT NUMBER(S):	Nonconforming Uses, Buildings and Structures Review ("NCR") No. RPPL2022010414	
SUPERVISORIAL DISTRICT:	1	
PROJECT LOCATION:	2020 S. Hacienda Blvd., Hacienda Heights, CA 91745	
OWNER:	Edward Liu Trust	
APPLICANT:	Hacienda Joy Sauna	
CASE PLANNER:	Carl Vincent Nadela, AICP, Principal Regional Planner cnadela@planning.lacounty.gov	

PROJECT DESCRIPTION

A. Entitlement Requested

NCR for the continued operation of an existing massage establishment within an existing commercial complex in the C-2 (Neighborhood Commercial) Zone pursuant to County Code Section 22.172.060 (Nonconforming Uses, Buildings and Structures - Review of Amortization Schedule or Substitution of Use).

B. Project

The Project is a request to authorize the continued operation of an existing massage establishment, Hacienda Joy Sauna. The business is located within a 7,726-square-foot commercial tenant space within an existing commercial complex in Hacienda Heights. The current operation employs four licensed massage therapists and operates from 9:00 AM to 10:00 PM daily.

The existing massage establishment was originally established through the approval of Conditional Use Permit ("CUP") 00-37 on January 10, 2001, and subsequently continued operation through the approval of CUP 200600121 on March 21, 2007. In conjunction with the adoption of the Hacienda Heights Community Plan ("Community Plan"), a component of the General Plan, in 2011 the zoning on the property changed from C-3 to C-2, making the massage use nonconforming at the Project Site. CUP 200600121 expired on March 21, 2017, which necessitated the filing of this NCR application.

C. Project Updates

A duly noticed public hearing was conducted for the Project via video conferencing and in-person on December 5, 2023. On this date, the Hearing Officer heard a presentation from Staff. The applicants and their representative was present but did not provide additional testimony.

The Hearing Officer indicated her concern that the interior lay-out of the establishment had changed since the last approval of CUP 200600121 and that a revised Occupancy Load has not been calculated for the updated Floor Plan submitted by the applicant and transmitted to the Hearing Officer on November 30, 2023. The Hearing Officer also expressed concern that the interior layout of existing massage establishment may have changed to such a degree that exceeds what is allowed for the continuation of legally established uses that have become non-conforming due to changes in development standards and zoning requirements. To assist in this determination, Staff offered to prepare an analysis of what has changed from the Floor Plan approved by CUP 200600121 to what is currently existing on site.

To provide time for the applicant to obtain the revised Occupancy Load calculation for the updated Floor Plans and for staff to prepare an analysis of the changes in the Floor Plan, the Hearing Officer continued the public hearing to February 6, 2024.

At this time, Staff is still working with the applicant and Building Safety to determine the Occupancy Load of the revised Floor Plans. Staff will provide further updates on Thursday, **February 1, 2024**.

Report

Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Administrator
