



**CITY OF DUARTE
PLANNING COMMISSION
MINUTES
July 18, 2016**

**Planning Commission
Commissioners**
Shauna Pierce, Chair
Paula Watson-Gardner, Vice-Chair
George K. Farra
Sheryl Lefmann
Sara Vasquez

1. CALL TO ORDER AND NOTATION OF ABSENCES

Chairperson Pierce called the meeting to order at 7:05 p.m.

The following were in attendance:

PRESENT:	Pierce, Farra, Lefmann, Vasquez, Watson-Gardner
ABSENT:	None
STAFF:	Hensley, Johnston, Eoff IV, Hernandez
DEPUTY CITY ATTORNEY:	Alisha Patterson

2. PLEDGE OF ALLEGIANCE

Commissioner Lefmann led the Pledge of Allegiance.

3. APPROVAL OF MINUTES – May 16, 2016

Commissioner Lefmann moved to approve the minutes, seconded by Commissioner Watson-Gardner, Motion approved 5-0-0-0.

4. ORAL COMMUNICATIONS – ITEMS NOT ON THE AGENDA

Chairperson Pierce opened Oral Communications for Items not on the Agenda. Seeing none, Oral Communications was closed.

5. PUBLIC HEARINGS

Kristen Johnston, Associate Planner presented Conditional Use Permit 16-02: A request from Steven Sharble, business owner of Supreme Social Club located at 1740 Huntington Drive, Suite 311, requesting the approval of a Conditional Use Permit to allow the operation of a new tattoo studio.

Johnston provided project description noting the size and location of the vacant office space proposed for the new tattoo studio, existing businesses in the same shopping center, the parking allowance and potential areas of concern that may impact the surrounding community and create a variety of issues. She addressed staff's concerns such as school proximity, loitering, littering, two letters of opposition and incompatibility with other businesses in relation to the proposed business. She concluded her presentation noting that staff recommends denial of Conditional Use Permit 16-02; to allow the operation of a new tattoo studio.

Chairperson Pierce opened Commissioners Comments.

Commissioner Farra inquired about the lack of concurrence between Staff and Public Safety in reference to the negative impact of the type of business.

Johnston explained that staff observed loitering as a concern at the existing tattoo business however; Public Safety did not receive official calls of complaints.

Chairperson Pierce opened Public Comments.

Steven Sharble introduced several people in support of his proposed business. The following people asked the Commission to allow his business in the City. They discussed personal experiences as business owners along with the many rewards and growth of the tattoo artist profession. Adding, that the popularity of having tattoos now in days is no longer a taboo, therefore, the Commission should not be stereotyping people with tattoos and felt that the lack of experience from the Applicant, as a new business owner should not be held against him opening his dream business.

Christine Frye, 1028 Kellwil Way, Duarte Resident

Robert Yoochana, Property Owner of shopping center

Adriana Faust, Owner of Wild Thyme Pizza

Jim Claude, Veteran of the LA Sheriff's Department

Henry Baltazar, City of Duarte Resident

Pan Jie, Duarte Business Owner of Rainbow Spa

Francis Homs, 1327 Elmhurst Avenue, Duarte Resident

Tom Reyes, Duarte Resident

Thomas Hernandez, applicant's acquaintance and Tattoo Artist

Michelle Meyers, Licensed Body Piercer Professional in Ventura County and Medical Assistant

Commissioner Lefmann asked Mr. Sharble as a prospective business owner, if he had checked for zoning and permit requirements prior to renting the building space. **Mr. Sharble** explained that he spoke with planning staff confirming the zoning allowance for a tattoo shop and discussed the unpermitted office that was built. He added that the additional work done in the location is prep-work for paint and polishing the floors and does not require permits.

Chairperson Pierce requested clarity about the contact the applicant had with staff about opening a tattoo business. **Hensley** clarified that it is unfortunate there was a misunderstanding and that any permit issued may be resolved with staff.

Commissioner Vasquez addressed Mr. Sharble by noting that she does not agree with the implications made by his supporters that the Commission may be stereotyping people with tattoos and clarify the factors the commission takes into consideration when approving a business in the city. She further inquired about the business plan, the artists' background, the proximity of the other tattoo shop, the concern of minors getting tattoos and the expected clientele.

Mr. Sharble explained that the artists that would be working for him are still employed by another business and felt it unreasonable to give their information if it would affect their current employment. **Commissioner Vasquez** asked Mr. Sharble if he was a licensed tattoo artist. He responded that he took the classes but does not have a tattoo artist license. He

added that he is familiar with the other tattoo business owner and explained that they perform two different styles of tattoos. He also explained the measures taken to disallow anyone underage to get a tattoo. He also discussed how the artists that will be working for him already have a backlog of appointments with advertisement being by word of mouth, conventions and social media.

There was discussion amongst Commissioners and **Mr. Sharble** regarding the previous conditions of approval for the existing Duarte tattoo shop concerning the privacy screens, the use of the permitted area and undesirable walk-ins.

Chairperson Pierce closed Public Hearing. And opened Commissioners Comments.

Commissioner Lefmann concurred with Commissioner Vasquez's previous statement of disagreement concerning the implications of stereotyping people with tattoos and explained the facts that are considered on the approval of a new establishment.

Commissioner Watson-Gardner elaborated on the process the commission considers to come into consensus and able to work together with the community. She thanked the people that took the time to attend the meeting and support a new business in the city.

Chairperson Pierce clarified and explained that the Staff Report given is for history and direction and that the Commission has the authority to approve or denied a business based on several other factors, such as the ones she had for his business regarding the location, unpermitted work done and business name.

Commissioner Lefmann motioned to approve with a condition that privacy screens are provided where necessary. Motioned died on lack of second.

Hensley clarified the motion by stating that a resolution will be prepared for next Commission meeting, on August 15, 2016, to show conditions of approval similar to the other tattoo shop such as privacy screens, licensed tattoo artist and art work display outside the business.

Chairperson Pierce re-opened the Public Hearing and continued the item to the next meeting on August 15, 2016.

Commissioner Vasquez requested that the Applicant present a business plan, to show the use of licensed artists, how loitering in front of business will be avoided, and how to avoid children "hanging-out" in front of the shop since an Art School will be opening near the business.

Mr. Sharble expressed his disagreement on the lack of approval for his business and added that he has been paying rent for several months already without able to open his shop.

Alisha Patterson, Deputy City Attorney confirmed the motion and Public Hearing to remain open, also to continue the item to next month's meeting on August 15th and bring back the Resolution with the conditions mentioned beforehand.

6. ITEMS FROM THE DIRECTOR

Hensley reported that Smart and Final is open, Starbucks is expected to open the first week of August, Grocery Outlet is expected to open in the second week of September, and that there will be a presentation of the Town Center Specific Plan at the next Planning Commission meeting.

Commissioner Vasquez inquired information about Harbor Freight. **Hensley** stated that Harbor Freight Corporate decided not to take the space by Harbor Freight.

Commissioner Vasquez inquired about the old Fresh & Easy site. Hensley noted that there is no application for a business at that location and added that the size of the building is restrictive.

Commissioner Farras asked for an update for the new 4th Member for the ARB. **Hensley** indicated that is pending on City Councils' plan to assigned the 4th member.

7. ITEMS FROM COMMISSIONERS

Commissioner Vasquez relayed an inquiry from residents on the Hacienda vicinity to install a pool in the park. **Hensley** stated that there are some Edison limitations on the power lines; however, a discussion with golf course would be an easier process than the park.

8. ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

Craig Hensley, Secretary



MEMORANDUM

Date: August 15, 2016

To: Planning Commission

From: Kristen Johnston, Associate Planner

Subject: **Conditional Use Permit 16-02** – Approval resolution for a request to allow a new tattoo studio (personal services restricted use)

At the July 18, 2016 meeting, the Planning Commission received staff's presentation, opened the public hearing and discussed the proposed business. Based upon substantial public testimony and careful deliberation of the applicant's request, the Commission: continued the public hearing for Conditional Use Permit 16-02, directed staff to prepare the appropriate findings and resolution with conditions of approval (Exhibit A); and requested additional support documentation from the applicant.

At the hearing, the Planning Commission requested additional documentation from the applicant, including a business plan with an explanation of how the applicant intends to prevent loitering; a plan preventing children from adjacent schools from loitering and causing issues for the business; and a list of the proposed artists and their licensing information (Exhibit B). A suggestion was also given to provide privacy screens for clients receiving tattoo work. A condition of approval has been added to ensure privacy screening is available upon request (condition of approval #9).

In response to the Planning Commission's concerns regarding the proximity to the schools, staff has added conditions that ensure compliance with the required security plan (condition of approval #3) and required signage (condition of approval #6). The applicant has provided the requested information, which includes proposed signage that will be installed in the front window of the business. "No Loitering", "No Persons Under Age of 18 Years Permitted", "Surveillance cameras on site", and "Every person who tattoos or offers to tattoo a person under the age of 18 years is guilty of a misdemeanor". Additional "No Loitering" signage is also proposed to be installed throughout the commercial center. All signs are attached to the report, in Exhibit B, for your review.

RESOLUTION NO. PC 16-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE DETERMINING THAT THE PROPOSED REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A TATTOO STUDIO (PERSONAL SERVICE, RESTRICTED USE) AT 1740 HUNTINGTON DRIVE, SUITE 311, MEETS THE REQUIRED FINDINGS DESCRIBED UNDER DUARTE DEVELOPMENT CODE SECTION 19.114.050(B) AND THUS APPROVES CONDITIONAL USE PERMIT 16-02 SUBJECT TO CONDITIONS OF APPROVAL

WHEREAS, the applicant, Steven Sharble of Supreme Social Club is requesting approval of Conditional Use Permit 16-02 (CUP 16-02) to allow the operation of a 1,600 square foot tattoo studio on certain property located at 1740 Huntington Drive, Suite 311; and

WHEREAS, the subject property is located within the C-G (Commercial-General) Zoning District and a tattoo studio (Personal Services, Restricted use) is a conditionally permitted use pursuant to Duarte Development Code (DDC) Section 19.12.020; and

WHEREAS, the C-G Zoning District is intended to provide for areas appropriate for a variety of commercial enterprises serving local and regional needs; and

WHEREAS, the operation of a tattoo studio is a commercial use designed to serve the surrounding community as well as the general public and is a service use that is compatible with existing and allowed uses within the commercial center; and

WHEREAS, the Planning Commission of the City of Duarte has considered the analysis and recommendation provided in the staff report for Conditional Use Permit 16-02 and all of the information, evidence and public testimony received at the public hearing held on July 18, 2016 and continued to August 15, 2016 at 7:00 p.m. in the City Council Chambers;

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. That the Planning Commission approves PC Resolution 16-09 with conditions, the request for Conditional Use Permit 16-02 at 1740 Huntington Drive, Suite 311.

SECTION 2. All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 3. The Planning Commission finds and determines as follows, findings for Conditional Use Permit, as set forth in DDC Section 19.114.050(B), as:

1. The proposed use is consistent with the General Plan;

The proposed tattoo studio is consistent with General Plan Land Use Goal 1, maintaining a balance of uses, consisting of a variety of commercial activities.

2. The proposed use is allowed within the subject zone and appears to comply with all other provisions of this Development Code and the Municipal Code;

Tattoo studios (Personal Service, Restricted use) are permitted with a conditional use permit within the Commercial-General (C-G) zone. The use is in compliance with all regulations of the Duarte Development Code and Municipal Code, and conditions of approval have been added to ensure such compliance. Based on the information provided to the Planning Commission, the use is consistent with the Commercial-General (C-G) zoning, as it appears to serve local and regional needs. (DDC § 19.12.010(C)).

3. The design, location, size and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity;

The proposed tattoo studio would occupy a 1,600 square foot tenant space in the far southwesterly corner of the shopping center on the corner of Huntington Drive and Highland Avenue. The proposed tattoo business will initially consist of a manager and two licensed tattoo artists, occupying two workstations and one volunteer/shop apprentice. The tattoo artists will be operating on an appointment-only basis. The tenant space will include a lobby/waiting area, art/painting/drafting area, manager/CCTV area, procedure area (for up to five artists), break room, and a single-occupant unisex restroom. The requested hours of operation are between 11:00 a.m. to 9:00 p.m., Monday through Saturday.

The surrounding businesses include the following: YBPC Medical Clinic, Manaforge, Kim and Sue Hair Salon, Rainbow Spa, Inspire Charter, Baby Castle, Diagnostic Laboratories, Ole Ole Dance and Fitness Academy, Villari's Martial Arts, Botanica Florist, Wild Thyme Pizza, and other professional office uses. The City has determined that the proposed tattoo studio is compatible with the allowed uses in the vicinity, as they provide a variety of commercial uses to the community and surrounding area.

4. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

Tattoo studio operators are required to comply with the California Safe Body Art Act, which was enacted July 1, 2012, to ensure safe operating procedures are practiced. Failure to comply with the Safe Body Art Act could create a number of public health and safety problems, such as the transmission of blood borne illnesses. To protect the public health, safety and general welfare of the City's residents and visitors, a condition of approval has been added that requires the operator and any tattoo artist that works for the operator to be licensed and capable of demonstrating ongoing

compliance with the Safe Body Art Act (as well as any other law applicable to tattoo establishments).

The applicant has provided licensing for two tattoo artists that will occupy two of the five workstations. Licensing was also provided for the applicant and a part time volunteer/shop apprentice. All licensees are blood borne pathogen certified.

The conditions of approval will: ensure compliance with the Los Angeles County Health Department; require submittal of the security plan to the Public Safety and Community Development Departments; and will limit the hours of operation including the maximum number of tattoo artists allowed to operate at any one time. The conditions of approval will also ensure the proposed use is compatible with the adjacent businesses and surrounding neighborhood.

5. The subject site is:
 - a. Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities; and
 - b. Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

The subject property is located in the Commercial-General (C-G) zone at the corner of Highland Avenue and Huntington Drive, accessible from each thoroughfare. The property is approximately 1.32 acres in size and is developed with three office/retail buildings totaling 29,045 square feet, constructed in 1979 and 1980. The project site is physically suitable to support the existing development. The proposed tattoo studio use within an existing commercial building will not alter the site's ability to provide public and emergency vehicle access and public services and utilities.

SECTION 4. The Planning Commission approves Conditional Use Permit 16-02 based on the findings listed in Section 3 and the conditions listed in "Exhibit A-1".

SECTION 5. The approval of Conditional Use Permit 16-02 by the Planning Commission is exempt from the California Environmental Quality Act (CEQA) pursuant to exemption in Section 15301, Class 1 of Title 14 of the California Code of Regulations. Therefore, no further environmental review is necessary.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 15th day of August 2016

Shauna Pierce, Chairperson
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

CITY OF DUARTE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Craig Hensley, Secretary of the Planning Commission of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on August 15, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

EXHIBIT A-1
Conditions of Approval
Conditional Use Permit 16-02
1740 Huntington Drive, Ste. 311

1. This approval is for the establishment of a tattoo studio at 1740 Huntington Drive, Suite 311 as stated in the staff report and described in the applicant's business proposal statement and plans, on file with the Planning Division.
2. The hours of operation for the tattoo and body piercing service business shall be limited to 11:00 P.M. to 9:00 P.M., Monday through Saturday. Any reduction/modification to the staffed hours of operation shall require review and written approval from the Community Development Director prior to implementing.
3. The applicant shall submit to the Community Development Department and Public Safety Department a Supplemental Security Plan for review and approval. The reception or front desk area, all hallways, and every entry and exit shall utilize a video security system that provides surveillance of such areas during all business hours. The security plan shall provide at a minimum:
 - a. A Closed Circuit Television (CCTV) system capable of viewing and recording events inside and outside the premises, but yet ensure the privacy of customers during procedures. The viewing direction and coverage of the surveillance system is subject to review and approval by the Community Development Department and/or Public Safety Department and shall be made available to review upon reasonable request;
 - b. Details on the location of the CCTV system recorder and storage of recorded content. The video monitoring surveillance system shall keep recorded media a minimum of thirty (30) consecutive days. The recorder shall be kept within a locked office and accessible to the property owner and onsite manager;
 - c. Details on clearly distinguishable height markers on the interior side of the doors used by the public to access the establishment, and
 - d. An alarm-type device to protect the premise prior to the issuance of a building permit and/or prior to issuance of a City business license.

The security plan shall be fully operational prior to the tattoo establishment beginning operation. Notice of activation of the security system shall be provided to the Public Safety Department for review and inspection. Any changes to the security plan shall require review from the Community Development Department and Public Safety Department prior to implementing.

4. Tattoos or other related procedures may not be provided to persons under the age of 18 years old.
5. Persons under the age of 18 are not permitted within the tattoo establishment.
6. The following signs must be reviewed, approved and installed to the satisfaction of both the Duarte Public Safety and Community Development Departments prior to the issuance of a City business license:

- a. "No Loitering" signs shall be posted on the exterior walls of the building. The wording, any required citations to the law, size and location of the sign must be reviewed and approved to the satisfaction of both the Duarte Public Safety and Community Development Departments.
 - b. The applicants shall post a sign at the entrance that states, "No Persons Under Age of 18 Years Permitted."
 - c. The applicants shall post California Penal Code 653 which reads "Every person who tattoos or offers to tattoo a person under the age of 18 years is guilty of a misdemeanor. As used in this section, to "tattoo" means to insert pigment under the surface of the skin of a human being, by pricking with a needle or otherwise, so as to produce an indelible mark or figure visible through the skin. This section is not intended to apply to any act of a licensed practitioner of the healing arts performed in the course of his practice" in unobstructed view to customers.
 - d. "Surveillance cameras on site" shall be posted on the exterior walls of the building to deter any potential loitering. The wording, any required citations to the law, size and location of the sign must be reviewed and approved to the satisfaction of both the Duarte Public Safety and Community Development Departments.
7. The applicant shall post the City of Duarte business license, Los Angeles County Department of Environmental Health permits, and the California Department of Health Certificate in a clear unobstructed view to the public.
8. The number of tattoo artists operating at one time shall be limited to five, and each artist shall be registered and licensed with the Los Angeles County Health Department.
9. Clients over the age of 18, receiving a tattoo shall be provided with privacy screening if requested, to block public visibility.
10. Written proof of approval from the Los Angeles Health Department is required prior to the issuance of a City business license.
11. The storefront windows shall remain clear and free of obstructions that may prevent view from the exterior into the front waiting area. If window coverings are desired by the business, the business owner shall submit a Window Covering Plan for review and approval to the Community Development Department prior to the use of any window covering. The Window Covering Plan shall provide the location, size, materials, opacity and any other necessary information on any proposed window coverings (e.g. curtains, tint, displays, shading devices, security gates, etc.) that ensures that the front area are substantially unobscured from view from the exterior of the premises.
12. Any signage proposed for the business (wall or window signs, or other advertisements/displays visible from within the interior of the business) requires approval of a separate sign plan and any necessary associated building permits from the Community Development Department before installation.
13. The property owner and applicant shall maintain in good repair all building exteriors, walls, lighting, drainage facilities, driveway and parking area. The premises shall be kept clean and free of weeds, and prior to occupancy any weeds located in the landscape area and the area around the trash enclosure shall be removed. Any graffiti painted on the property shall be painted out or removed within 48 hours of occurrence.

14. Any outdoor storage associated with this use is strictly prohibited.
15. Any expansion or modification to the approved use as part of this conditional use permit, including but not limited to any substantial changes to the floor plan or additional services that may affect or intensify the business operation shall be reviewed by the Planning Division, and may require Planning Commission approval of a new conditional use permit.
16. The project shall comply with all regulations of the Commercial-General (C-G) Zone, including the intent and purpose, permitted uses, development standards, and any other applicable sections of both the Duarte Development Code and Duarte Municipal Code.
17. The applicant shall maintain a valid and current City of Duarte Business License.
18. Tenant improvement plans shall be submitted to the City of Duarte Building Division for building permit review and approvals prior to operation of business.
19. Any required building permits for this project must be issued within one-year from the date of approval from the Planning Commission or the application and approval shall expire.
20. This entitlement shall be contingent upon the privileges being utilized within 12 months from the effective approval date.
21. Any Conditional Use Permit that is not actively exercised for a continuous period of 12 months shall become invalid.
22. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Conditional Use Permit.
23. This CUP may be called for review or revocation at any time by City Staff, City Council, or Planning Commission if a violation of the approved conditions is alleged, or if it is alleged that the tattoo and body piercing facility, or its patrons, are creating a public nuisance, as substantiated by the Los Angeles County Sheriff's Department, Public Safety Department, or any other City Department. The applicant and successors shall operate the subject premises in a safe and sanitary manner at all times. Such review of the CUP may include any remedy available to the City that will prevent negative impacts on the property and surrounding developments. Problems or continued/repeated violations of any Municipal Code, conditions of approval, or any other governmental regulations may be grounds for initiation of proceedings for the revocation of this CUP before the Planning Commission pursuant to Section 19.152.030 of the Duarte Development Code.
24. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify, and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of this conditional use permit which may be brought within the time period provided for such actions or challenges under applicable law.
25. The decision of the Planning Commission may be appealed to the City Council within 15 days of the Planning Commission's decision. Said appeal must be in writing and filed with

fees paid to the City Clerk's Office. The written appeal shall include reasons for the appeal.

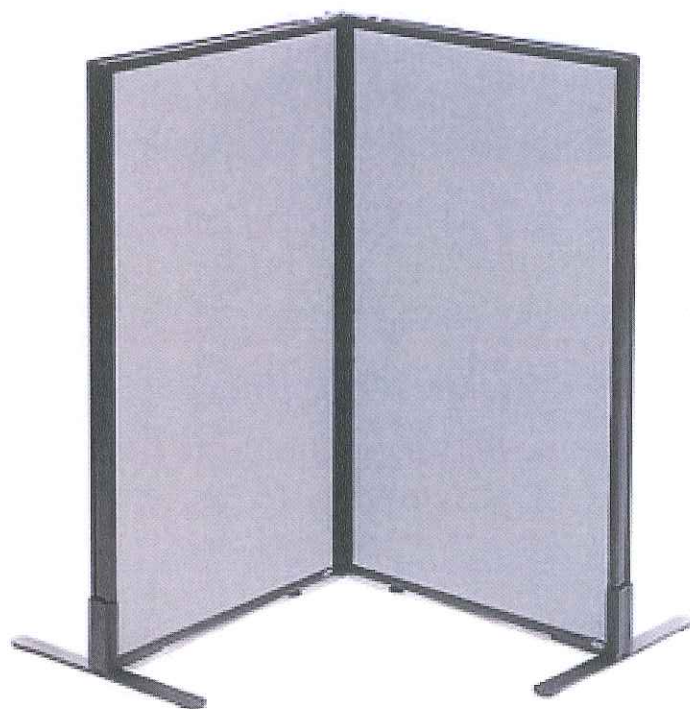
26. The applicant shall sign an affidavit accepting the conditions of approval of the Conditional Use Permit within 15 days from the date of approval by the Planning Commission or if appealed to the City Council, within 15 days of Council action. Failure of the applicant to sign such affidavit within such time period shall render the approval of this Conditional Use Permit null and void.

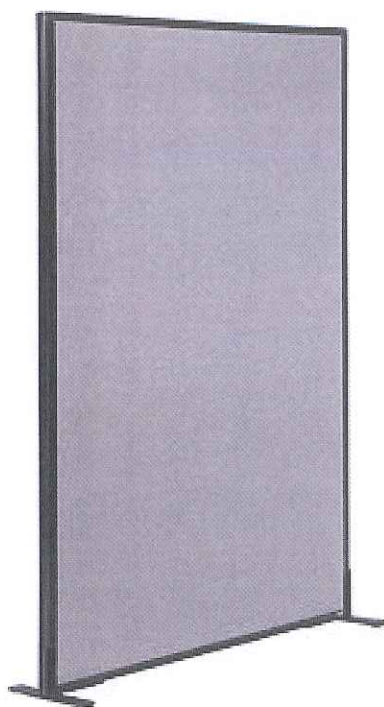
Supreme Social Club will be located at 1740 Huntington dr unit 311 in Duarte operating Monday thru Saturday from 11am to 9pm. SSC will consist of 5 work stations, L.A County registered practitioners Roland Temores and Thomas Hernandez are occupying 2 stations along with Krystal Martinez part time as volunteer/shop apprentice. Myself along with everyone working or helping at the shop are all blood born pathogen certified and L.A county registered practitioners.

As of now SSC has appointments scheduled for September to February. Our artists are well known in the industry and have their own loyal following of new and returning tattoo collectors. It is very common to have artists booked out a whole year in advance only leaving the possibility to set a future appointment or be placed on a call list in case of a cancelation. SSC artists get most of the clientele from word of mouth, social media and traveling to many body art conventions around the world putting our shop in a position where we are not relying on walk in customers in order for our business to thrive.

SSC work stations are out in the open, any customer that wants privacy while getting a tattoo will have the option of a three section portable partition that can be set up to block public visibility.

To ensure a safe environment SSC will install "customers only" "must be 18 to enter" "no loitering" "24 Hour video surveillance" signs throughout the shop and center. We will also install a 10 camera 1080p surveillance system that will be on a 30 day retention with recordings made available to city or law enforcement upon request. SSC will also display penal code 653 stating it is a "misdemeanor to tattoo or offer a tattoo to a minor" along with a alarm system linked to a call center and emergency response. The fact that SSC has strong ties and supported by local law enforcement along with the high volume of other surrounding law enforcement agencies that frequent the center to eat lunch makes the center highly undesirable to any minors, loitering or any illegal activities taking place.





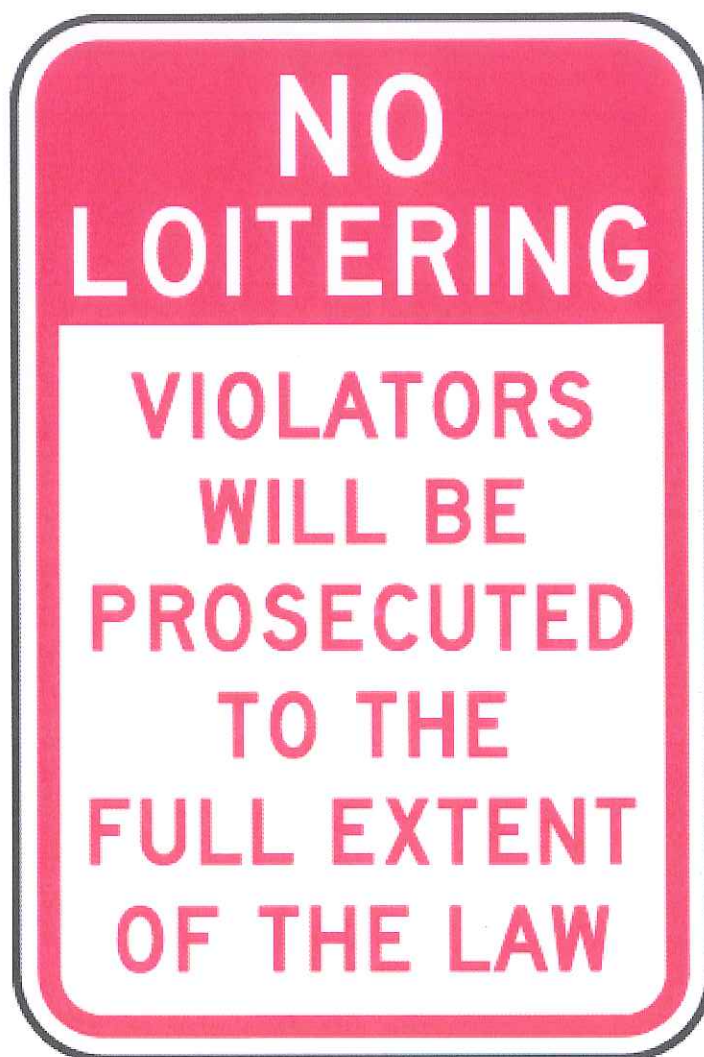


This Area is Protected By

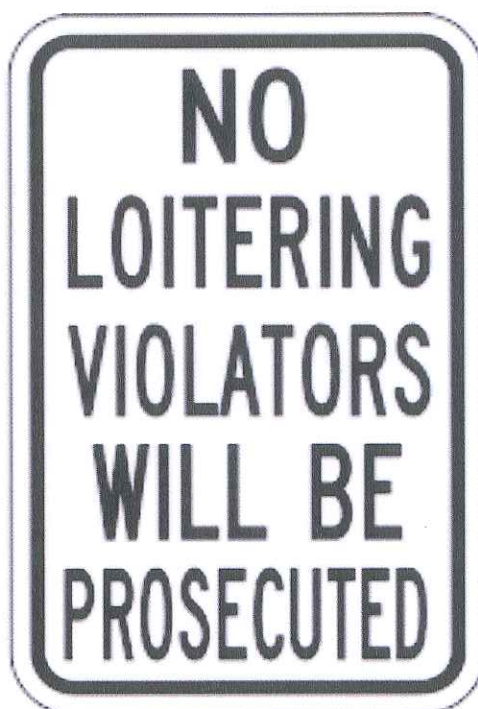
**24 HOUR VIDEO
SURVEILLANCE**

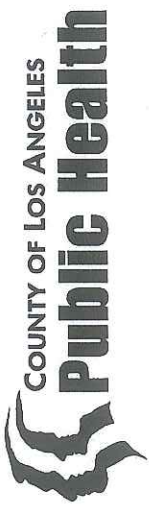
**Equipment in use
to aid in the
prosecution of any
crimes committed
against this facility**











Certificate of Registration

Awarded to

Steven Michael Sharble



Registered Body Art Practitioner - Certification #SR0077560

County of Los Angeles - Body Art Program

Issued: 07/21/2016
Expires: 07/21/2017

Paul Wong
Paul Wong, Chief
Body Art Program

Edy Cumare
Environmental Health Specialist
Body Art Program

No. 3-003387

Body Art Training Group
Awards this
**Bloodborne Pathogens
Exposure Control Training**

Certificate of Completion
to

Steven Michael Sharble

Who has successfully completed BBP200.
This training complies with current guidelines for bloodborne pathogens training
under the Safe Body Art Act and Cal/OSHA Title 8, Section 5193.

Kathryn Hartman, REHS
OSHA Authorized General Industry
Outreach Trainer No. U01168299
LA Co. Trainer Accreditation No. 14-001



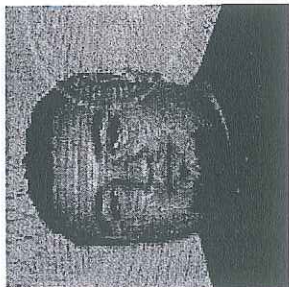
Course Completed: 11 June 2016 PST
Expires one year from date of completion
Validate authenticity and renew at:
<http://www.yourtrainingplace.com>



Certificate of Registration

Awarded to

Roland Ceja Temores



Registered Body Art Practitioner - Certification #SR0077829

County of Los Angeles - Body Art Program

Issued: 07/25/2016

Expires: 07/25/2017

Paul Wong
Paul Wong, Chief
Body Art Program

Edy Cumare
Environmental Health Specialist
Body Art Program

No. 3-003385

Body Art Training Group
Awards this
**Bloodborne Pathogens
Exposure Control Training**

Certificate of Completion
to

Roland ceja Temores

Who has successfully completed BBP200.

This training complies with current guidelines for bloodborne pathogens training
under the Safe Body Art Act and Cal/OSHA Title 8, Section 5193.

Kathryn Hartman, REHS
OSHA Authorized General Industry
Outreach Trainer No. U01168299
LA Co. Trainer Accreditation No. 14-001



Course Completed: 14 June 2016 PST
Expires one year from date of completion
Validate authenticity and renew at:
<http://www.yourtrainingplace.com>



Certificate of Registration

Awarded to

Thomas Paul Hernandez



Registered Body Art Practitioner - Certification #SR0029300

County of Los Angeles - Body Art Program

Issued: 03/16/2016

Expires: 03/16/2017

Paul Wong
Paul Wong, Chief
Body Art Program

Edy Cumare
Environmental Health Specialist
Body Art Program

No. 3-001375

Body Art Training Group
Awards this
**Bloodborne Pathogens
Exposure Control Training**

Certificate of Completion
to

Thomas Hernandez

Who has successfully completed the above training.
This training complies with current guidelines for bloodborne pathogens training
under CFR 29 1910.1030, the Safe Body Art Act and Cal/OSHA Title 8, Section 5193.

Kathryn Hartman, REHS
OSHA Authorized General Industry
Trainer No. U01168299
LA County Trainer Accreditation No. 14-001
LA County Compliant Course



Course Completed: 10 September 2015 PST
Expires one year from date of completion
Renew at <http://www.yourtrainingplace.com>



Certificate of Registration

Awarded to

Krystal Martinez



Registered Body Art Practitioner - Certification #SR0077958

County of Los Angeles - Body Art Program

Issued: 07/26/2016

Expires: 07/26/2017

Paul Wong
Paul Wong, Chief
Body Art Program

Edy Cumare
Environmental Health Specialist
Body Art Program

No. 3-003823

Body Art Training Group
Awards this
Bloodborne Pathogens
Exposure Control Training

Certificate of Completion
to

Krystal Martinez

Who has successfully completed BBP200.
This training complies with current guidelines for bloodborne pathogens training
under the Safe Body Art Act and Cal/OSHA Title 8, Section 5193.

Kathryn Hartman, REHS
OSHA Authorized General Industry
Outreach Trainer No. U01168299
LA Co. Trainer Accreditation No. 14-001



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MEMORANDUM

TO: PLANNING COMMISSION

FROM: DAVID F. EOFF IV, ASSOCIATE PLANNER

DATE: AUGUST 15, 2016

**SUBJECT: UPDATE ON THE OPERATION STATUS AND COMPLIANCE WITH
CONDITIONAL USE PERMIT 95-1 FOR THE ROUTE 66 ROADHOUSE &
TAVERN LOCATED AT 1846 HUNTINGTON DRIVE**

At the April 18, 2016 Planning Commission meeting, an update on the status of compliance with CUP 95-1 was provided to the Planning Commission and included details on the conditions of approval that have been addressed and those that remain outstanding. At the time of the update, the Route 66 business operation was not in compliance with the CUP modifications. The business owner had not adequately addressed all of the required conditions, most notably Condition #3 (exterior lighting plan) and Condition #7 (penal code signage).

At the conclusion of the April 18, 2016 meeting, the Planning Commission agreed to a deadline of July 31, 2016 for the business owner to bring the business into full compliance with the requirements of CUP 95-1. This included installing the required penal code signage, as well as installing the required exterior lighting and making sure they're operational. Staff has worked diligently with the business owner and representative to guide them through the review process and approval process. Since the April 18, 2016 meeting, the following has been addressed:

- April 26, 2016 - Penal code signage installed in various locations, satisfying Condition #7.
- May 19, 2016: Exterior lighting plan submitted to the Planning Division for review.
- June 2, 2016: Security camera surveillance system installed, satisfying Condition #4.
- July 12, 2016 - After several revisions, the exterior lighting plan was approved. Permits were obtained on July 25, 2016.

Staff has provided regular input to the business owner and has sent letters addressing non-compliance on various occasions since October 2015, including a follow up letter after the April 18, 2016 Planning Commission update. Staff has been able to verify the installation of the penal code signage and surveillance camera system. Both appear to be adequate for the business operation. The exterior lighting still remains outstanding. Staff is not requesting the Planning Commission take any action at this time. The business owner has hired two licensed contractors to complete the construction and installation of the exterior lighting. Staff will continue to work with the business owner to ensure all the conditions of approval are complied with in a timely manner. Staff's intent is that the owner be given until August 31, 2016 to complete the exterior lighting and fully comply with all conditions. If full compliance has not occurred by this time, a revocation hearing will be scheduled for the September Planning Commission meeting.