



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

November 16, 2023

Zhonghui Su for U Dream Massage
400 South Glendale Avenue, Suite O
Glendale, CA 91205

**RE: 400 SOUTH GLENDALE AVENUE, SUITE O
CONDITIONAL USE PERMIT CASE NO. PCUP-001701-2023**

Dear Ms. Zhonghui Su:

On November 8, 2023, 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 allow the continued use of a massage establishment in a "C3"-Commercial Services zone, subject to the standards listed in GMC 5.64, located at **400 South Glendale Avenue, Suite O**, described as Portions of Lots 51 and 52, Tract No. 1164, in the City of Glendale, in the County of Los Angeles.

CODE REQUIRES

- 1) Approval of a Conditional Use Permit is required for massage establishments in a C3 – Commercial Services zone.

APPLICANT'S PROPOSAL

- 1) To allow the continued operation of an existing massage establishment.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the California Environmental Quality Act (CEQA) as a Class 1 "Existing Facilities," per Section 15301 of the CEQA Guidelines, because the project involves the continuance of a massage establishment without physical expansion of the building or intensification of an existing use.

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 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 establishments are a permitted use in the C3 – Commercial Services Zone, subject to the approval of a Conditional Use Permit. The subject site is in a commercial area along South Glendale Avenue (identified as a Major Arterial in the Circulation Element) that 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 and Recreation and Housing Element will be impacted as a result of the massage establishment. Therefore, the proposed use 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 use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment. The massage establishment has been operating at this location since 2015. The facility is located on the southeast corner of South Glendale Avenue and East Elk Avenue between East Elk Avenue and East Lomita Avenue. The immediate vicinity of the subject site along Colorado Street is developed with a variety of commercial uses, including retail, office, personal services and restaurants. A medium density residential neighborhood lies to the East along Elk Avenue. 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 the intersection of South Glendale Avenue and Elk Avenue, and no access is available at the rear.

The use meets the intent of the Zoning Ordinance of providing a personal service in the commercial neighborhood and will benefit the public. There are public uses in the general neighborhood. However, there are no known public parks, private schools or colleges, day care facilities, libraries, or hospitals 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 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 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. The existing massage establishment has been at the present location since 2015 and no evidence exists that indicate the use has been an issue.

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. Eighteen (18) surface parking spaces at the front of the building and a subterranean parking area with approximately forty-three (43) parking spaces are provided 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 demand is being created. The existing utilities, landscaping, parking spaces, and traffic circulation measures are adequate as they are already in place.

CONDITIONS OF APPROVAL

APPROVAL of this 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 any expansion or modification of the facility or use which intensifies the existing use shall require a new Conditional Use Permit application. Expansion shall constitute adding floor area, changes to the use or operation, increased hours of operation, or any physical change as determined by the Planning Hearing Officer.
3. 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.
4. 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.
5. 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.
6. That all necessary licenses as required from Federal, State, County or City authorities shall be obtained and kept current at all times.
7. That a Business Registration Certificate shall be obtained to reference this conditional use permit.
8. That the massage establishment owner or operator shall obtain and maintain a current, active, and valid massage establishment owner certificate.
9. That the massage establishment owner or operator shall obtain and maintain a current, active, and valid Business Registration Certificate.

10. That all employees who perform massage must be CAMTC (California Massage Therapy Council) certified.
11. That the operating hours of the massage establishment shall be only between the hours of 10:00 a.m. to 10:00 p.m. each day of the week.
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. That all signs displayed shall conform to the requirement of the Glendale Municipal Code.
15. That the authorization granted herein shall be valid for a period of Ten (10) years, until November 16 , 2033, 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 so that imperfections/incompleteness may be corrected before the appeal period expires.

All appeals must be filed using the City's online permit portal: www.glendaleca.gov/Permits. Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before **DECEMBER 1, 2023**. Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff at 818-548-2140, or contacting the case planner, Columba Diaz at codiaz@glendaleca.gov or 818-937-8188.

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.

REVOCATION

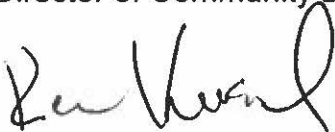
Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over conditional use permits. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a Conditional 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, Columba Diaz, during business hours at (818) 937-8188 or via e-mail at codiaz@glendaleca.gov.

Sincerely,
Bradley Calvert
Director of Community Development



Roger Keisel
Planning Hearing Officer

CC: City Clerk (K.Cortes); Building and Safety (M.Lhotsky); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt); Economic De. (M.Berry); Housing (P.Zovak/M. Fortney/A.Brownell); Urban Design and Mobility (F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold);_City Attorney's Dept. (G.Van Muyden/Y.Neukian/M.Yun); Fire Engineering Section- (J.Diaz/S.Partamian/D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghosian/E.Hakoupiani/K.runzer); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghosian/E.Hakoupiani/ H.Barkhordian/ D.Scorza); Police Dept. (Lt.A.Krikorian/Lt.S.Riley/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/ R. Villaluna); Integrated Waste Management Admin. (D. Hardgrove); Mainenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); Facilities (K.Todd); Zaven Keoshgerian (property owner); and case planner Columba Diaz.