

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: September 4, 2025  
HEARING DATE: September 16, 2025      AGENDA ITEM: 6  
PROJECT NUMBER: 2019-002419-(2)  
PERMIT NUMBER: Conditional Use Permit (“CUP”) RPPL2019004291  
SUPERVISORIAL DISTRICT: 2  
PROJECT LOCATION: 1147 W Carson Street, West Carson  
OWNER: Carson Normandie Plaza LLC  
APPLICANT: Wei Wei Tao, LL Health Center  
CASE PLANNER: Melissa Reyes, Principal Planner  
MReyes2@planning.lacounty.gov

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### RECOMMENDATION

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number 2019-002419-(2), CUP Number RPPL2019004291, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

#### **CEQA:**

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

#### **ENTITLEMENT:**

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2019004291 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement Requested**

- A CUP for the continued operation of an existing massage establishment in the MXD (Mixed Use Development) Zone pursuant to County Code Section 22.26.030 (Land Use Regulations for Mixed Use Development Zones).

### **B. Project**

The applicant, Wei Wei Tao on behalf of LL Health Center (“Applicant”), requests a CUP to authorize the continued operation of an existing massage establishment (“Foot Reflexology”). The massage establishment is located in a 1,065-square-foot commercial tenant space within the Carson Normandie Shopping Plaza at 1147 W Carson Street (“Project Site”). The massage establishment consists of an entrance area, five massage rooms, laundry room, and a restroom. Plot Plan No. 200900589 authorized tenant improvements for a new acupuncture medical clinic on July 9, 2009. However, the acupuncture services are no longer offered on the Project Site. Business License Referral no. RBUS-201500209 was completed on September 1, 2015, which verified that the massage establishment use was established prior to December 31, 2014. The applicant was informed that a CUP was required starting on January 1, 2020. Business License Referral No. RPPL2020008962 was authorized contingent on approval of the subject CUP. The massage establishment currently employs three California Massage Therapy Council (“CAMTC”) licensed technicians and business hours are from 10:00 a.m. to 9:30 p.m. seven days a week.

In a letter dated January 13, 2025, the County Sheriff’s Department, Major Crimes Bureau (“Sheriff”) indicated that one call for service was received for 1147 W Carson Street in the past five years and all calls for service to the massage establishment were routine in nature. The Sheriff’s Department indicated on the letter that an internet web search did not reveal any inappropriate advertisements for the massage establishment. The Sheriff’s Department recommended approval of the project.

### **C. Project Background**

In 2009, California Senate Bill 731 created a voluntary certification program for massage technicians administered by the California Massage Therapy Council (“CAMTC”), a private non-profit organization. The bill included a provision that allowed massage establishments that employed only CAMTC certified technicians to operate in commercial zones where other similar services (e.g., salons, barber shops, medical offices, etc.) were allowed. California Assembly Bill No. 619, adopted on August 3, 2011, further pre-empted local regulations on massage establishments. In 2015, after passage of California Assembly Bill No. 1147, the State changed course and returned the authority to regulate massage establishments that hired only CAMTC certified technicians back to local jurisdictions. Due to this changing regulatory landscape, the County determined that massage establishments that hired only CAMTC certified technicians and were lawfully established with a County approval (e.g., Business License or Plot Plan) between

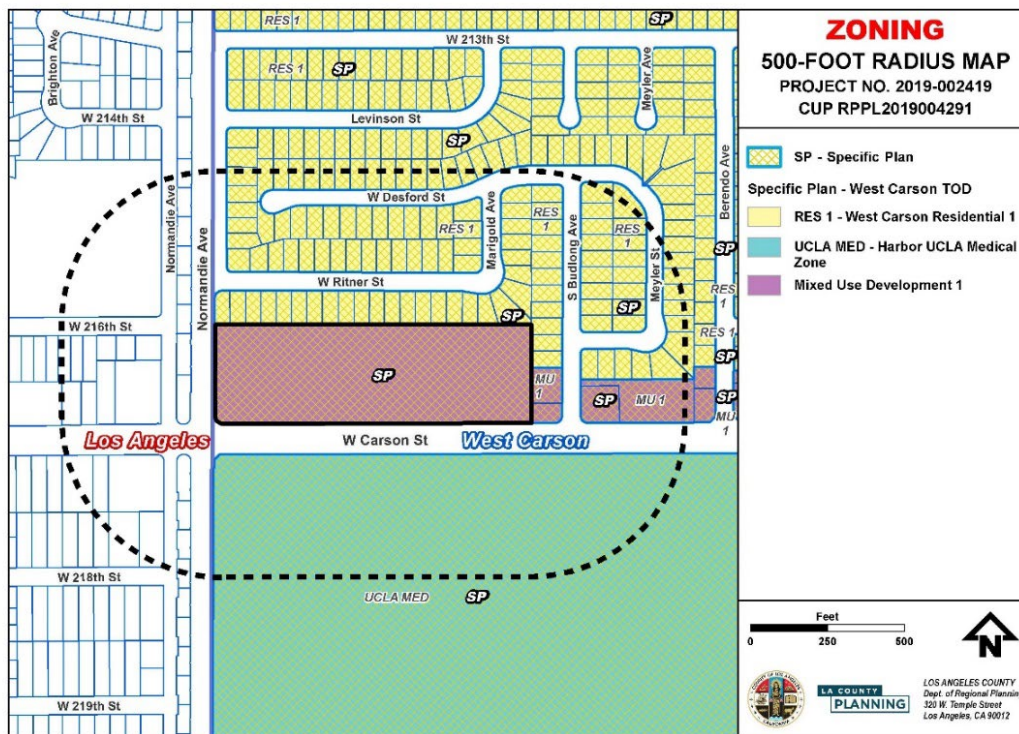
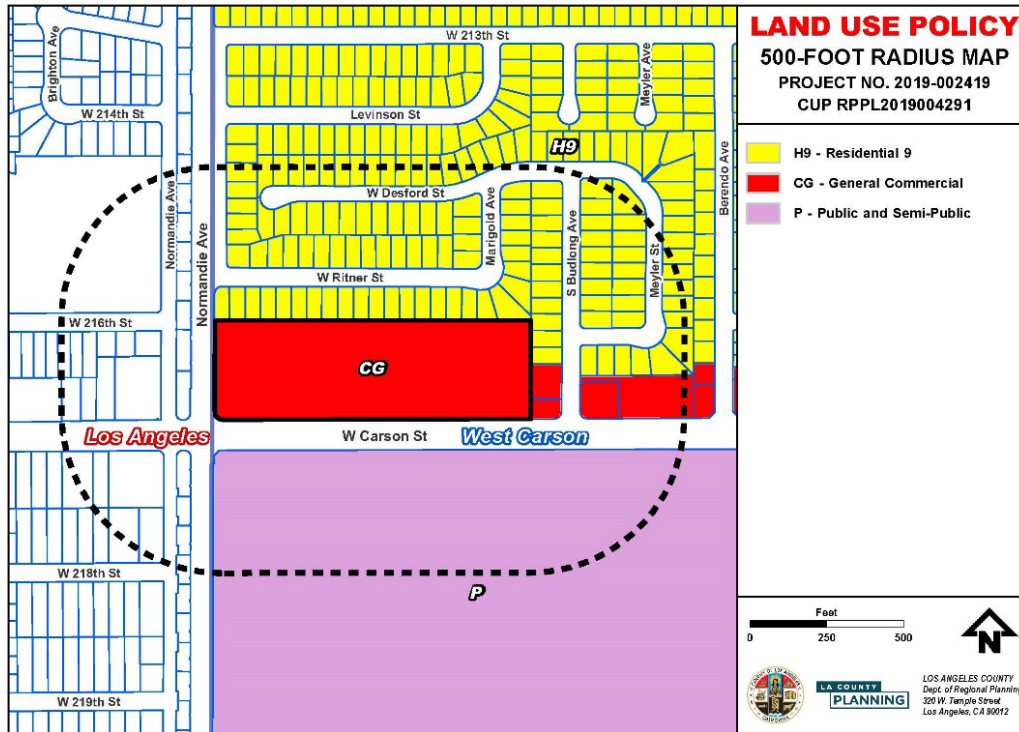
September 1, 2009 and December 31, 2014 were eligible to continue operation in the same location for a period of up to five years after January 1, 2015, which was the effective date of California Assembly Bill No. 1147. When the five-year amortization period ended on January 1, 2020, all massage establishments were required to comply with current County Code Title 22 regulations.

**SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

| LOCATION         | GENERAL PLAN LAND USE POLICY* | ZONING*                       | EXISTING USES  |
|------------------|-------------------------------|-------------------------------|--|
| SUBJECT PROPERTY | MU (Mixed Use)                | MXD (Mixed Use Development)   | Restaurants, pharmacy, retail, nail salon, and supermarket |
| NORTH            | H9 (Residential - 9)          | R-1 (Single-Family Residence) | Single-family residences (SFR)                             |
| EAST             | MU and H50 (Residential 50)   | MXD, R-1                      | Restaurant and retail                                      |
| SOUTH            | P (Public and Semi-Public)    | C-3 (General Commercial)      | LA County Harbor-UCLA Medical Center                       |
| WEST             | City of Los Angeles           | City of Los Angeles           | Residential, Halldale Elementary School                    |

\* Note: The land use designation was changed to CG (General Commercial) on March 11, 2025, with the adoption of the South Bay Area Plan. The zoning designation was changed to Mixed Use Development 1 (MU-1) of the West Carson TOD Specific Plan on October 1, 2019, with the adoption of the West Carson TOD Specific Plan. Pursuant to Chapter 2 (Applicability) of the General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the land use policies, zoning and regulations in effect at the time it was submitted on July 18, 2019.



**PROPERTY HISTORY**

**A. Zoning History**

| ORDINANCE NO. | ZONING  | DATE OF ADOPTION   |
|---------------|---|--------------------|
| 1484          | C-3 (General Commercial)                              | September 12, 1927 |
| 20150043z     | MXD (Mixed Use Development)                           | October 6, 2015    |
| 20190051z     | West Carson TOD Specific Plan Mixed Use Development 1 | October 1, 2019    |

**B. Previous Cases**

| CASE NO.            | REQUEST  | DATE OF ACTION              |
|---------------------|--|-----------------------------|
| RPPL2020008962      | Business license referral for massage establishment      | Completed November 24, 2020 |
| RBUS-201500209      | Business license referral for massage establishment      | Completed September 1, 2015 |
| Plot Plan 200900589 | Tenant improvements for a new acupuncture medical clinic | Approved July 7, 2009       |
| Plot Plan 200501294 | A new 5,250 square foot building                         | Approved October 14, 2007   |

**C. Violations**

| CASE NO.       | VIOLATION                                       | CLOSED             |
|----------------|---|--------------------|
| RPCE2019000368 | Massage parlor without a Conditional Use Permit | September 26, 2024 |

**ANALYSIS**

**A. Land Use Compatibility**

The subject massage establishment is located within the Carson Normandie Shopping Plaza, which is anchored by a supermarket and drug store and contains a variety of eating establishments, offices, and retail shops. The shopping plaza has existed since 1962. The multitenant commercial building which the Project Site is situated was approved by Plot Plan no. 200501294 on October 14, 2007. The Project will continue the commercial character of properties located along West Carson Street. The existing buildings and parking serve as buffers between the commercial uses and residential properties to the north of the Project Site.

The Project is the continued operation of an existing massage establishment. The Project is located within the CG (General Commercial) land use designation of the South Bay Area Plan, which took effect immediately upon the adoption by the Board of Supervisors on March 11, 2025. Pursuant to Chapter 2 (Applicability) of the County General Plan, an

applicant may choose whether a complete application filed prior to the effective date of a new General Plan will be reviewed for consistency with the previously adopted General Plan or with the new General Plan. The applicant chose to have the application for this Project be subject to the General Plan MU land use designation which was in effect at the time when the complete CUP application was submitted on July 18, 2019. Similarly, the applicant also chose to have the application for this Project be subject to the MXD Zone, which was in effect at the time when the complete CUP application was submitted on July 18, 2019. The MXD Zone allows massage establishments with a CUP.

**B. Neighborhood Impact (Need/Convenience Assessment)**

The Project does not propose any additional exterior construction and will preserve the commercial character of the site and surrounding uses. The massage establishment adds to the availability and variety of community-serving uses in the immediate and surrounding areas and provides a service that aids in improving wellness to its patrons. The Sheriff's Department indicated that all calls for service to the massage establishment were routine in nature and that an internet web search did not reveal any inappropriate advertisements for the massage establishment. Staff recommend that the hours of operation for a massage establishment be limited from 7:00 a.m. to 10:30 p.m., daily. With adequate operational controls, the subject massage establishment is consistent with the general character of the neighborhood and is not expected to result in any adverse impact on the surrounding communities.

**C. Design Compatibility**

The Project is located within an existing shopping plaza. The applicant is not proposing any new improvements or expansions. The shopping plaza has existed since 1962 and the commercial building in which the subject project is located was approved by Plot Plan no. 200501294 on October 14, 2007. The massage establishment has existed on the Project Site for more than 10 years. There is no new construction associated with the Project. During Staff's site visit, Staff informed the applicant of the maximum allowed window coverage and requested the applicant comply prior to the public hearing.

**GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

**ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

**BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by County Code Section 22.158.050. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

**ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is for the continued use of an existing massage establishment with no development or expansion beyond what is existing. The Project is not on a scenic highway or hazardous waste site, the Project Site is not known to contain historic resources, and the Project will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to a Categorical Exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

**COMMENTS RECEIVED**

**A. County Department Comments and Recommendations**

1. The County Sheriff’s Department (“Sheriff”), in a letter dated January 13, 2025, recommended approval of the project. The Sheriff stated that one call for service was received for 1147 W Carson Street in the past five years. The call was cleared and there was no evidence of crime. The Sheriff’s commented that all calls for service have been in routine in nature. An internet web search did not reveal inappropriate advertisements or client reviews.
2. The Department of Public Health, in a letter dated July 2, 2025, recommended that the Project proceed to a public hearing.

**B. Other Agency Comments and Recommendations**

Staff has not received any comments at the time of report preparation.

**C. Public Comments**

Staff has not received any comments at the time of report preparation.

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Report  
Reviewed By: *Elsa M. Rodriguez*  
Elsa M. Rodriguez, Acting Supervising Regional Planner

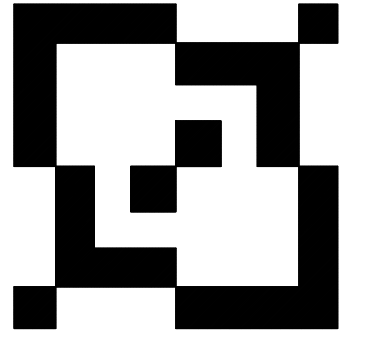
Report  
Approved By: *M. Glaser*  
Mitch Glaser, Assistant Deputy Director

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| <b>LIST OF ATTACHED EXHIBITS</b> |                             |
|----------------------------------|-----------------------------|
| EXHIBIT A                        | Plans                       |
| EXHIBIT B                        | Project Summary Sheet       |
| EXHIBIT C                        | Findings                    |
| EXHIBIT D                        | Conditions of Approval      |
| EXHIBIT E                        | Applicant's Burden of Proof |
| EXHIBIT F                        | Environmental Determination |
| EXHIBIT G                        | Informational Maps          |
| EXHIBIT H                        | Photos                      |
| EXHIBIT I                        | Agency Correspondence       |
| EXHIBIT J                        | Additional Correspondence   |

TENANT IMPROVEMENT

# FOOT REFLEXOLOGY



ET DESIGN STUDIO, LLC

12062 CRYSTAL CT CHINO, CA 91710  
TEL: 626.790.9888  
hou.ela@gmail.com



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|---|--|--|--|
| <p><b>FIRE DEPARTMENT NOTES</b></p> <p>SCALE N.T.S. ①</p> <ol style="list-style-type: none"> <li>EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.</li> <li>EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.</li> <li>WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH CBC2016 SECTION 1005</li> <li>EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL.</li> <li>EXIT SIGN SHALL BE PER CBC 2016</li> <li>FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE INSPECTOR.</li> <li>BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.</li> <li>COMMERCIAL DUMPSTER OR CONTAINERS WITH AN INDIVIDUAL CAPACITY ON 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTER ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM.</li> <li>AN APPROVAL FIXED FIRE EXTINGUISHER SYSTEM FOR THE KITCHEN HOOD, DUCTS AND COOKING SURFACES SHALL BE HANDLED BY THE LICENSED FIRE PROTECTION CO. TO BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW &amp; APPROVAL PRIOR TO INSTALLATION.</li> <li>THE LICENSED FIRE PROTECTION CO. IS RESPONSIBLE FOR THE U.L. APPROVAL SYSTEM NUMBER, THE SUBMISSION U.L. APPROVAL SCHEMATIC DRAWING TO AREA INSPECTION UNIT.</li> <li>INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH CBC2016 TABLE 803.5</li> <li>ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIALS SHALL COMPLY WITH FIRE CODE CHAPTER 11</li> <li>BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 4 INCHES HIGH, 1 INCH WIDE WITH A 1/2 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. CFC 505.1</li> <li>THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE.</li> </ol> <p><small>New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property, contrasting with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke of 0.5 inches. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. (CFC 505.1) Indicate the exterior address sign location on the exterior elevation meeting the requirements of CFC 505.1</small></p> | <p><b>CONTRACTOR NOTES</b></p> <p>SCALE N.T.S. ②</p> <ol style="list-style-type: none"> <li>BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE PLANS PERTAINING TO THIS WORK. CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF AS TO ALL CONDITIONS AND LIMITATIONS APPLYING TO THIS WORK. HE SHALL ESTIMATE AND INCLUDE IN HIS BID A SUM SUFFICIENT TO COVER THE COST OF ALL LABOR AND MATERIALS TO ACCOMPLISH THE INTENT OF THESE PLANS.</li> <li>THE CONTRACTOR SHALL OBTAIN PERMITS AS REQUIRED BY THE GOVERNING AUTHORITIES FOR CONSTRUCTION.</li> <li>ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS SHALL BE DONE BY THE CONTRACTOR.</li> <li>THE CONTRACTOR SHALL PROCURE IN THE OWNER'S NAME, AND CHARGES FOR INSTALLATION OF THE WATER AND GAS METERS AND ALL PIPING FROM MAIN TO SAID METERS.</li> <li>THE CONTRACTOR SHALL SEND PROPER NOTICES, MAKE ALL NECESSARY ARRANGEMENTS AND PERFORM ALL SERVICES REQUIRED IN THE MAINTENANCE OF ALL PUBLIC UTILITIES</li> <li>THE CONTRACTOR SHALL REQUIRE SUCH COOPERATION OF THE VARIOUS TRADES AS WILL BE NECESSARY TO COMPLETE EACH AND EVERY PART OF THE WORK, EVEN THROUGHOUT SPECIFICALLY INDICATED, NOTED OR DETAILED ON THE DRAWINGS OR SPECIFICATIONS.</li> <li>DIMENSIONS AND CONDITIONS AT THE JOBSITE SHALL BE VERIFIED BY THE CONTRACTORS. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS OR CODE REQUIREMENTS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK</li> </ol> | <p><b>PROJECT SUMMARY</b></p> <p>SCALE N.T.S. ③</p> <ol style="list-style-type: none"> <li>TYPE OF OCCUPANT GROUP : B</li> <li>TYPE OF CONSTRUCTION : V-B (FIRE SPRINKLER) REQUIREMENT 1 EXIT , PROVIDE 1 EXIT</li> <li>INTERNAL AREA: 1065 S.F</li> <li>BUILDING STORIES : 1</li> <li>CODE APPLIED</li> <li>2016 CALIFORNIA BUILDING CODE (16 CBC),</li> <li>2016 CALIFORNIA PLUMBING CODE (16 CPC),</li> <li>2016 CALIFORNIA MECHANICAL CODE (16 CMC),</li> <li>2016 CALIFORNIA FIRE CODE (16 CFC)</li> <li>2016 CALIFORNIA ELECTRICAL CODE (16 CEC)</li> <li>2016 CALIFORNIA FIRE CODE</li> <li>CITY OF TORRANCE AMMENDMENTS</li> <li>EXTERIOR SIGN, FIRE SPRINKLER UNDER SEPARATE PERMIT .</li> <li>MAX. OCCUPANT LOAD: 9</li> </ol> | <p><b>SHEET INDEX</b></p> <p>SCALE N.T.S. ⑤</p> <p>T-0 TITLE SHEET<br/>T-1 ENLARGED SITE PLAN<br/>A-1 FLOOR PLAN</p> |
| <p><b>NOTES</b></p> <p>SCALE N.T.S. ④</p> <p>THE FOLLOWING STATEMENT SHALL BE INCLUDED ON THE CONSTRUCTION DRAWINGS EITHER ON THE COVER SHEET OR SITE PLAN:</p> <p>CALIFORNIA BUILDING CODE SECTION 11B-202.4 REQUIRES AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION OR ADDITION. THE ACCESSIBLE PATH OF TRAVEL INCLUDES:</p> <ol style="list-style-type: none"> <li>AN ACCESSIBLE ENTRANCE;</li> <li>AN ACCESSIBLE ROUTE TO THE ALTERED AREA;</li> <li>AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR A SINGLE ACCESSIBLE UNISEX RESTROOM;</li> <li>ACCESSIBLE TELEPHONES;</li> <li>ACCESSIBLE DRINKING FOUNTAINS;</li> <li>WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS PARKING, SIGNS, STORAGE, AND ALARMS.</li> </ol>  |  | <p><b>OWNER/CONSULTANT INF</b></p> <p>SCALE N.T.S. ⑦</p> <p>12062 CRYSTAL CT CHINO, CA 91710<br/>TEL: 626.790.9888<br/>hou.ela@gmail.com</p> <p>1147 W CARSON ST TORRANCE, CA 90502<br/>TEL: 949-742-2297<br/>WEIWEI</p>   |  |

**SITE PLAN**

SCALE N.T.S. ⑧

| TOTAL SITE AREA                |             |           |         |                |
|--------------------------------|-------------|-----------|---------|----------------|
| EXISTING FLOOR AREA            |             |           |         |                |
|                                | SQ FT       | OCC. LOAD | RATIO   | PARKING SPACES |
| <b>BUILDING A</b>              | 89,830      |           |         |                |
| RETAIL NON CONFORMING          | 86,005      |           | 1/400   | 215            |
| REFLEXOLOGY                    | 2,825       | 88        | 1/3 Occ | 29.33          |
| FIESTA GRILL                   | 1,000       | 22        | 10MIN   | 10             |
| <b>BUILDING B</b>              | 5,200       |           |         |                |
| LOS PAISA RESTAURANT           | 1,880       | 52        | 1/3 Occ | 17.33          |
| YOGURT TREATS                  | 1,325       | 32        | 1/3 Occ | 10.67          |
| REFLEXOLOGY                    | 1,065       |           | 1/250   | 4.26           |
| NAIL SALON                     | 1,065       |           | 1/250   | 4.26           |
| <b>BUILDING C</b>              | 4,820       |           |         |                |
| STARBUCKS                      | 1,500       | 51        | 1/3 Occ | 17             |
| PIZZA HUT-WING STREET          | 1,670       | TAKE OUT  | 10MIN   | 10             |
| NE BAKESHOP/BUFFET             | 1,600       | 48        | 1/3 Occ | 15.33          |
| <b>BUILDING D</b>              | 6,200       |           |         |                |
| RESAIL NON CONFORMING          | 2,400       |           | 1/400   | 6              |
| CHARO CHICKEN                  | 1,800       | 48        | 1/3 Occ | 16             |
| GANHAI GRILL                   | 2,000       | 61        | 1/3 Occ | 20.33          |
| <b>BUILDING E</b>              | 5,700       |           |         |                |
| RETAIL NON-CONFORMING          | 5,700       |           | 1/400   | 14.25          |
| <b>BUILDING F (PROPOSED)</b>   | 2,390       |           |         |                |
| DINNING                        | FIXED SEATS | 71        | 1/3 Occ | 23.66          |
| KITCHEN                        | 1,390       | 7         | 1/3 Occ | 2.33           |
| <b>TOTAL PARKING REQUIRED:</b> |             |           |         | 415.75         |
| <b>STANDARD:</b>               |             |           |         | 236            |
| <b>COMPACT:</b>                |             |           |         | 164            |
| <b>HANDICAPPED:</b>            |             |           |         | 17             |
| <b>TOTAL PARKING PROVIDED:</b> |             |           |         | 417            |

FOOT REFLEXOLOGY  
1147 W CARSON ST TORRANCE, CA 90502

**VICINITY MAP**

**ACCESSIBILITY SIGN DETAIL**

70' SQ. REFLECTORIZED SIGN. WHEEL CHAIR SHALL BE WHITE ON HANDICAPPED BLUE BACKGROUND. VAN ACCESSIBLE SIGN WITH WHITE BEADED TEXT OR EQUAL ON BLUE BACKGROUND, WHERE OCCURS. MINIMUM FINE \$250

2" DIA. GALV. TUBULAR STEEL PIPE. CAP TUBE END. CONCRETE FOOTING.

**SITE SIGNAGE**

OR EQUAL

LETTERING ON SIGN MUST BE A MINIMUM OF 1" IN. HEIGHT

APPROPRIATE INFORMATION MUST BE INCLUDED ON SIGN (MINIMUM OF 1" IN. HEIGHT)

NOTE: SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE. AREA OF SIGN TO BE A MIN. OF 70 SQ. IN. DESIGNATE FOR "VAN ACCESSIBLE" WHERE APPROPRIATE.

EMBLEM MUST BE LOCATED IN STALL SO THAT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE (CENTERED AT ENTRANCE TO STALL RECOMMENDED)

**FOOT REFLEXOLOGY**

**PARCEL MAP**

7345 16 SHEET 1918 1919

OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES

RO SAN PEDRO ALLOTTED TO MANUEL DOMINGUEZ

VICTORIA DOMINGUEZ DE CARSON 2463.70 AC

S C C 3284 C F 145

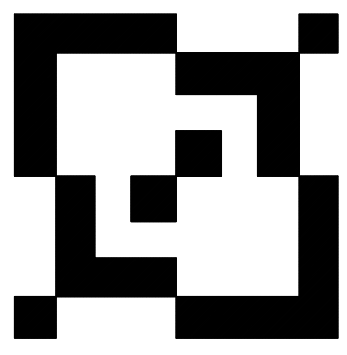
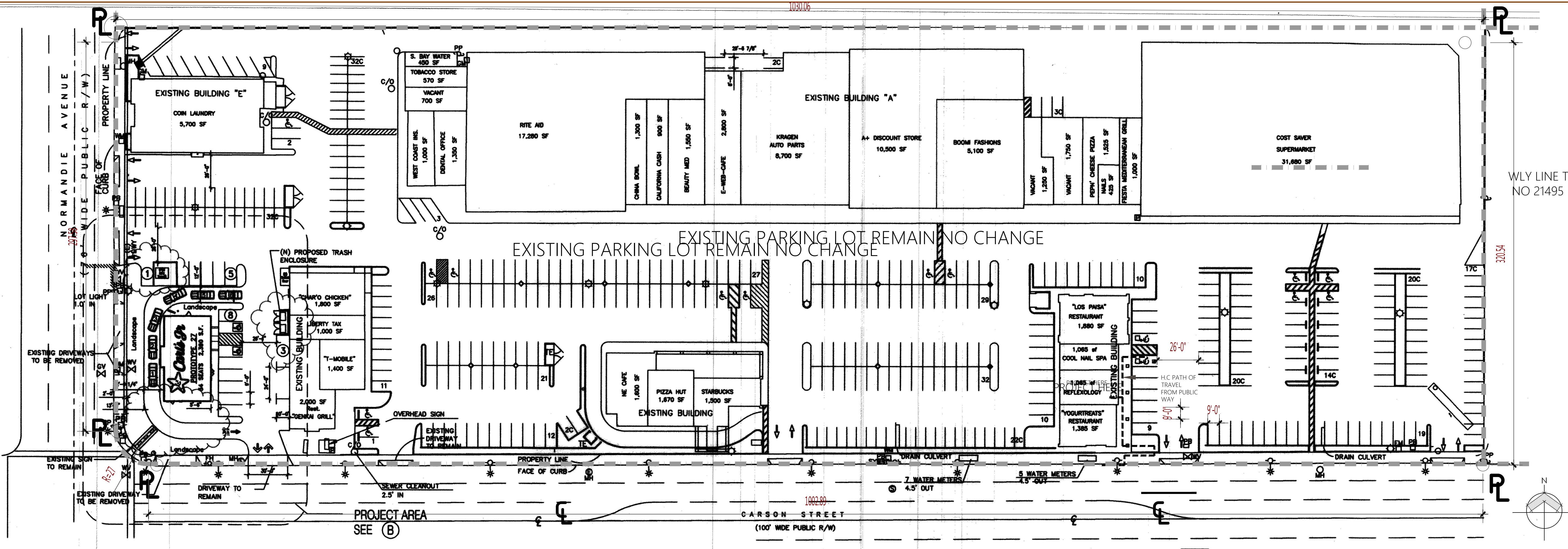
ALL DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS EMBODIED WITHIN THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORKS OF ET DESIGN STUDIO LLC. NO PART OF THESE MATERIALS MAY BE UTILIZED, REFERENCES, DISCLOSED OR REPRODUCED, IN ANY AND ALL MANNER OR BY ANY AND ALL MEANS, FOR DESIGN, CONSTRUCTION OR RELATED PURPOSES, OR ANY OTHER PURPOSES ON OTHER PROJECTS OR EXTENSION OF THIS PROJECT. ANY USE OF THE PROJECT DOCUMENTS REQUIRES WRITTEN CONSENT OF ET DESIGN STUDIO LLC.

SHEET TITLE

## TITLE SHEET

REF. NORTH SHEET NUMBER

# T-1



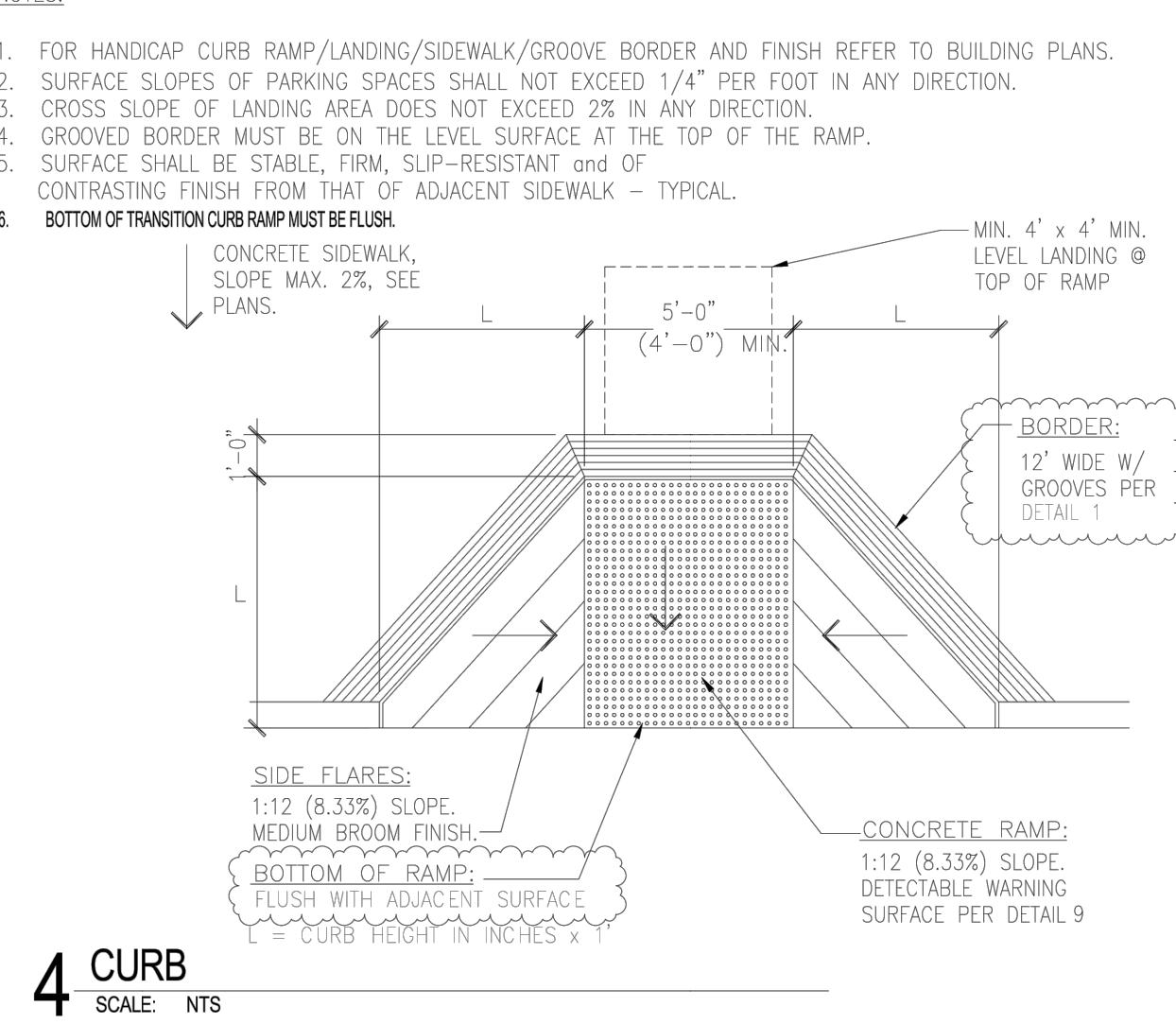
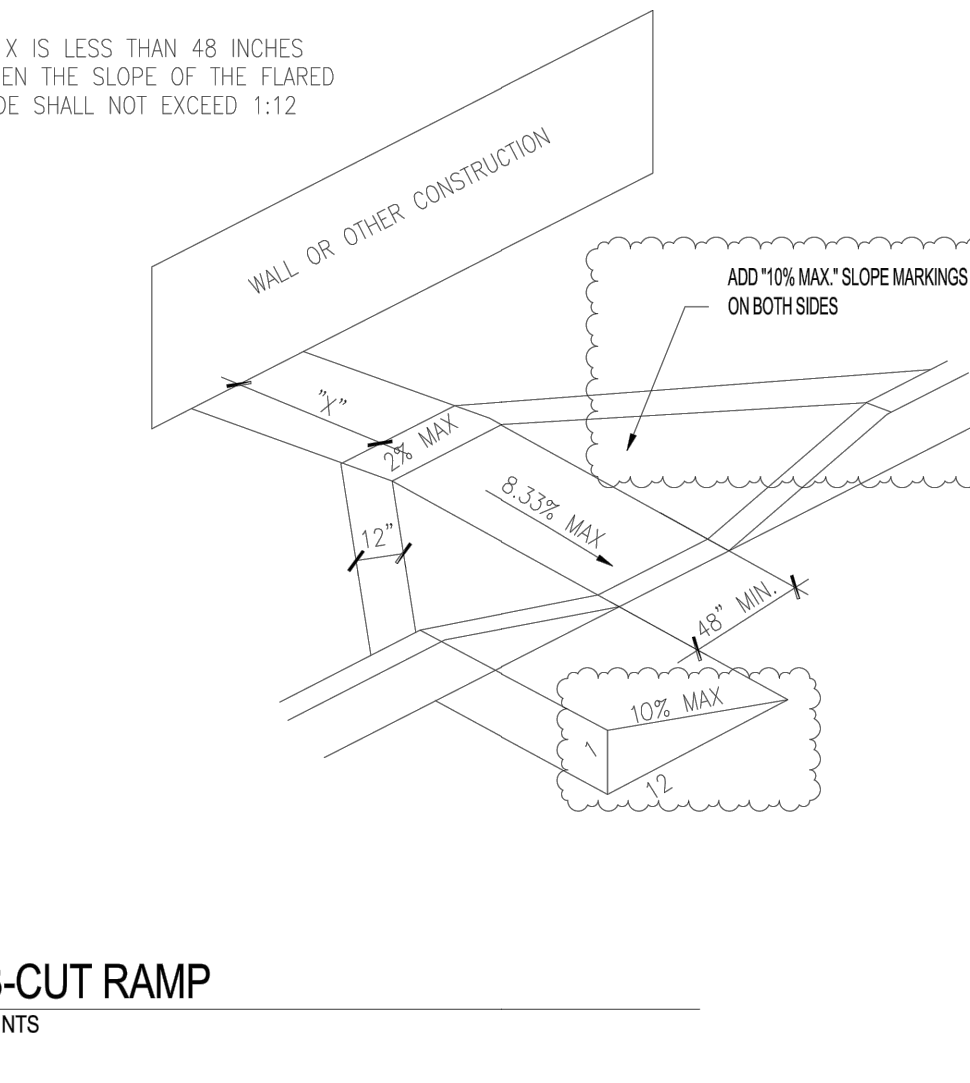
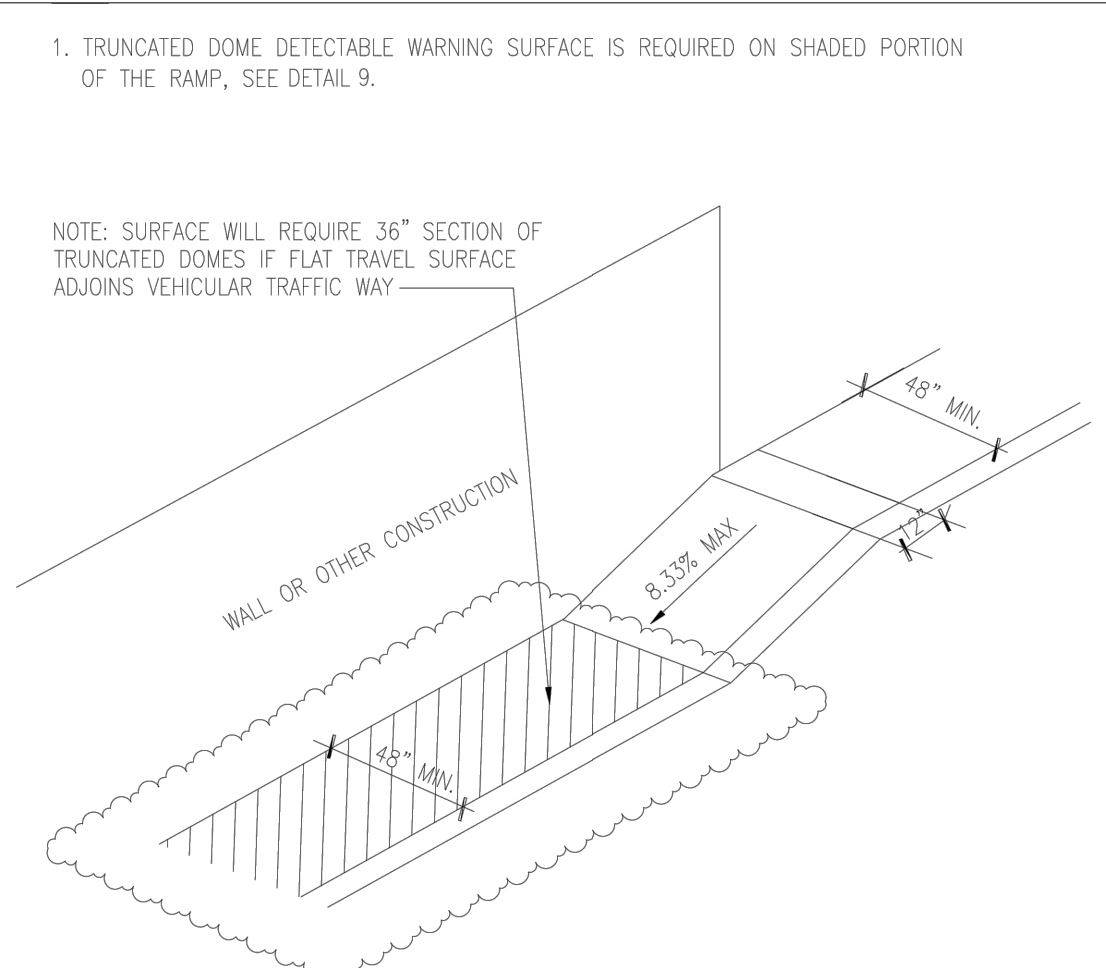
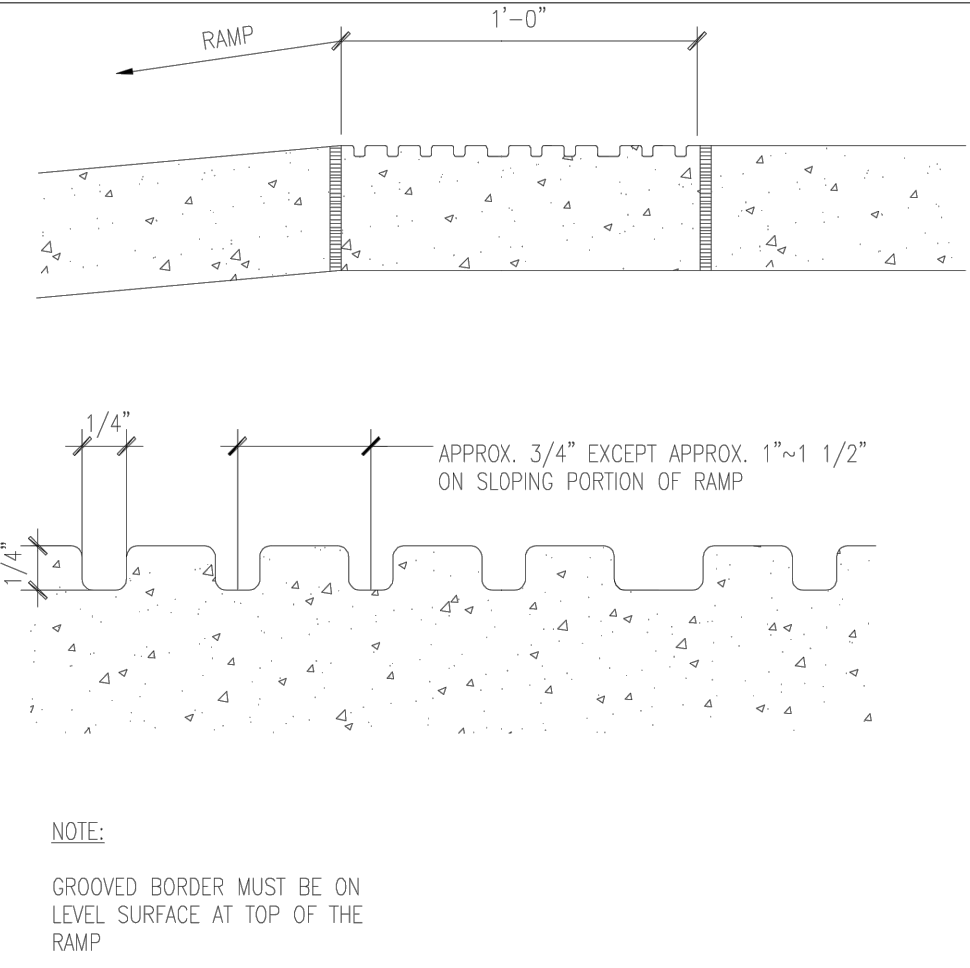
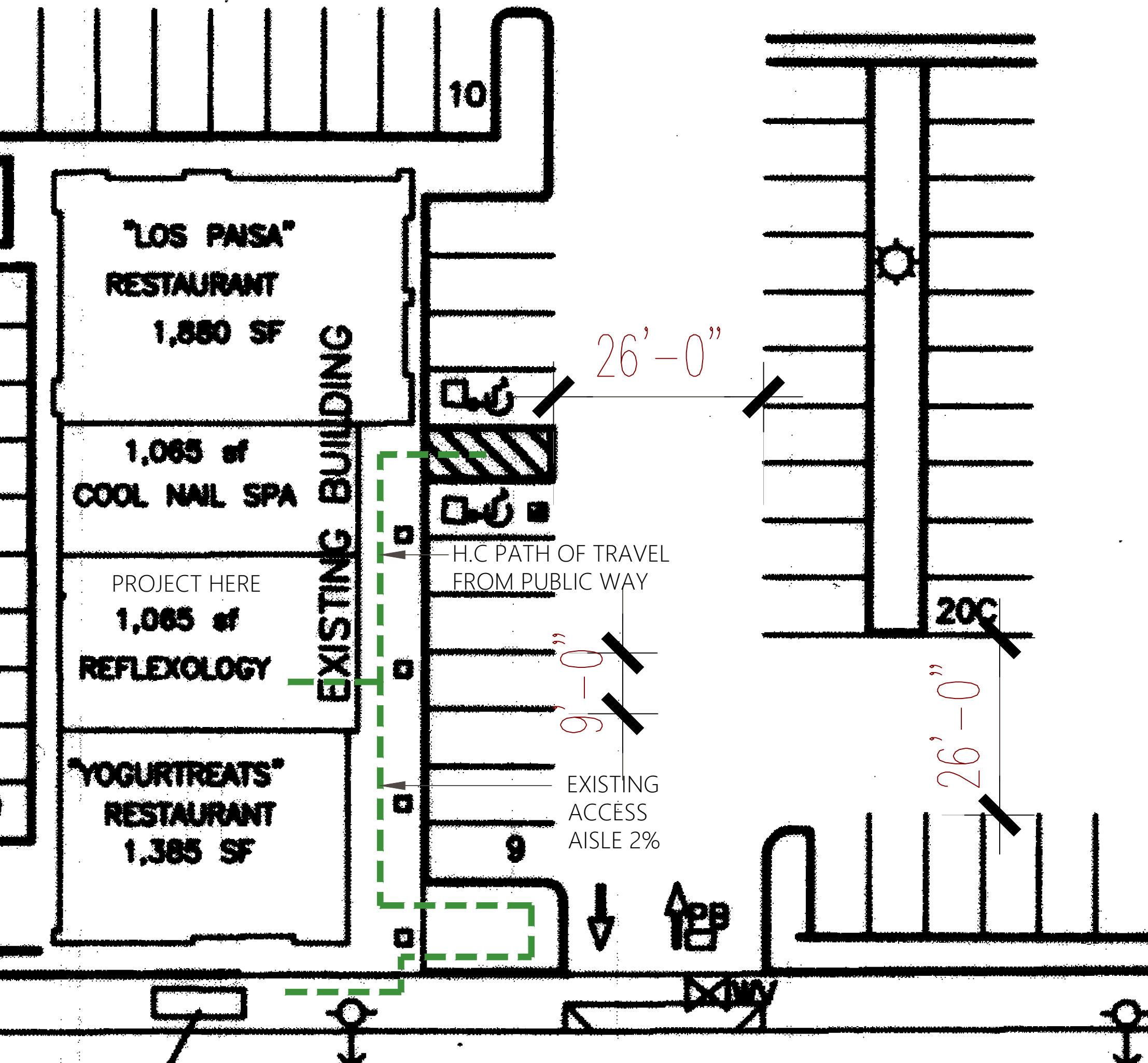
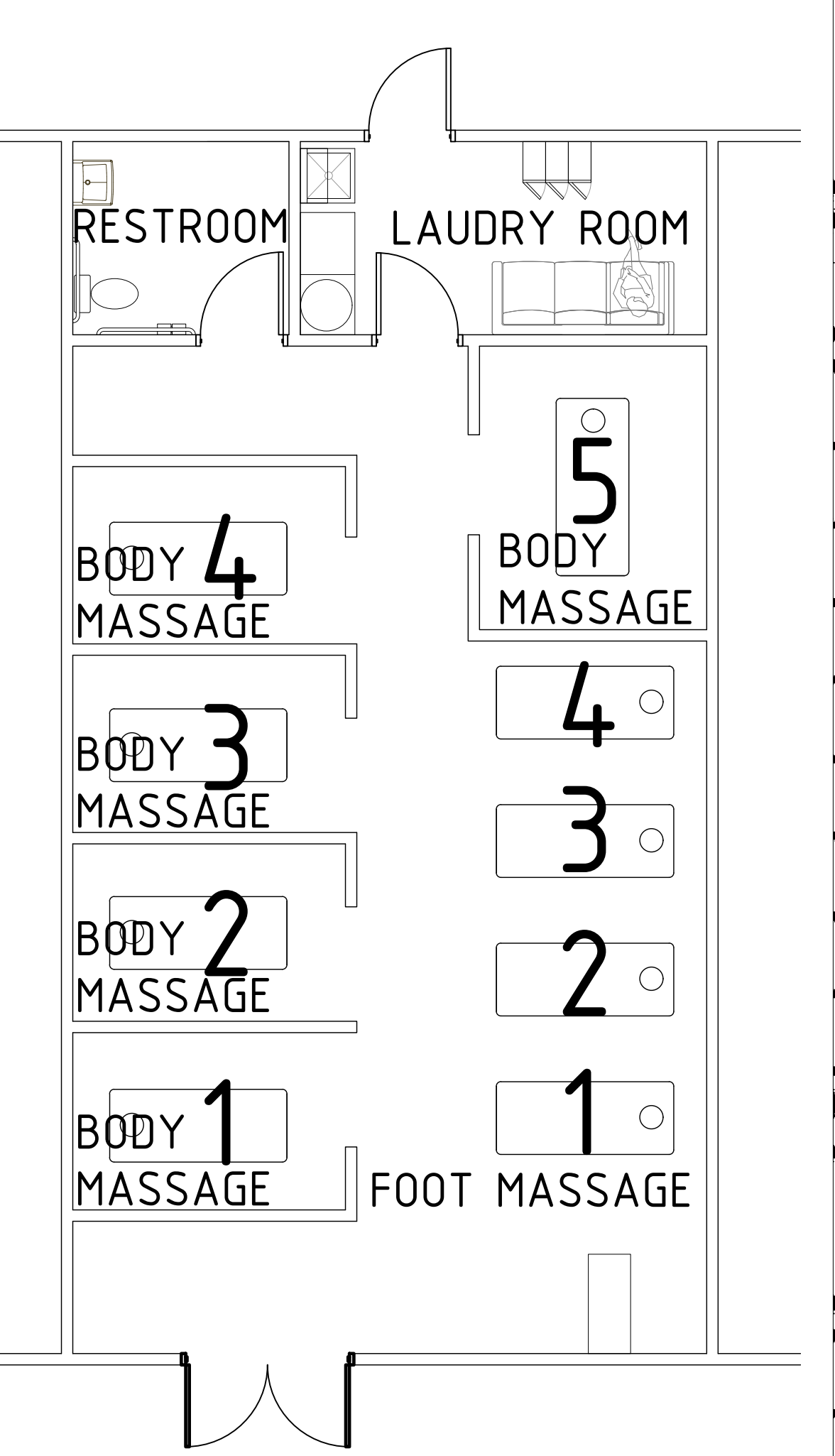
ET DESIGN STUDIO, LLC

12062 CRYSTAL CT CHINO, CA 91710  
TEL: 626.790.9888  
hou.ela@gmail.com



| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1.  |             |      |
| 2.  |             |      |
| 3.  |             |      |
| 4.  |             |      |

### EXISTING SITE PLAN



### CURB-CUT RAMP

### FLOOR PLAN

### EXISTING ENLARGED SITE PLAN

FOOT REFLEXOLOGY  
1147 W CARSON ST TORRANCE, CA 90502

SHEET TITLE

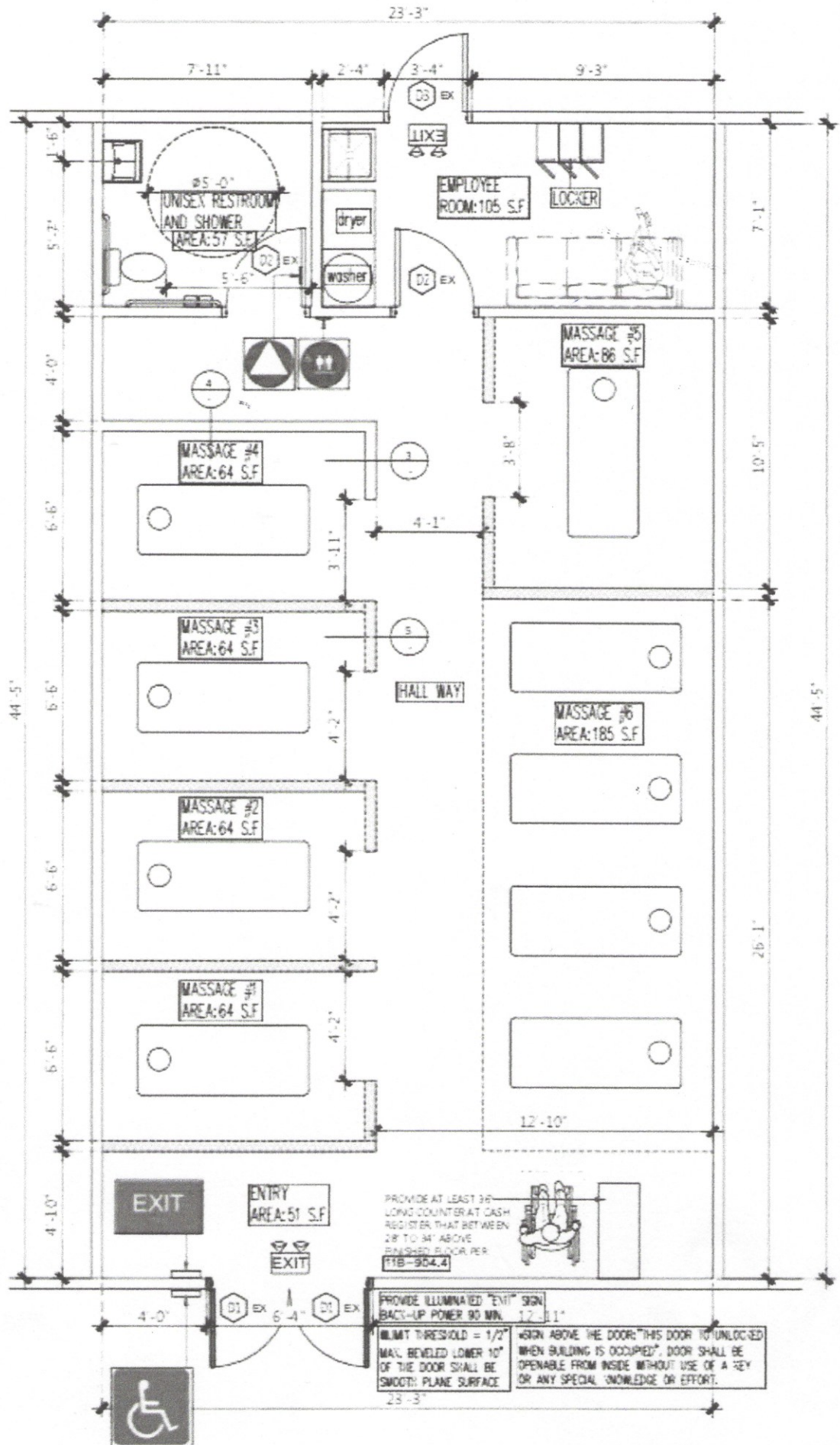
### SITE PLAN

REF. NORTH SHEET NUMBER

# T-0

TOILET ROOM SHALL BE PROVIDED OPENABLE A VERTICAL DUCT NOT LESS THAN 100 SQUARE INCHES IN AREA FOR THE FIRST WATER CLOSET PLUS 50 SQUARE INCHES ADDITIONAL WATER CLOSET, PROVIDING A COMPLETE CHANGE OF AIR EVERY 15 MINUTES.

NOTE: THE REST ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES (152MM) (CBC 1210.1) TOILET ROOMS MUST BE VENTED TO THE OUTSIDE AIR BY MEANS OF AN OPENABLE, SCREENED WINDOW (NOT LESS THAN 16 MESH SCREENING), AN AIR SHAFT, OR A LIGHT SWITCH ACTIVATED EXHAUST FAN.



PROVIDE AT LEAST 36" LONG COUNTER AT CASH REGISTER THAT BE BETWEEN 28" TO 34" ABOVE FINISHED FLOOR PER 11B-904.4

PROVIDE ILLUMINATED "EXIT" SIGN BACK-UP POWER 90 MIN. 12'-11"

MAX. THRESHOLD = 1/2" MAX. BEVELED LOWER 10" OF THE DOOR SHALL BE SMOOTH PLANE SURFACE 23'-3"

WHEN ABOVE THE DOOR, THIS DOOR TO UNLOCKED WHEN BUILDING IS OCCUPIED? DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.



**PROJECT NUMBER** 2019-002419-(2) **HEARING DATE** September 16, 2025

**REQUESTED ENTITLEMENT**  
Conditional Use Permit (“CUP”) No.  
RPPL2019004291

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Carson Normandie Plaza LLC, owner  
Wei Wei Tao LL Health Center, applicant

**MAP/EXHIBIT DATE**

June 27, 2019

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**PROJECT OVERVIEW**

The Project is a request to authorize the continued operation of an existing massage establishment (“Foot Reflexology”). The Project is located in a 1,065-square-foot commercial tenant space within an existing commercial shopping plaza. The establishment currently consists of an entrance area, five massage rooms with tables, laundry room, and restroom. The business hours are 10:00 a.m. to 9:30 p.m. and currently employees three licensed technicians. The massage use was established prior to December 31, 2014, before the requirement for a Conditional Use Permit.

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**LOCATION**

1147 W Carson Street, West Carson

**ACCESS**

West Carson Street and Normandie Avenue

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**ASSESSORS PARCEL NUMBER**

7345-016-024

**SITE AREA**

7.6 Acres

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**GENERAL PLAN / LOCAL PLAN**

General Plan

**ZONED DISTRICT**

Carson

**PLANNING AREA**

South Bay

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**LAND USE DESIGNATION**

MU (Mixed Use)

**ZONE**

MXD (Mixed Use Development)

---

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**APPLICABLE STANDARDS DISTRICT**

N/A

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

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**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.26.030 (Mixed Use Development Zone)

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**CASE PLANNER:**

Melissa Reyes

**PHONE NUMBER:**

(213) 204 – 9945

**E-MAIL ADDRESS:**

Mreyes2@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. 2019-002419-(2)  
CONDITIONAL USE PERMIT NO. RPPL2019004291

**RECITALS**

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2019004291** (“CUP”) on September 16, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Wei Wei Tao ("Permittee"), requests the CUP to authorize a massage establishment (“Project”) on a property located at 1147 West Carson Street in the unincorporated community of West Carson ("Project Site") in the MXD (Mixed Use Development) Zone pursuant to Los Angeles County Code ("County Code") Section 22.26.030 (Mixed Use Development Zone). A complete application was received prior to the adoption of the West Carson Transit Oriented District (“TOD”) Specific Plan and South Bay Area Plan, which changed the zoning of the Project Site. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Permittee chose to have the complete application be subject to the zoning and regulations in effect at the time it was submitted.
4. **ENTITLEMENT REQUIRED.** The CUP is a request to authorize a massage establishment in the MXD Zone pursuant to County Code Section 22.26.030 (Mixed Use Development Zone). A complete application was received prior to the adoption of the West Carson TOD Specific Plan and South Bay Area Plan, which changed the zoning and land use designation of the Project Site. Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Permittee chose to have the complete application be subject to the land use policies, zoning and regulations in effect at the time it was submitted.
5. **LOCATION.** The Project is located at 1147 West Carson Street within the Carson Zoned District and South Bay Planning Area.
6. **PREVIOUS ENTITLEMENTS.**

| <b>CASE NO.</b> | <b>REQUEST</b>                                      | <b>DATE OF ACTION</b>       |
|-----------------|---|-----------------------------|
| RPPL2020008962  | Business license referral for massage establishment | Completed November 24, 2020 |
| RBUS-201500209  | Business license referral for massage establishment | Completed September 1, 2015 |

|                     |  |                           |
|---------------------|--|---------------------------|
| Plot Plan 200900589 | Tenant improvements for a new acupuncture medical clinic | Approved July 7, 2009     |
| Plot Plan 200501294 | A new 5,250 square foot building                         | Approved October 14, 2007 |

7. **LAND USE DESIGNATION.** The Project Site is located within the MU (Mixed Use) land use designation of the General Plan Land Use Policy Map.
8. **ZONING.** The Project Site is located in the Carson Zoned District and is currently zoned MXD. Pursuant to County Code Section 22.26.030 (Mixed Use Development Zone), a CUP is required for massage establishments.

**9. SURROUNDING LAND USES AND ZONING**

| LOCATION | GENERAL PLAN LAND USE POLICY*           | ZONING*                       | EXISTING USES                           |
|----------|---|-------------------------------|---|
| NORTH    | H9 (Residential - 9)                    | R-1 (Single-Family Residence) | Single-family residences (SFR)          |
| EAST     | MU (Mixed Use) and H50 (Residential 50) | MXD, R-1                      | Restaurant and retail                   |
| SOUTH    | P (Public and Semi-Public)              | C-3 (General Commercial)      | LA County Harbor-UCLA Medical Center    |
| WEST     | City of Los Angeles                     | City of Los Angeles           | Residential, Halldale Elementary School |

\* Note: The land use designation was changed to CG (General Commercial) on March 11, 2025, with the adoption of the South Bay Area Plan. The zoning designation was changed to Mixed Use Development 1 (MU-1) of the West Carson TOD Specific Plan on October 1, 2019, with the adoption of the West Carson TOD Specific Plan. Pursuant to Chapter 2 (Applicability) of the General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the land use policies, zoning and regulations in effect at the time it was submitted on July 18, 2019.

**10. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 7.6 gross acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a shopping plaza.

B. Site Access

The Project Site is accessible via West Carson to the east. Primary access to the Project Site will be via an entrance/exit on West Carson Street. Secondary access to the Project Site will be via an entrance/exit on Normandie Avenue.

C. Site Plan

The site plan depicts the Project Site within an existing shopping plaza that consists of six separate commercial buildings with a range of uses such as retail, supermarket, drugstore, restaurants, and offices. The Project is located within an existing building with four units occupied by two restaurants, a nail salon, and the subject massage establishment. The Floor Plan depicts a 1,065 square-foot tenant space which includes an entrance area, five massage rooms with tables, laundry room, and restroom.

D. Parking

A parking lot with 417 shared vehicle parking spaces are provided on the Project Site in a surface lot. The required parking space for a massage establishment is one parking space per 250 square feet. Pursuant to County Code Section 22.26.030.D.5 (Mixed Use Development - Parking), the number of vehicle parking spaces required may be reduced by up to 25 percent. The massage establishment is 1,065 square feet in size (1,065 square feet /250 square feet = 4.26parking spaces). The required parking spaces for the massage establishment are four, but after a 25% reduction is applied as allowed by the zone the required vehicle parking spaces are three.

11. **CEQA DETERMINATION.** Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff ("Staff") determined that the Project qualified for Class 1, Existing Facilities categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is for the continued use of an existing massage establishment with no development or expansion beyond what is existing. The Project does not qualify for an exception to an exemption because it is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.

12. **COMMUNITY OUTREACH.** Prior to the publication of the Report to the Hearing Officer dated September 4, 2025, Staff was not aware of any outreach.

13. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer dated September 4, 2025, Staff received no public comments.

**14. AGENCY RECOMMENDATIONS.**

- A. The County Sheriff's Department ("Sheriff"), in a letter dated January 13, 2025, recommended approval of the project. The Sheriff stated that one call for service was received for 1147 West Carson Street in the past five years. The call was cleared and there was no evidence of crime. The Sheriff's commented that all calls for service have been routine in nature. An internet web search did not reveal inappropriate advertisements or client reviews.
- B. The Department of Public Health, in a letter dated July 2, 2025, recommended that the Project proceed to a public hearing.

**15. LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper [Daily Journal], and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On August 4, 2025, a total of 153 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Carson Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

- 16. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the MU (Mixed Use) is intended for pedestrian-friendly and community serving commercial uses that encourage walking, bicycling, and transit use; residential and commercial mixed uses; and multifamily residences. The Project is consistent with these Intended uses. The Hearing Officer further finds that a massage establishment is a community serving commercial use of a type commonly found and permitted by-right in the zones that implement this land use category.
- 17. GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan:

- *Goal Land Use ("LU") 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities*

This Project is consistent with Goal LU5, which seeks to provide a mix of land uses, services and amenities. The massage establishment contribute to the variety and diversity of community-serving uses in the area.

- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

This Project is consistent with Policy LU 5.2, which looks to encourage a diversity of commercial and retail services. The Project serves the area by

offering massages in a professionally operated establishment. This will help meet the needs of the local community, preserve an existing and well-established commercial area, and enhance economic opportunities.

- *Goal LU7: Compatible land uses that complement neighborhood character and the natural environment*

The Project is consistent with Goal LU7, which contributes to the variety of uses and services in the community. The Project is situated with other commercial uses on a site which is sufficiently buffered from residential areas via a parking lot, a concrete masonry unit (“CMU”) wall, and a commercial multi-tenant building.

### **ZONING CODE CONSISTENCY FINDINGS**

- 18. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the MXD zoning classification as a massage establishment is permitted in such zone with a CUP pursuant to County Code Section 22.26.030 (Mixed Use Development).
- 19. REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.26.030.D (Mixed Use Zone Development Standards), which requires a minimum 15 feet yard depth if the Project Site is abutting the R-1 or R-2 Zone. The Project Site is abutting an R-1 Zone and provides a yard depth of 15 feet.
- 20. HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.26.030.D (Mixed Use Zone Development Standards) which allows for a maximum height of 65 feet, and the existing building is 20-feet-and-one-inch tall.
- 21. PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070.B (Required Parking Spaces). The required parking spaces is one parking space per 250 square feet. Pursuant to County Code Section 22.26.030.D.5 (Mixed Use Development - Parking), the number of vehicle parking spaces required may be reduced by up to 25 percent. The massage establishment is 1,065 square feet in size (1,065 square feet /250 square feet = 4.26). The required parking spaces for the massage establishment are four, but after a 25% reduction is applied as allowed by the zone the required vehicle parking spaces are three.
- 22. SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.110 (Wall Business Signs). The maximum allowable signage is three-square feet of wall sign for each linear foot of building frontage for a total maximum wall sign of 69 square feet and the existing signage measures 18 square feet.

23. **LANDSCAPING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.26.030.D (Mixed Use Zone Development Standards). A minimum of five percent of the lot shall be landscaped with drought-tolerant lawn, shrubbery, flowers, or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area. The Project Site provides landscaping and does not involve new development.
24. **LOADING AREAS.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Sections 22.26.030.D (Mixed Use Development Standards) and 22.112.120 (Loading Spaces). One Type A loading space is required for commercial buildings over 5,000 square feet and located at the rear of the building. The Project Site was developed prior to the current requirements and therefore is considered legal nonconforming with respect to this standard as no loading spaces are provided.
25. **SCREENING.** The Hearing Officer finds that the Project is consistent with standards identified in County Code Sections 22.26.030.D (Mixed Use Development Standards). No more than 25 percent of landscaping shall screen from public view the facade or windows on the ground floor of the building's frontage. There is no landscaping in front of the windows.
26. **SECURITY.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.26.030.D (Mixed Use Development Standards). Chain-link, barbed, and concertina wire fences are prohibited. There is a chain-link fence on the eastern property line of the property. The Project Site was developed prior to the current requirements and therefore is considered legal nonconforming with respect to this standard.
27. **PEDESTRIAN CHARACTER.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.26.030.D (Mixed Use Development Standards), which includes pedestrian character development standards. The Project Site was developed prior to the current requirements and therefore is considered legal nonconforming with respect to this standard.
28. **PERFORMANCE STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.26.030.F (Performance Standards), which requires all developments in MXD Zone to comply with hours of operation, loading, noise, and graffiti. The hours of operation, loading, unloading, and all maintenance activities for commercial uses are 6:00 a.m. to 11:00 p.m. daily, unless modified by a CUP. The massage establishment hours are 10:00 a.m. to 9:30 p.m. Condition no. 15 requires that all structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings or drawings.

**CONDITIONAL USE PERMIT FINDINGS**

29. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project does not include any new interior or exterior modifications and will maintain the existing neighborhood commercial character of the site. The proposed massage establishment is a continuation of an existing, legally operating business that has been in operation at the site for over 10 years without any documented complaints or enforcement actions. The County Sheriff's Department, Major Crimes Bureau, indicated that all calls for service to the massage establishment were routine in nature and that an internet web search did not reveal any inappropriate advertisements for the massage establishment. The use is conducted entirely indoors and adheres to all applicable health and safety regulations, including those established by the Department of Public Health. The operation of a massage establishment has not resulted in any disturbances or nuisances to surrounding businesses or residents, and it is expected to continue to operate in a professional manner. No physical expansion or intensification is proposed. Therefore, the use will not interfere with or diminish the value or enjoyment of nearby properties.
30. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The commercial building that houses the Project's tenant space exists and was developed in accordance with the development standards in effect at the time of construction in 2007. No physical changes are proposed as part of this CUP. The massage establishment exists and is adequate in size and shape to accommodate the development standards required by the County Code. With appropriate conditions of approval, the operation of a massage establishment would not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. The nearby residences to the north and east of the Project Site are sufficiently buffered by other commercial buildings, parking, and a CMU wall.
31. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site can be accessed by West Carson Street and Normandie Avenue, which are existing streets of sufficient width to support the current traffic patterns. There is no proposed expansion of the commercial building as part of this request. Therefore, the Project would not increase or generate traffic to require expansion or improvement of existing roadways. The Project is located on West Carson Avenue designated as a Major Highway by the County's Master Plan of Highways and Normandie Avenue designated as a Secondary Highway by the County's Master Plan of Highways.

32. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

### **ENVIRONMENTAL FINDINGS**

33. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project is for the continued use of an existing massage establishment with no development or expansion beyond what exists. The Project is not on a scenic highway or hazardous waste site, the Project Site is not known to contain historic resources, and the Project will not have a significant or cumulative environmental impact; thus, the Project does not meet any exceptions to a Categorical Exemption.

### **ADMINISTRATIVE FINDINGS**

34. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

### **BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2019004291**, subject to the attached conditions.

**ACTION DATE: September 16, 2025**

EMR:MR

September 4, 2025

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL  
PROJECT NO. 2019-002419-(2)  
CONDITIONAL USE PERMIT NO. RPPL2019004291

**PROJECT DESCRIPTION**

The project is a request to authorize the operation of a massage establishment subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9, 11, and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, 8, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **Grant Term. This grant shall terminate on September 16, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the massage establishment and satisfaction of Condition No. 2 shall be considered use of this grant.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$3,648.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the

premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238.
11. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. **Graffiti.** All structures, walls and fences open to public view over which the Permittee has control shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions

shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy of** a modified Exhibit "A" shall be submitted to LA County Planning by **November 16, 2025**.
17. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. **Retain Conditions.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, County Treasurer and Tax Collector ("TTC") inspector, County Department of Public Health ("Public Health") Inspector, or State inspector. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

#### **PERMIT-SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT**

19. **Title 11 and Title 8 Compliance.** The massage establishment shall be kept in full compliance with the County Health and Safety Code under Title 11 and the County Consumer Protection Business and Wage Regulations under Title 8 as required by the County Department of Public Health.
20. **Title 7 Compliance.** The massage establishment shall be kept in full compliance with County Business Licenses Code under Title 7 as required by the County Treasurer and Tax Collector.

#### **SIGANAGE/POSTING CONDITIONS**

21. **Display Business License and Public Health Permit.** The permittee shall display at all times during operating hours the original copy of a valid Business License and a valid Public Health Permit. These permits shall be displayed in a clearly visible place for all persons entering the massage establishment to see. The massage

establishment shall not operate under any other name than the name set forth on the permits.

22. **Human Trafficking.** The permittee shall post a notice(s) concerning slavery and human trafficking in a clearly visible place inside the establishment as required by the Department of Public Health. The notice(s) shall be posted in English and any other language spoken by most of the employees working at the establishment.
23. **Business Name Sign.** A sign clearly identifying the massage establishment shall be posted at the main entrance. Such signs shall comply with the applicable requirements of Title 22 and other County ordinances.
24. **CAMTC Certificate Display.** The California Massage Therapy Council ("CAMTC") certificate, Los Angeles County Massage Technician license, or regulatory equivalent for each and every employee or independent contractor performing massage, massage services, or massage therapy shall be displayed in a clearly visible place for all persons entering the massage establishment to see.
25. **List of Services.** The massage establishment shall maintain an onsite list of services. The list of services shall include all massage services provided at the establishment, the duration of each service, and the cost of each service. This list of the services shall be displayed in a clearly visible place for all persons entering the massage establishment to see.

Only massage services listed in the list of services are allowed to be provided. In the event that the list of services or any part of the list posted is in a language other than the English, the permittee shall, at the permittee's cost and expense, have copies available at the massage establishment that provide an accurate English language translation thereof. No permittee or anyone acting on behalf of a permittee shall advertise any services of the massage establishment that are not expressly included in the current List of Services.

26. **Pedestrian Visibility.** All glass windows and/or glass doors at the entrance of the massage establishment shall remain clear and shall not be painted over, darkened, or blocked by any cloth, curtains, blinds, posters, pictures, photos, or obstructions, so that the front area where customers are greeted is visible from outside of the establishment; except where the glass windows and/or glass doors look into a room or area where massage is being provided.

#### **OPERATING CONDITIONS**

27. **Valid CAMTC Certificate.** Each and every employee or independent contractor performing massage, massage services, or massage therapy at the massage establishment shall have a current CAMTC Certificate, Los Angeles County Massage Technician License or regulatory equivalent which has not expired and is in good standing. Certificates, licenses or regulatory equivalent documentation shall be made available upon request by any County Sheriff, LA County Planning inspector, TTC inspector, Public Health inspector, or State inspector.

28. **Valid CAMTC Identification.** Each and every employee or independent contractor performing massage, massage services, or massage therapy at the massage establishment shall wear a CAMTC ID Card, ID Card issued by the Tax Collector, or state/ local authorized equivalent.
29. **Individuals without CAMTC.** Individuals without a CAMTC, County, or equivalent certification shall be prohibited from interacting with customers within the designated massage areas or rooms.
30. **Massage Services Hours.** The permittee shall only be allowed to conduct business or operate a massage establishment between the hours of 7:00 a.m. and 10:30 p.m., daily.
31. **Payments and Gratuity.** All payments including tip/gratuity for massage shall be made in the reception area only. The permittee shall post a sign to indicate such payment requirement in the reception area visible to all patrons entering the establishment.
32. **Entrance and Exit Directional Signage.** Customers shall only enter and exit through the front door or main entrance. Appropriate directional signs shall be posted inside the establishment. The main entrance is the door facing the street or, if no such door exists, the door that can be seen by the public passing by the business.
33. **On-site Manager.** A manager shall be present on the property at all times when the massage business is open. The manager shall be aware of all state and local requirements governing massage establishments.
34. **Unlocked Main Entrance.** The main entrance door, the door between reception area and massage rooms, and the exit door shall remain unlocked during business hours (including electric locking devices); except for massage establishments operated by a sole proprietor as defined in County Code Section 8.04.1410.
35. **Unlocked Massage Service Rooms.** No massage services shall be given in rooms, booths, or other areas with doors capable of being locked.
36. **Prohibited Residential Use.** No portion of the premises over which the Permittee has control shall be used for residential purposes.
37. **Minimum Age for Employment.** No person under the age of 18 shall be employed at the massage establishment.



# CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:  
(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The project will not have any changes.  
The project is merely rezoning for  
continued use as a massage parlor.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site is more than adequate size-wise.  
This is made evident by the fact that the  
massage parlor is currently operating.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The project is on an already developed  
main road.  
This will make the area well served.

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** August 14, 2025  
**PROJECT NUMBER:** 2019-002419-(2)  
**PERMIT NUMBER:** Conditional Use Permit (“CUP”) RPPL2019004291  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 1147 W Carson Street, West Carson  
**OWNER:** Carson Normandie Plaza LLC  
**APPLICANT:** Wei Wei Tao, LL Health Center  
**CASE PLANNER:** Melissa Reyes, Principal Planner  
MReyes2@planning.lacounty.gov

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Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project is to authorize the continued operation of an existing massage establishment, with no new development or expansion. The Project is not on a scenic highway or hazardous waste site, is not known to contain historic resources, and will not have a significant or cumulative environmental impact, thus the Project does not meet any exceptions to a Categorical Exemption.

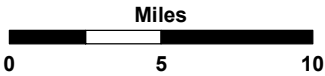
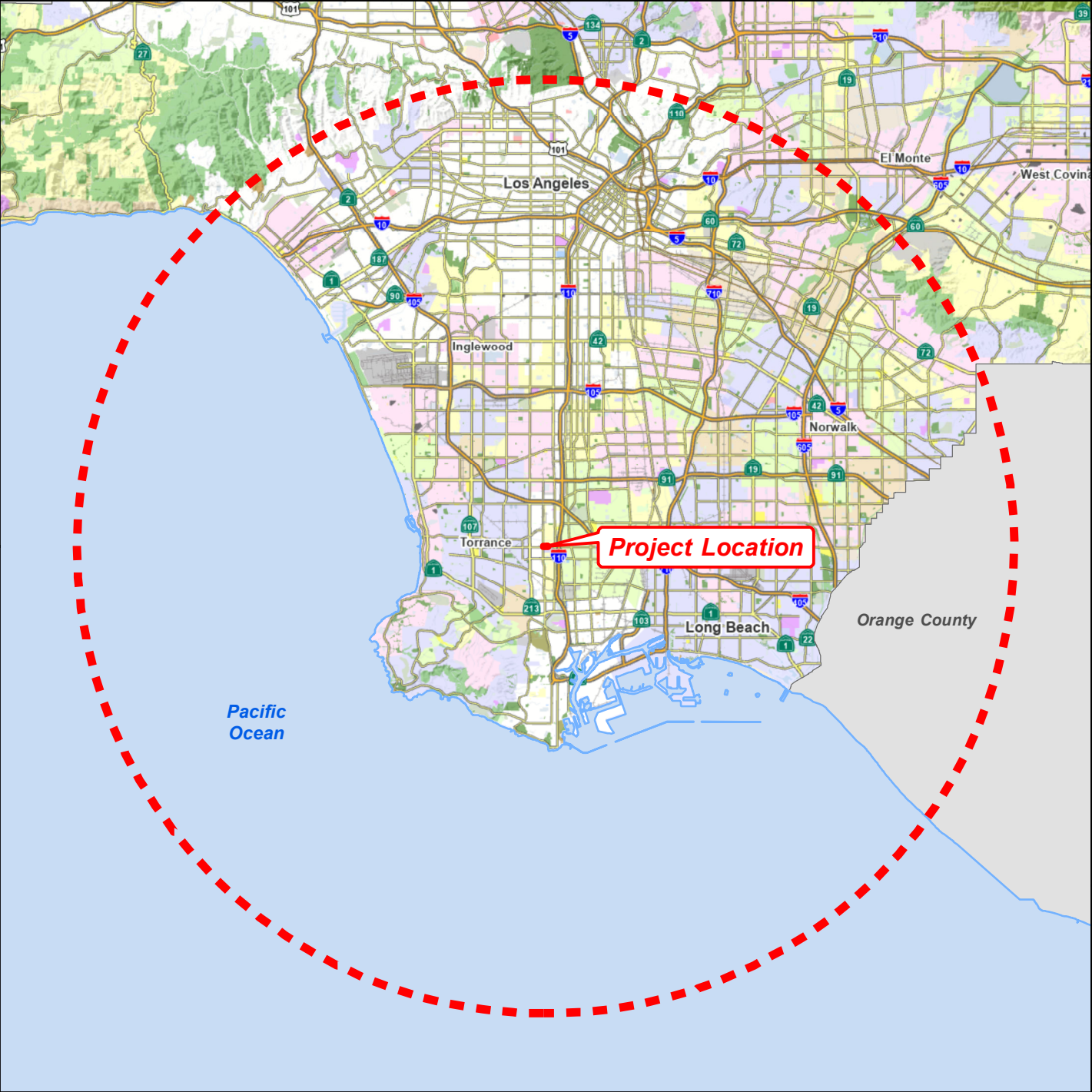
SHAPING  
TOMORROW

# 20-MILE RADIUS

## LOCATOR MAP

PROJECT NO. 2019-002419

CUP RPPL2019004291

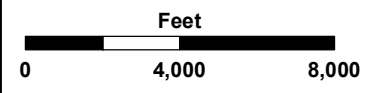


**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# 3-MILE RADIUS LOCATOR MAP

PROJECT NO. 2019-002419  
CUP RPPL2019004291



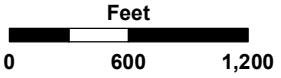
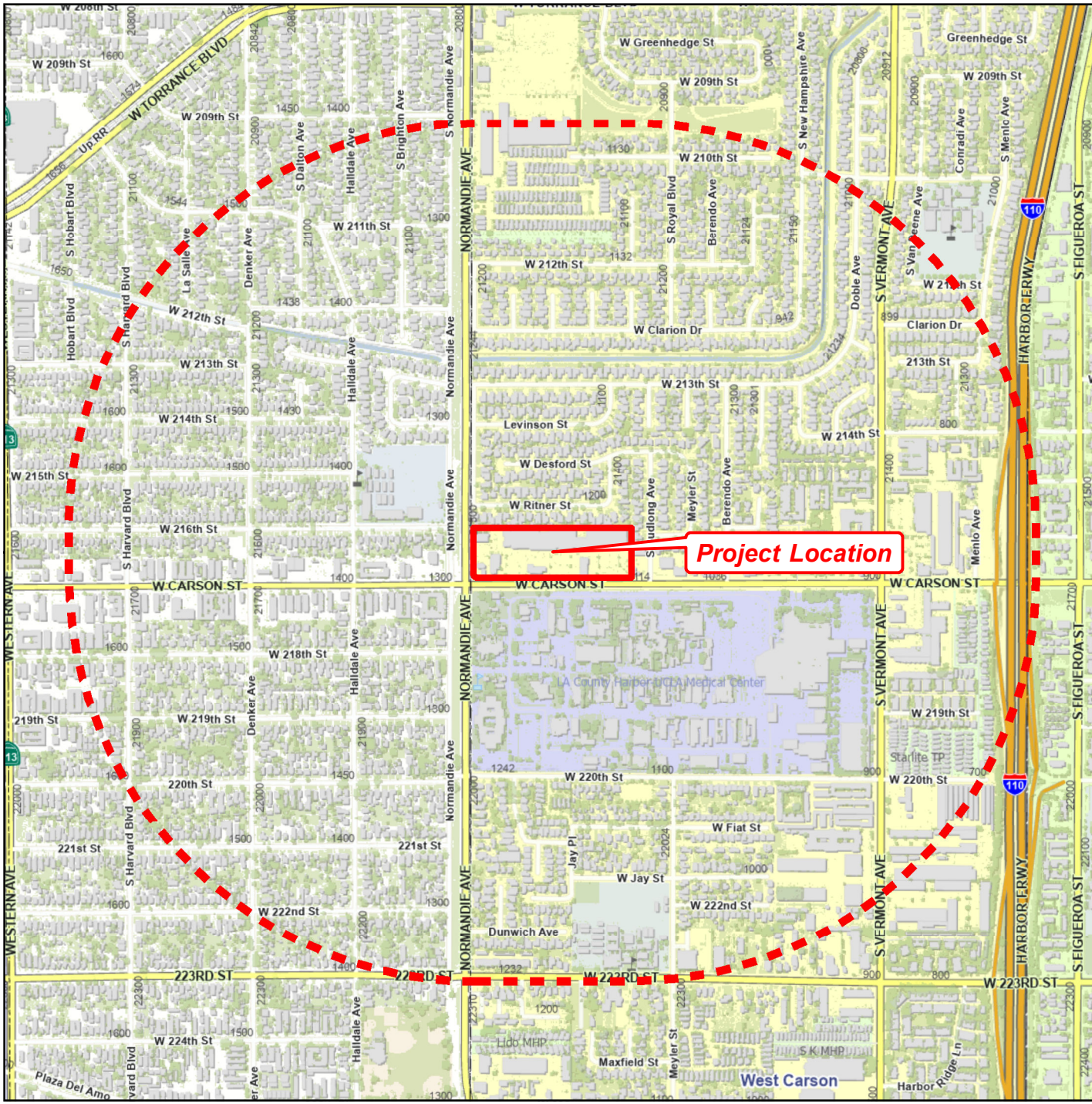
LA COUNTY  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# HALF-MILE RADIUS

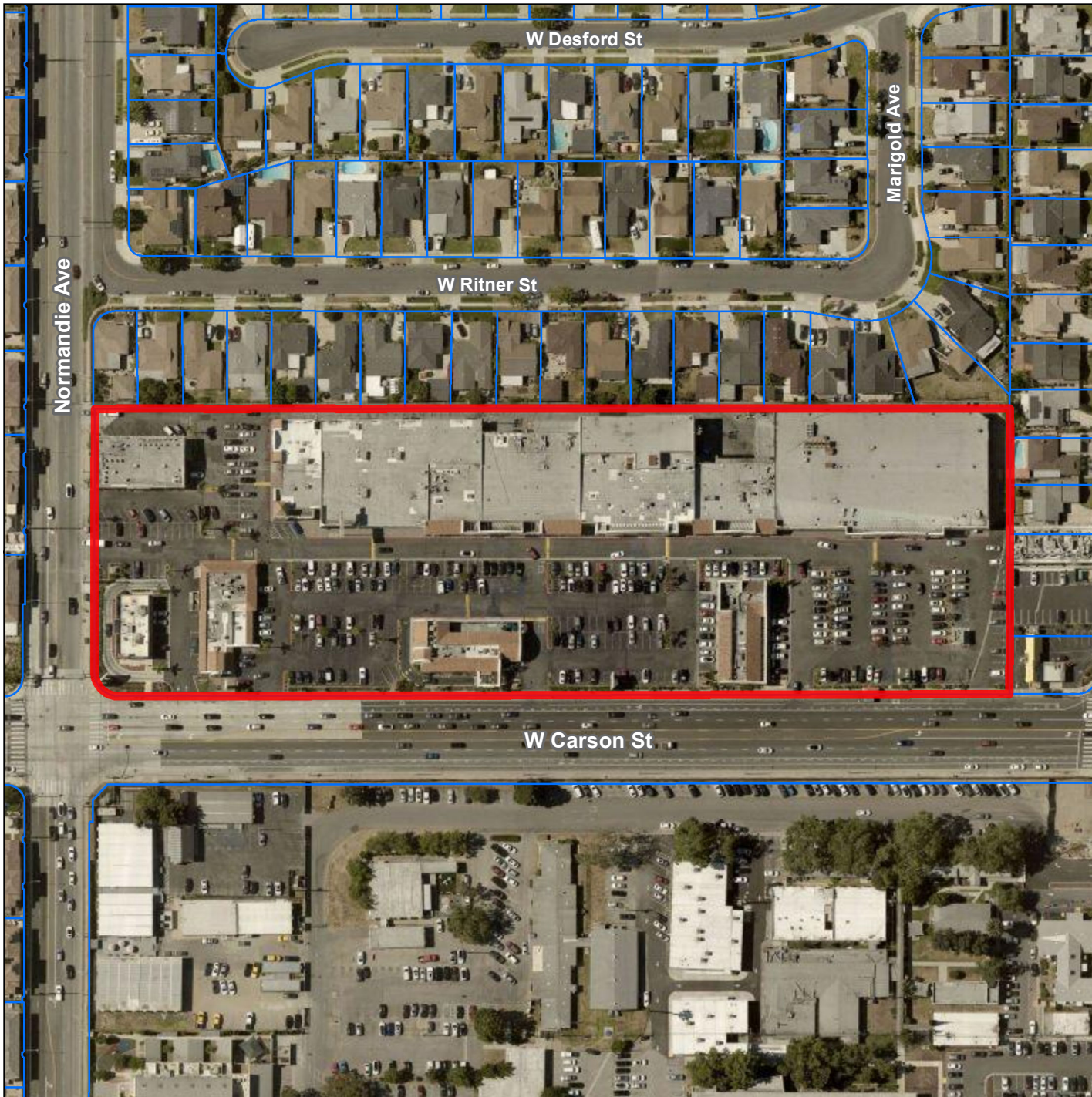
## LOCATOR MAP

**PROJECT NO. 2019-002419**  
**CUP RPPL2019004291**



**LA COUNTY**  
**PLANNING**

**LOS ANGELES COUNTY**  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



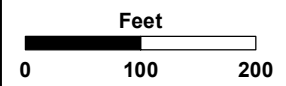
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. 2019-002419

CUP RPPL2019004291

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2024



**LA COUNTY**  
**PLANNING**

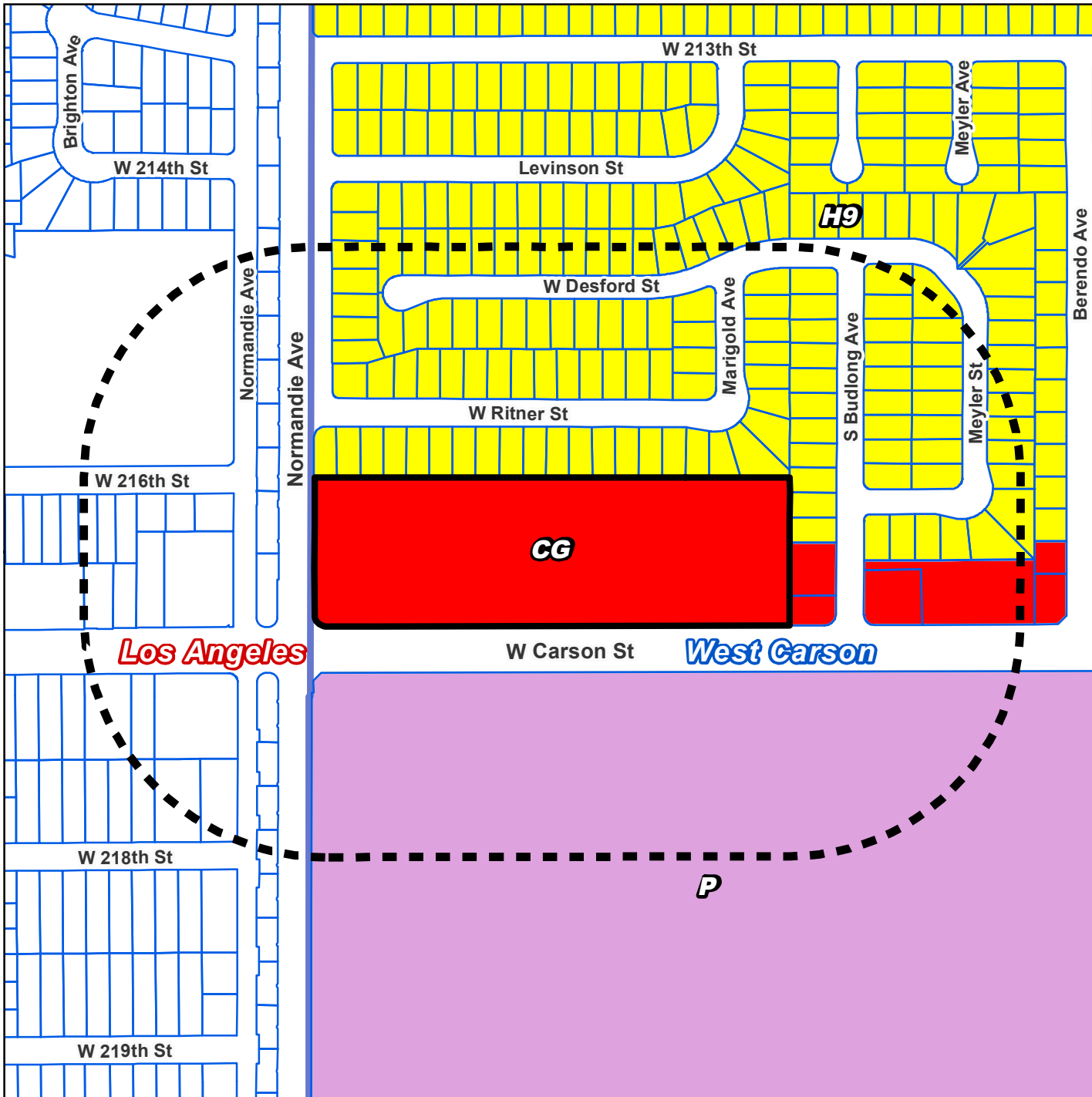
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012




# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. 2019-002419

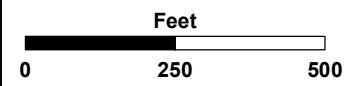
CUP RPPL2019004291



-  H9 - Residential 9
-  CG - General Commercial
-  P - Public and Semi-Public

Los Angeles

West Carson



LA COUNTY  
PLANNING

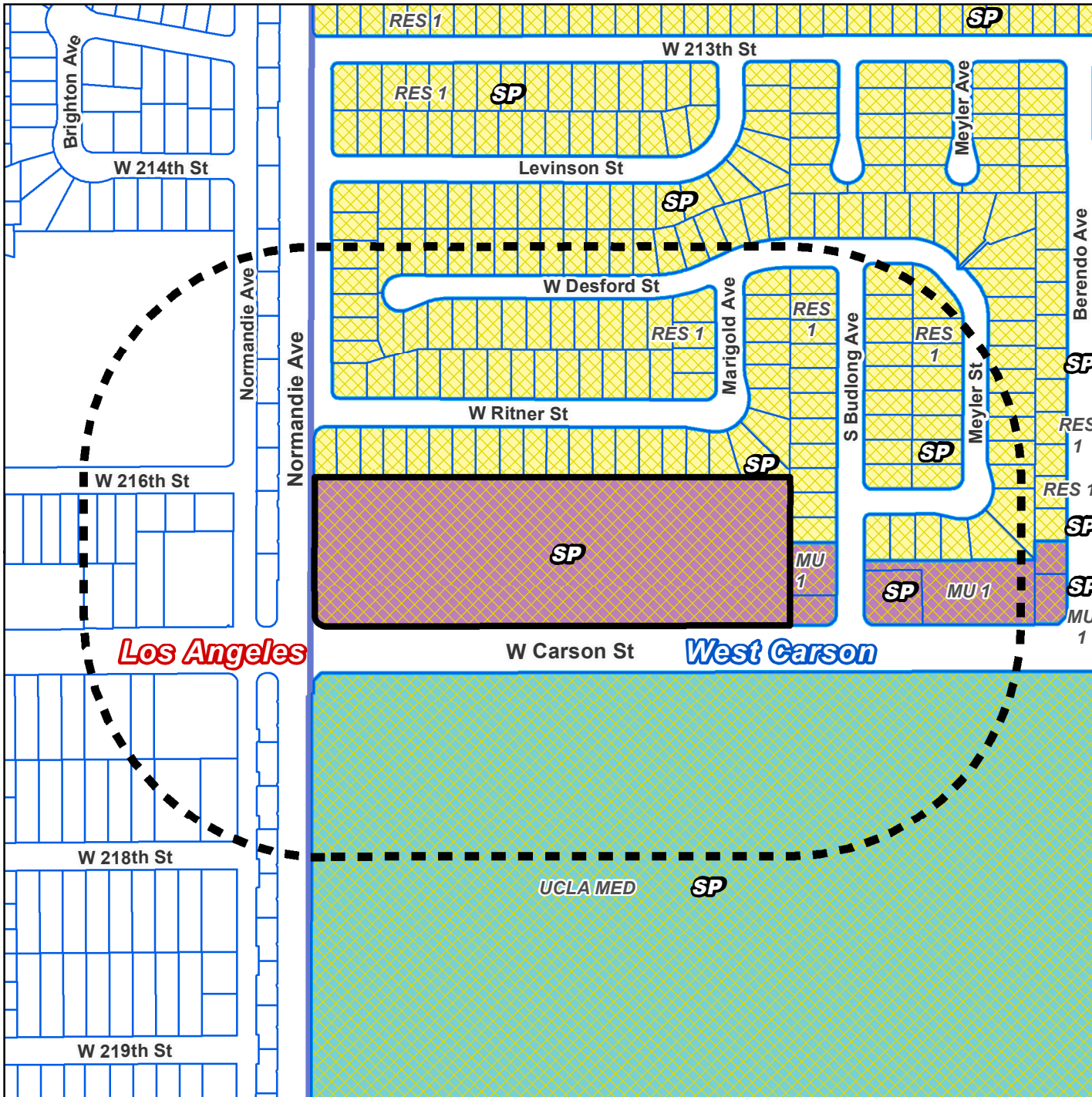
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012





# ZONING

## 500-FOOT RADIUS MAP

PROJECT NO. 2019-002419

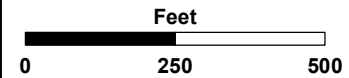
CUP RPPL2019004291



-  SP - Specific Plan
- Specific Plan - West Carson TOD**
-  RES 1 - West Carson Residential 1
-  UCLA MED - Harbor UCLA Medical Zone
-  Mixed Use Development 1

Los Angeles

West Carson



LA COUNTY  
PLANNING

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Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

**MASSAGE**

**LE**



116



1147

OPEN

Foot Massage & More

Tel: 310.320.6188

Spa Services

**BODY MASSAGE \$55**  
90MIN BODY MASSAGE

**BODY MASSAGE \$35**  
60MIN BODY MASSAGE

**BODY MASSAGE \$20**  
30MIN BODY MASSAGE



**ALL MESSAGES INCLUDE  
HOT STONE TREATMENT**

**OPEN 7 DAYS  
10:00AM-10:30PM**



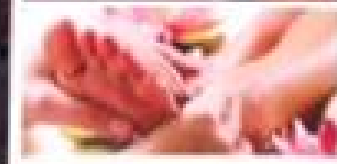
**COMBO A \$50**  
30MIN FOOT + 30MIN BODY

**COMBO B \$30**  
30MIN FOOT + 30MIN BODY

**FOOT MASSAGE \$25**  
60MIN FOOT MASSAGE

**ALL MESSAGES INCLUDE  
HOT STONE TREATMENT**

**(310) 320-0100**



**We Provide:**

- Foot Massage
- Shiatsu
- Swedish
- Deep Tissue
- Reflexology
- Hot Stone
- Cupping
- Back Walking
- Facial

Spa Services

Small text at the bottom right of the right panel.



IS SANDWICHES

PIZZERIA

1145 Soda

OPEN



Handicapped Accessible





FISH TACOS & MICHELADAS

FOOD MILLS PD

RESTAURANT











**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**MUNTU DAVIS, M.D., M.P.H.**  
County Health Officer

**ANISH P. MAHAJAN, M.D., M.S., M.P.H.**  
Chief Deputy Director

**AZAR KATTAN, J.D., M.P.H.**  
Deputy Director for Health Protection

**LIZA FRIAS, REHS**  
Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5374 • FAX (626) 813-3000

[www.publichealth.lacounty.gov/eh/](http://www.publichealth.lacounty.gov/eh/)

**BOARD OF SUPERVISORS**

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First District

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Fourth District

**Kathryn Barger**  
Fifth District

**July 2, 2025**

**TO:** Carmen Sainz  
Supervising Regional Planner  
Department of Regional Planning

Attention: Melissa Reyes

**FROM:** Lusi Mkhitarian *Lusi Mkhitarian*  
Environmental Health Services Manager  
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST  
1147 W. CARSON STREET TORRANCE CA 90502  
CASE: RPPL2019004291**

Thank you for the opportunity to review the application for the project mentioned above. The applicant is requesting to authorize the operation and maintain an existing massage parlor.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below be addressed prior to agency approval.

The applicant shall comply with the requirements outlined in Title 12, Sections 12.08.390, 12.08.440, and 12.08.530 of the Noise Control Ordinance for the County of Los Angeles. The following section contains excerpts of the code, presented in italics for reference. The full text of the codes is available for review at

[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances).

**Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)**

*No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:*

| Exterior Noise Standards, dBA |              |                 |                 |                  |                  |                  |
|-------------------------------|--------------|-----------------|-----------------|------------------|------------------|------------------|
| Area                          | Duration     | Std # 1         | Std # 2         | Std # 3          | Std # 4          | Std # 5          |
|                               |              | 30min/hr<br>L50 | 15min/hr<br>L25 | 5 min/hr<br>L8.3 | 1 min/hr<br>L1.7 | At no time<br>L0 |
| Residential                   | 7 am – 10 pm | 50              | 55              | 60               | 65               | 70               |
|                               | 10 pm – 7 am | 45              | 50              | 55               | 60               | 65               |
| Commercial                    | 7 am – 10 pm | 60              | 65              | 70               | 75               | 80               |
|                               | 10 pm – 7 am | 55              | 60              | 65               | 70               | 75               |
| Industrial:                   | Anytime      | 70              | 75              | 80               | 85               | 90               |

Table 1. Std = Standard dB that may not exceed the cumulative period

**Construction Noise Ordinance: Construction Noise Standards (12.08.440)**

*Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.*

- A. *Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:*

|  | Single-family Residential | Multi-family Residential | Semi residential/ Commercial |
|--|---------------------------|--------------------------|------------------------------|
| Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m. | 75 dBA                    | 80 dBA                   | 85 dBA                       |

Table 2. Std = Standard dB that may not exceed

- B. *Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:*

|  | Single-family Residential | Multi-family Residential | Semi residential/ Commercial |
|--|---------------------------|--------------------------|------------------------------|
| Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m. | 60 dBA                    | 65 dBA                   | 70 dBA                       |

Table 3. Std = Standard dB that may not exceed

Carmen Sainz

July 2, 2025

Page 3 of 3

**Community Noise Ordinance: Residential Air Conditioning or Refrigeration Equipment (12.08.530)**  
Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited:

| <b>Measuring Location</b>   | <b>Units Installed on or after January 1, 1980 dBA</b> |
|---|--|
| <i>Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.</i>   | 55   |
| <i>Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.</i>  | 50   |
| <i>Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.</i> | 50   |

**Table 4:** dBA levels not to be exceeded on the neighboring property.

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at [DPH-EHDRPLiaison@ph.lacounty.gov](mailto:DPH-EHDRPLiaison@ph.lacounty.gov).

LM:va

DPH\_CLEARED\_1147 W. CARSON STREET TORRANCE CA 90502\_RPPL2019004291\_07.02.2025



# OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



January 13, 2025

**Subject:** Conditional Use Permit (CUP) Consultation for Massage Establishment  
**Project No.:** 2019-002419  
**Permit No.:** RPPL2019004291  
**Establishment:** Foot Reflexology  
**Location:** 1147 W Carson Street Torrance CA  
**Description:** Conditional Use Permit to authorize the use and operation of an existing massage establishment within an existing shopping center.

**(1) Summary of service calls and crime history for the project site over the last five years:**

The Sheriff's Department has responded to one call for service at 1147 W. Carson St., Torrance in the past five years; unidentified male harassing staff. The call was cleared, no evidence of crime. Attached is the CFS report of the call for your review.

**(2) Comments/recommended conditions:**

All calls for service have been routine in nature. An internet web search did not reveal inappropriate advertisements or client reviews. Although the Sheriff's Department does not grant Conditional Use Permits, and only makes recommendations based on statistical information analyzed, Major Crimes Bureau/Licensing Unit recommends this CUP.

**(3) Overall recommendation:**

- Sheriff recommends approval of this CUP.
- Sheriff does **NOT** recommend approval of this CUP.

Sincerely,

ROBERT G. LUNA, SHERIFF

Calvin Mah, Captain  
Major Crimes Bureau

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —

CARSON  
12/17/2024

Report RAPS\_300  
Regional Allocation of Police Services  
Location Inquiry from 12/16/19 To 12/16/24

Page 1 of 1

| <u>S</u>                | <u>R</u> | <u>P</u> | <u>Location</u>                       | <u>Tag</u> | <u>Dispatch Text</u>  | <u>Clearance Text</u>                             |
|-------------------------|----------|----------|---------------------------------------|------------|---|---|
| Incident Date: 05/28/22 |          |          |                                       |            |   |   |
| C                       | B        | P        | 1147 W CARSON ST,TOR "MESSAGE PARLOR" | 136        | SECND HAND INFO MH/A WRG RED SHIRT 390 HARRSSING STAFF AT LOC AND CAUSING DISTURBANCE NFD//INF UNABLE TO CONTACT STAFF AT LOC |   |
| C                       | B        | P        | 1147 W CARSON ST,TOR "MESSAGE PARLOR" | 136        | SECND HAND INFO MH/A WRG RED SHIRT 390 HARRSSING STAFF AT LOC AND CAUSING DISTURBANCE NFD//INF UNABLE TO CONTACT STAFF AT LOC |   |
| C                       | B        | P        | 1147 W CARSON ST,TOR "MESSAGE PARLOR" | 136        | SECND HAND INFO MH/A WRG RED SHIRT 390 HARRSSING STAFF AT LOC AND CAUSING DISTURBANCE NFD//INF UNABLE TO CONTACT STAFF AT LOC | C/██████████ FA/A RE DP GPA UTL,NO EV OF CRIME.C4 |



# L L Health Center

1147 W. Carson St. Torrance, CA 90502

Tel: (310) 320-6188 Open 7 Days 10:00am-9:30pm

## Body Massage

30 Mins Body Massage **\$30.00**

60 Mins Body Massage **\$55.00**

90 Mins Body Massage **\$75.00**

## Combo A



30 Mins Foot Massage **\$70.00**

60 Mins Body Massage

## Combo B



30 Mins Foot Massage **\$50.00**

30 Mins Body Massage

## Foot Massage



60 Mins Foot Massage **\$45.00**

**ALL MASSAGES INCLUDE HOT STONE TREATMENT  
(EXCEPT FOOT MASSAGE)**

**Gift Certificate Available for All Massages**