

February 8, 2018

Guijun Zhang  
3720 North Verdugo Road – No. 6  
Montrose, CA 91020

**RE: 3720 NORTH VERDUGO ROAD – NO. 6**  
**(MONTROSE MASSAGE)**  
**CONDITIONAL USE PERMIT NO. PCUP 1724243**

Dear Applicant:

On January 24, 2018, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.42, on your application for a Conditional Use Permit to continue the operation of a massage establishment located at **3720 North Verdugo Road – No. 6**, in a “C3” - Commercial Service, Height District I Zone, described as Lots 25 and 26, Tract No. 1701, subject to the standards listed in GMC 5.64, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

- (1) Approval of a Conditional Use Permit is required for a massage establishment in the “C3” - Height District I Zone.

APPLICANT’S PROPOSAL

- (1) To continue to operate a massage establishment.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to State CEQA Guidelines Section 15301 because the subject project involves an existing business without expansion of floor area.

**REQUIRED/MANDATED FINDINGS**

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development Department staff thereon, and the statements made at the public hearing with respect to this application, the Planning Hearing Officer has **GRANTED WITH CONDITIONS** your application based on the following:

**A. The proposed use will be consistent with the various elements and objectives of the general plan.**

The subject massage establishment will be consistent with the various elements and objectives of the General Plan for the area. The applicant is seeking approval of a conditional use permit to allow the continued operation of a massage establishment. The Land Use Element of the Glendale General Plan designates the subject site as Community Services. Personal service land uses, such as a massage establishment, generally offer a complementary element to surrounding uses. A massage establishment is a permitted use in the “C3” – Commercial

Service Zone, subject to the approval of a Conditional Use Permit. The subject site is in a commercial area along Verdugo Road (Verdugo Boulevard to northerly Canada Boulevard intersection), which is identified as a Major Arterial in the Circulation Element and is suitable for this type of use. Continued operation of the massage establishment shall be required to comply with the City's Noise Ordinance (Chapter 8.36 Noise Control) and, as such, will be consistent with the Noise Element. No other elements of the General Plan, including the Open Space, Recreation and Housing Elements will be impacted as a result of the massage establishment. Therefore, the existing massage establishment is in keeping with the various elements and objectives of the General Plan.

**B. The use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.**

The applicant's request to continue to operate a massage establishment in the C3 – Commercial Service Zone, is not anticipated to be detrimental to the public health or safety, the general welfare, or the environment. The existing 400 square-foot massage establishment located on the east side of Verdugo Road has been in operation at its current location since February 11, 2015. The immediate vicinity surrounding the subject site is developed with various commercial uses including personal service, restaurant, office, and retail uses to the north and south, warehouse and retail uses to the east and commercial uses across Verdugo Road, west of the subject massage establishment. No reports have been received of any impacts from the existing massage establishment. Approval of the conditional use permit will not adversely impact nearby uses, nor impede the development of surrounding properties since these properties are already developed. No changes are proposed to the existing building or site plan, including the parking lot. The commercial building is oriented towards Verdugo Road, and no residential neighborhood abuts the site.

The use meets the intent of the Zoning Ordinance by providing a personal service in the commercial neighborhood and will continue to be beneficial and desirable for the public and the community. There are two churches and a public park (Montrose Park) located in close proximity to the massage establishment and various private institutes and schools are located in the immediate area of the site (across Verdugo Road to the west and north of the site); however, no private school or day care is located within the subject commercial center and none of the above-mentioned facilities share the commercial center with the existing massage establishment. Glendale Police Department did not cite major concerns related to the proposed conditional use permit. Within the last calendar year, there were two calls for police service at this location; however, the calls were not specifically related to the massage establishment. Neighborhood Services Division issued two citations (Citation # 00588 on 4/5/2017 and Citation # 00788 on 8/23/2017) for Montrose Massage for violating GMC 5.64.040(A), GMC 5.100.020 (A), and GMC 30.60.030(M). The use must comply with all of the provisions set forth in Chapter 5.64 of the Glendale Municipal Code (Massage Establishments) including obtaining a Business Registration Certificate and a Massage Establishment Permit; conditions added to the approval of the Conditional Use Permit will ensure that the continued operation of the massage establishment will operate in a responsible manner. Section 30.64.020 of the Glendale Municipal Code provides for continuing jurisdiction over the use so that any adverse effects will not be allowed.

**C. The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.**

The existing massage establishment will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. No expansion of the existing building

is proposed as part of the Conditional Use Permit application. There are various types of commercial uses in the surrounding area. Approval of the conditional use permit will not adversely impact nearby uses on this commercial street nor impede the development of surrounding properties since these properties are already developed. The massage establishment is not anticipated to draw significant traffic or create conflicts with the adjacent uses and no substantial evidence was submitted to indicate that the facility would adversely impact existing facilities. The existing massage establishment has been at the present location since 2015. No evidence was submitted nor presented at the public hearing that would indicate that Montrose Massage, a massage establishment, has been or will be a problem in the future.

**D. Adequate public and private facilities, such as utilities, parking spaces and traffic circulation measures are provided for the use.**

Adequate public and private facilities such as utilities, landscaping and traffic circulation measures are provided for the site and the use. The use has been in operation at its current location since 2015. A total of 15 on-site parking spaces are provided in the surface parking lot on the property to service the subject massage establishment and other tenants in the shopping center. This application does not include any added floor area to the existing building or subject tenant space, so no increase in the parking requirement is being created. The existing utilities, landscaping, parking spaces, and traffic circulation measures are adequate as they are already in place.

**APPROVAL** of the Conditional Use Permit shall be subject to the following:

1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer.
2. That the business shall fully comply with the provisions in Chapter 5.64 of the Glendale Municipal Code (Massage Establishments), now in effect or as later amended; and Chapter 10.5 of Division 2 of the California Business and Professions Code, Sections 4600 through 4621 (Massage Therapy Act), or any successor legislation.
3. That full access to the premises shall be made available to all City of Glendale representatives, including, but not limited to, personnel from Community Development Department, Neighborhood Services Division, Police Department, and Fire Department, and Los Angeles County Department of Health Services representatives, upon request, for the purpose of verifying compliance with all laws, or verifying the conditions of this approval, or both.
4. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division, if required to comply with the said provisions of Chapter 5.64, and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
5. That all necessary licenses as required from Federal, State, County or City authorities shall be obtained and kept current at all times.
6. That a Business Registration Certificate shall be obtained to reference this conditional use permit.



7. That all employees that perform massage must be CAMTC (California Massage Therapy Council) certified.
8. That the facility shall adhere to the City's Fresh Air (smoking) Ordinance.
9. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
10. That all signs displayed shall conform to the requirement of the Glendale Municipal Code.
11. That the operating hours of the massage establishment shall be between the hours of 10:00 a.m. to 10:00 p.m., each day of the week.
12. Failure to abide by or fully comply with any and all conditions attached to, or made a part of, this Conditional Use Permit constitutes grounds for its revocation.
13. That the authorization granted herein shall be valid for a period of **TEN (10) YEARS, UNTIL FEBRUARY 8, 2028**, at which time, a reapplication must be made.

#### **APPEAL PERIOD**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **FEBRUARY 23, 2018** in the Building and Safety Division, 633 East Broadway, Room 101.

#### **APPEAL FORMS available on-line:**

<http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp>

#### **GMC CHAPTER 30.41 PROVIDES FOR**

##### **TERMINATION**

Every right or privilege authorized by a Conditional Use Permit shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

##### **CESSATION**

A Conditional Use Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Conditional Use Permit for one year or more in the continuous exercise in good faith of such right and privilege.

### EXTENSION

Permits granted by such right or privilege may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the Applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the conditional use permit.

### **TRANSFERABILITY**

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

### **VIOLATIONS OF THESE CONDITIONS**

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

### **REVOCAION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a Conditional Use Permit at least 10 days' notice by mail to the applicant or permittee.

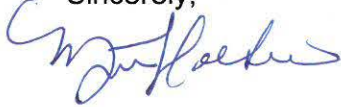
### **NOTICE – subsequent contacts with this office**

The applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

3720 NORTH VERDUGO ROAD – NO. 6  
(MONTROSE MASSAGE)  
CONDITIONAL USE PERMIT NO. PCUP 1724243

You may contact the case planner, Aileen Babakhani, during normal business hours at (818) 937-8331 or via e-mail at [ababakhani@glendaleca.gov](mailto:ababakhani@glendaleca.gov).

Sincerely,



Milca Toledo  
Planning Hearing Officer

MT:AB:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner Aileen Babakhani.