



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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glendaleca.gov

October 20, 2022

Janelle P. Williams  
Williams Land Use Services  
2418 Honolulu Avenue #B  
Montrose, Ca. 91020

**RE: 2839 HONOLULU AVENUE  
CONDITIONAL USE PERMIT NO. PCUP 2206271  
(FOUR SEASONS MASSAGE)**

Dear Ms. Williams:

On October 19, 2022, 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 permit the continued operation of a massage establishment, in the "C1" – Neighborhood Commercial Zone, located at **2839 Honolulu Avenue**, described as Lots 12-17, Tract No. 6067, in the City of Glendale, County of Los Angeles.

**APPLICANT'S PROPOSAL**

**Conditional Use Permit**

(1) Continued operation of a massage establishment.

**CODE REQUIRES**

**Conditional Use Permit**

(1) Approval of a CUP for a massage establishment in the "C1" Neighborhood Commercial District (GMC 30.12.020, Table 30.12-A).

**ENVIRONMENTAL DETERMINATION**

The project is exempt from environmental review as a Class 1 "Existing Facility" pursuant to Section 15301 of the State CEQA Guidelines because the proposal does not include any addition to the existing building.

**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 applicant is requesting approval of a CUP to permit the continued operation of a massage establishment use in the C1 – Neighborhood Commercial zone. The proposed use will be consistent with the various elements and objectives of the General Plan for the area. 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. Massage services is an allowed use in the C1 – Neighborhood Commercial zone, subject to the approval of a Conditional Use Permit. The subject site is in a commercial area along Honolulu Avenue, which is identified as an Urban Collector in the Circulation Element. A massage establishment is a suitable use along an Urban Collector. 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 General Plan Noise Element. No other elements of the General Plan, including the Circulation, Historic Preservation, Housing, Open Space and Conservation, Recreation, and Safety Elements, will be negatively impacted as a result of the proposed land use. Therefore, the proposed use is consistent 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 use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment. The facility is located on the southeast corner of Honolulu Avenue and La Crescenta Avenue. The immediate vicinity of the subject site is developed with multi-family residential uses on the west, north, and south side and commercial uses including restaurant, personal service, office, and retail uses on the east side of the site. A preschool to the north-west of the site across Honolulu Avenue is not expected to be impacted. The 8,360 square-foot massage establishment has been in operation at its current location since 2015. 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 on-site building or site plan, including the parking lot; the commercial building is oriented towards Honolulu Avenue, and no windows face the residential neighborhood directly east and south of the site.

The use meets the intent of the Zoning Ordinance of providing a personal service in the commercial neighborhood and will be beneficial and desirable for the public and the community. There are no public facilities or hospitals in the neighborhood. In addition, there are no churches or colleges, or libraries in close proximity to the existing massage establishment. The use must comply with all of the provisions set forth in Chapter 5.64 of the Glendale Municipal Code (Massage Establishments); conditions will be added to the approval of the project to ensure that the massage establishment will continue to operate in a responsible manner. Neither the Glendale Police Department nor Neighborhood Services Division cited major concerns related to the proposed conditional use permit. 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 use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. No changes are proposed to the existing on-site buildings as part of the CUP application. There are various types of commercial and residential uses in the surrounding area. Approval of the conditional use permit will not adversely impact nearby uses including residential uses on this commercial street nor impede the development of surrounding properties since these properties are already developed. The massage use is not anticipated to draw major traffic or create conflicts with the adjacent uses and no substantial evidence was submitted to indicate that the facility would adversely impact existing facilities. Additional conditions will help ensure that no illegal activities are conducted at the site.

**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 28 parking spaces are provided in the surface parking lot on the subject property to service the subject use and other tenants. 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 CONDITIONS:**

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 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 the establishment shall obey all Health and Safety Code regulations.
4. That the establishment shall obey all Glendale Municipal Codes relating to the operation and maintenance of a massage establishment.
5. That paraphernalia used for sexual activity shall not be stored at the location. A massage therapist shall not engage in touching, rubbing or fondling a patron's private parts ("specified anatomical area") and all other prohibited acts contained in GMC section 5.64.190 (and California's Massage Therapy Act).
6. Employees shall not be in possession of or store paraphernalia used for sexual activity at the establishment.

7. 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.
8. 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.
9. That all necessary licenses as required from Federal, State, County or City authorities shall be obtained and kept current at all times.
10. That 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.
11. That a Business Registration Certificate shall be obtained to reference this conditional use permit.
12. That the facility shall adhere to the City's Fresh Air (smoking) Ordinance.
13. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
14. All employees who perform massage must be California Massage Therapy Council certified.
15. That all signs displayed shall conform to the requirement of the Glendale Municipal Code.
16. That the operating hours of the massage establishment shall be only between the hours of **10:00 a.m. to 10:00 p.m.** seven days a week.
17. That the authorization granted herein shall be valid for a period of **TEN (10) YEARS, UNTIL NOVEMBER 20, 2032**, 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 **NOVEMBER 4, 2022**, in the Building and Safety Division, 633 East Broadway, Room 101.

APPEAL FORM is also available on-line:

<https://www.glendaleca.gov/home/showdocument?id=11926>

### **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.

You may contact the case planner, Chloe Cuffel, during business hours at (818) 937-8162 or via e-mail at [ccuffel@glendaleca.gov](mailto:ccuffel@glendaleca.gov).

Sincerely,  
Bradley Calvert  
Director of Community Development



Chris Baghdikian  
Planning Hearing Officer

CB:CC:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(S.Demirjian/F.McLean); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (G. Tom/S.Boghosian/R.Takidin/ C.Babakhanlou/D.Scorza); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Mardians/J.Sada); 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); T.Avedissian; S.Bolan; C.Jurca; J.&M Ann Kroening; C.&S.Lee; G.Michals; D.Mo &M.Gershman; T.Govind&H.Patel; R.Rezvan; D.Scott; R.A.&K.A. Sill; E.&J.Strom; T.&D.Sundbye; A.D.Weinfgield; R.Werner; and case planner Chloe Cuffel.