



September 27, 2017

Domus Design  
Attention: Garo Nazarian  
109 East Harvard Street, Suite 306  
Glendale, CA 91205

**RE: 452 ½ WEST COLORADO STREET  
CONDITIONAL USE PERMIT NO. PCUP 1712388  
(Glendale Spa)**

Dear Mr. Nazarian:

On September 27, 2017, 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, located at **452 ½ East Colorado street**, in a "SFMU" – Commercial/ Residential Mixed Use Zone, subject to the standards listed in GMC 5.64, and described as Lots 13 and 14, Block N, Glendale Valley View Tract in the City of Glendale, County of Los Angeles.

CODE REQUIRES

(1) A conditional use permit application is required for a massage establishment in the SFMU zone (GMC 30.14.020.B, Table 30.14-A).

APPLICANT'S PROPOSAL

(1) To allow the continued operation of an existing 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 with no added floor area or modification to the façade.

## **REQUIRED/MANDATED FINDINGS**

After consideration of the staff report, public testimony and review of the proposal, the Planning Hearing Officer determined that findings for the requested conditional use permit to allow the continued use of a massage establishment can be made with the addition of conditions. Therefore, the Conditional Use Permit is **APPROVED SUBJECT TO FOLLOWING FINDINGS AND THE ATTACHED CONDITIONS.**

**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 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 Mixed Use. Personal service land uses, such as a massage establishment, generally offer a complementary element to surrounding uses. Massage establishments are an allowed use in the SFMU – Commercial/Residential Mixed Use Zone, subject to the approval of a Conditional Use Permit. The subject site is in a commercial area along West Colorado Street (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 applicant's request for continued operation of the massage establishment in the SFMU – Commercial/Residential Mixed Use zone is not anticipated to be detrimental to the public health or safety, the general welfare, or the environment, as conditioned. The massage establishment, "Glendale Spa" has been operating at this location since August 6, 2015. The facility is located in the middle tenant space of the multi-tenant commercial building located at the north (front) portion of the lot (addressed as 452 1/2 West Colorado Street) and is 662 square feet in size. The project site is located on the south side of West Colorado Street between South Pacific Avenue and South Columbus Avenue. The immediate vicinity of the subject site along West Colorado Street is developed with a variety of commercial uses, including retail, office, and

personal services. Directly to the south of the project site are multi-family residential uses. Approval of the conditional use permit for the continued operation of the existing massage establishment 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 use meets the intent of the Zoning Ordinance of providing a personal service along a major commercial arterial (West Colorado Street), and will continue to be beneficial for the general public. While there are no public facilities located within the immediate area (500' radius) of the subject site, there is one church, one fire station, and one park located within 1/3 mile of the project site: Grace Korean Methodist Church located at 211 South Pacific Avenue (0.2 miles to the northwest), Glendale Fire Station No. 21 located at 421 Oak Street (0.2 miles to the northeast), and Harvard Mini Park located at 425 West Harvard Street (0.3 miles to the north). While these facilities and uses are within the vicinity, it is not anticipated that any negative impacts to these uses would occur based on the applicant's request. Neither the Glendale Police Department, nor Neighborhood Services Division cited major concerns related to the proposed conditional use permit to allow the continued operation of the massage establishment.

**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 Conditional Use Permit (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 along West Colorado 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, "Glendale Spa", has been at the present location since 2015 and no evidence exists that indicated 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 and are existing. The use has been in operation at its current location since 2015. A total of two

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 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 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 who perform massage shall be California Massage Therapy Council (CAMTC) certified.
8. That all massage services shall be restricted to no later than 10:00 p.m., seven days a week.

9. That the facility shall adhere to the City's Fresh Air (smoking) Ordinance.
10. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
11. That all signs displayed shall conform to the requirement of the Glendale Municipal Code.
12. That all necessary building permits and licenses be obtained in order to comply with the open Code Compliance Case No. NLPV 1705917.
13. That the authorization granted herein shall be valid for a period of **FIVE (5) YEARS, UNTIL SEPTEMBER 27, 2022**, 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 Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **October 12, 2017**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

**APPEAL FORMS available on-line <http://www.glendaleca.gov/appeals>**

#### **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, Vista Ezzati, during business hours at (818) 937-8180 or via e-mail at [vezzati@glendaleca.gov](mailto:vezzati@glendaleca.gov).

Sincerely,



Laura Stotler  
Planning Hearing Officer

LS:VE:sm

CC: City Clerk (K. Cruz); City Attorney's Dept. (G. van Muyden); Fire Prevention Engineering Section (J. Halpert); Dir. Of Public Works (R. Golanian); Traffic & Transportation Section (P. Casanova); General Manager for Glendale Water and Power (S. Zurn); Glendale Water & Power - Water Section (G. Tom/S. Boghosian); Glendale Water & Power - Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (S. Mirzaian); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (R. Villaluna); and case planner Vista Ezzati.