

## **Chapter 17.44 USE PERMIT**

### **17.44.010 Use permit requirement.**

Notwithstanding any other provision of this title, no property in the city shall be used for any purpose by any person, corporation, or other business establishment and no existing use shall be changed or altered by any person, corporation or other business establishment unless a use permit is granted to such person, corporation or other business establishment by the, city for the proposed use pursuant to this chapter. (Ord. 545 § 1, 1988; Ord. 542 § 18, 1987)

### **17.44.020 Procedure.**

Applications for a use permit pursuant to this chapter shall be filed, on a form supplied by the city, with the planning director. The planning director shall review the application, cause the property to be inspected as he or she deems appropriate, and shall approve, conditionally approve, or deny the application. The planning director shall approve an application if he or she finds that:

- A. The proposed use is either a permitted use or a use permitted upon the issuance of a conditional use permit or pursuant to a plan of development under Chapter 17.36, and such conditional use permit or plan of development has been approved by the city;
- B. The occupant has caused the premises to be inspected and approved by the Los Angeles County fire prevention bureau;
- C. The occupant has an appropriate waste disposal approval; and
- D. The proposed use complies with all other state laws and city ordinances and regulations applicable to such property. (Ord. 669 § 13, 2001; Ord. 545 §§ 1, 2, 1988; Ord. 542 § 18, 1987)

### **17.44.030 Conditions of approval.**

A. The planning director may impose any conditions upon the issuance of the use permit which he or she deems reasonably necessary to assure compliance with the standards contained in Section 17.44.020. All use permits issued by the planning director pursuant to this chapter shall be subject to the following standard conditions of approval unless specifically exempted, in writing, by the planning director:

1. Off-street parking shall be provided at all times in accordance with Section 17.36.060 (K) of this title and shall be maintained in a clean and attractive manner (trash, litter, or other materials shall be removed regularly);
2. No outside storage of any personal property, building materials, or other property not permanently affixed to the real property shall be allowed, except as otherwise provided in this code;

3. All exterior surfaces of all buildings and appurtenances shall be painted and kept graffiti-free;

4. All landscaped areas shall be maintained in a healthy, well-kept; and good condition, and kept weed-free;

5. All trash containers shall be kept in a designated trash enclosure structure conforming with Section 17.36.060 (O) of this title;

6. Emergency fire facilities (hydrants) shall be kept free and unobstructed at all times;

7. No outside display of goods, wares or merchandise shall be permitted, except as otherwise provided in this code;

8. All signs, banners, pennants, flags or other outside advertising materials or structures shall comply with this code;

9. All mechanical equipment shall be painted or screened as provided in Section 17.36.060 (G) of this title;

10. Adequate landscaping, including automatic irrigation, shall be shown to exist on the property in conformance with the standards contained in Section 17.36.080 of this title or a landscape and automatic irrigation plan, so conforming, shall be approved by the planning director, and landscaping and automatic irrigation shall be installed by the applicant in substantial compliance therewith;

11. Parking Area Surfaces. All areas used for vehicle or trailer parking or storage shall be paved with asphalt, concrete or a city approved equivalent.

12. The applicant shall file an executed and acknowledged acceptance of terms and conditions of the use permit within thirty days after the granting of the use permit.

B. The planning director may, upon the approval of any application for a use permit, impose any conditions reasonably necessary to assure compliance with the standard conditions of approval set forth in this section. (Ord. 669 § 14, 2001; Ord. 633 §§ 12, 13, 1998; Ord. 545 §§ 1, 2, 1988; Ord. 542 § 18, 1987)

#### **17.44.040 Appeals.**

The applicant or any interested person may appeal any decision of the planning director pursuant to this chapter to the city council by filing a written notice of appeal with the city clerk, along with the appropriate appeal filing fee, in accordance with the provisions contained in Section 17.04.090 of this code. (Ord. 669 § 15, 2001; Ord. 545 §§ 1, 2, 1988; Ord. 542 § 18, 1987)

#### 17.44.050 Special events.

A. All businesses with city approved use permits, except automobile agencies, in any zone of the city will be permitted to conduct two special events each calendar year for a period of not to exceed seven days for each event. All signage for a special event shall be considered a temporary banner as defined and regulated in Chapter 15.32 of this code.

#### B. Automobile Agencies

1. Any new automobile agency which opens a new automobile franchise is permitted to conduct a thirty-day grand opening special event for that new franchise. Such special event shall be permitted to have one special event tent, not to exceed two thousand square feet, promotional lighting, music and up to two temporary banners not to exceed a combined eighty square feet. Regular operating hours shall be maintained during the grand opening special event.

2. A once-a-year special event, joint tent sale shall be permitted upon a joint request, signed by a minimum of seven automobile agencies located in the city, for a period not to exceed ten days. Such joint tent sale must be conducted in a month where no special event sale is permitted as listed in subsection (B) (4) of this section. The joint tent sale shall be permitted to have two special event tents not to exceed two thousand square feet each, promotional lighting, outdoor food service, temporary fencing, music and up to two temporary banners not to exceed a combined area of eighty square feet.

3. All automobile agencies shall be permitted to conduct four individual special event sales each year for a period not to exceed four days. Such individual special event sale shall be permitted to have one special event tent not to exceed two thousand square feet, promotional lighting, outdoor food service, temporary fencing, music and up to two temporary banners not to exceed a combined area of eighty square feet.

4. All automobile agencies shall be permitted to conduct a special event sale for a period not to exceed four days on the following national holidays:

- a. New Year's Day;
- b. Chinese New Year;
- c. Presidents' Day;
- d. Cinco de Mayo;
- e. Memorial Day;
- f. Fourth of July;

- g. Labor Day;
- h. Veterans' Day;
- i. Thanksgiving Day;
- j. Christmas Day.

Each special event sale shall be permitted one special event tent, not to exceed two thousand square feet, promotional lighting, outdoor food service, temporary fencing, music and up to two temporary banners not to exceed a combined eighty square feet.

5. A special event application must be filed and approved by the city prior to conducting such event for all events listed in subsections (B)(1), (2) and (3) of this section. No application or permit is required to conduct any special event listed in subsection (B) (4) of this section.

C. All, special events shall be conducted in compliance with provisions of Chapter 15.32 of this code. (Ord. 633 § 14, 1998)