



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 8, 2008  
SUBJECT: Conditional Use Permit No. 684-07  
APPLICANT: Efrain D. Espinoza  
South Bay Tattoo & Piercing  
604 W. Sepulveda Boulevard  
Carson, CA 90745  
REQUEST: To approve a Conditional Use Permit for Tattoo and Body Piercing services to operate within the MH (Manufacturing, Heavy) zone district and within the Merged and Amended Redevelopment Project Area.  
PROPERTY INVOLVED: 604 W. Sepulveda Boulevard

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### COMMISSION ACTION

Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Hudson			Saenz
		Cannon			Verrett

***Item No.11-B***

## I. Introduction

### *Date Application Received*

- December 6, 2007: Conditional Use Permit No. 684-07

### *Applicant*

- Efrain D. Espinoza  
South Bay Tattoo & Piercing  
604 W. Sepulveda Boulevard  
Carson, CA 90745

### *Property Owner(s)*

- Ebrattim & Rosa Shadsirat  
3761 Beverly Ridge Dr.  
Sherman Oaks, CA 91423

### *Project Address*

- 604 W. Sepulveda Boulevard, Carson, CA 90745

### *Project Description*

- The proposal is to consider a conditional use permit (CUP) to allow the operation of a tattoo and piercing services on a site located in the MH (Manufacturing, Heavy zone district).
- The project site is 24,767 square-feet and the tattoo and piercing services would occupy 1,200 square feet of an existing 7,770 square foot commercial building.

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## II. Background

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### *Previously Approved Discretionary Permits*

- The Planning Commission previously approved CUP No. 400-93 for a bar and Variance No. 370-93 for shared parking for adjoining tenants located at, 608 W. Sepulveda Boulevard, which is now closed.

### *Public Safety Issues*

- There is no past or current zoning code enforcement case associated with this property.
- The Los Angeles County Sheriff's Department reported no calls for service at this location since June 14, 2002, being the start date of operation for the subject tattoo services business.

### III. Analysis

Staff has received a request for approval of a Conditional Use Permit No. 684-07 to allow existing tattoo and piercing services to continue operations at 604 W. Sepulveda Boulevard. The business has an active business license that was issued on June 14, 2002. The business hours of operation are: Monday through Thursday, 11:00 a.m. to 8:00 p.m., and Friday and Saturday, 11:00 a.m. to 9:00 p.m., and closed on Sunday.

On April 17, 2007, the City Council discussed and considered Ordinance No. 07-1380 to establish security camera requirements for businesses operating late at night. Council referred said ordinance to the Planning Commission for review and recommendation to Council. However, since the Council direction is for the preparation of an ordinance for businesses open until or past midnight, this proposed security camera ordinance does not apply to this application under its current and proposed business hours of operation.

Existing tattoo services became legal, non-conforming on July 7, 2006, when the City Council approved an ordinance requiring tattoo services to obtain a conditional use permit. Approval of the subject request would make this existing tattoo and piercing shop legal and conforming.

#### *Location/Site Characteristics/Existing Development*

- The subject property is located at 604 W. Sepulveda Boulevard. The tattoo and piercing facility is located within an existing commercial center and is compatible with surrounding industrial and commercial uses.
- The subject use operates in a 1,200 square foot commercial floor space of a 7,770 square-foot, one-story, commercial building, with 33 parking spaces on a 24,767 square-foot parcel.
- Surrounding the subject property to the north is the new Target store and Carriage Crest Park zoned CG-D and OS respectively; to the south, east, and west is the Los Angeles County Sanitation District 8 (Wastewater Treatment Facility) zoned MH (Manufacturing, Heavy).
- The existing wall sign identifying the company name complies with the zoning ordinance requirements.

#### *Zoning/General Plan/Redevelopment Area Designation*

- The subject property is located in the MH (Manufacturing, Heavy) zone district with the adjacent properties to the east, south and west sharing the same zoning designation. The adjacent properties to the north are zoned CG-D (General Commercial-Design Overlay Review) and OS (Open Space).
- The zoning designation for the subject property is consistent with the General Plan Land Use designation of Heavy Industrial.
- The subject property is within the Merged and Amended Redevelopment Project Area.

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*Required Findings: Conditional Use Permit No. 684-07*

Pursuant to Section 9172.21, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. The proposed use and development will be consistent with the General Plan;
- b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development;
- c. There will be adequate street access and traffic capacity; and
- d. There will be adequate water supply for fire protection.

All of the required findings pursuant to Section 9172.21, "Conditional Use Permit, Approval Authority and Findings and Decision", can be made in the affirmative, if conditions of approval are implemented. Specific details regarding the applicable findings are incorporated in the attached resolution.

*Issues of Concern / Proposed Condition/Change: Conditional Use Permit No. 684-07*

- **ISSUE – Valid Business License:** The proposed project must comply with CMC Section 9138.92 Tattoo Service, to protect the health, safety and welfare of the citizens of the City of Carson.
- - **MITIGATION:** The applicant must maintain a current business license and any contracted paid employee (paid apart from the establishment) must obtain a separate business license.
  - **MITIGATION:** Every person conducting tattoo services shall register with the Los Angeles County Health Department, and obtain/maintain a valid public health facility permit in compliance with applicable county codes. Said permit shall be posted and exhibited at all times in an area that is visible to the public and its clients.

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**IV. Environmental Review**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing facilities, the City's approval of a Conditional Use Permit (CUP) for the proposed project is "Categorically Exempt".

**V. Recommendation**

That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 684-07 subject to the conditions of approval attached as Exhibit “B” to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No.\_\_\_\_\_, entitled, “A Resolution of the Planning Commission of the City of Carson Approving Conditional Use Permit No. 684-07 for Tattoo and Piercing services, located at 604 W. Sepulveda Boulevard.

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VI. **Exhibits**

1. Resolution
2. Site Plan

**Prepared by:** \_\_\_\_\_  
Zak Gonzalez II, Planner

**Reviewed by:** \_\_\_\_\_  
John F. Signo, AICP, Senior Planner

**Approved by:** \_\_\_\_\_  
Sheri Repp, Planning Manager

ZG: srCUP684-07