

September 16, 2025

Foot Reflexology
Attn: Wei Wei Tao
1147 W Carson Street
Torrance, CA 90502

PROJECT NO. PRJ2019-002419-(2)
CONDITIONAL USE PERMIT NO. RPPL2019004291
1147 W CARSON STREET, TORRANCE (APN: 7345-016-024)

Dear Project Representative Name:

Hearing Officer Thuy Hua, by her action of **September 16, 2025**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **September 30, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of

Wei Wei Tao
September 16, 2025
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Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Melissa Reyes of the Metro Development Services Section at (213) 204-9945, or MReyes2@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Elsa Rodriguez, Acting Supervising Regional Planner
Metro Development Services Section

ER:MR

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),

c: PW (Building and Safety)
Zoning Enforcement

Affidavit of Acceptance Instructions

STEP 1: NOTARIZE AFFIDAVIT: In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: COUNTY REGISTRAR-RECORDER: Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.

b) **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: LA COUNTY PLANNING: Please submit the following items:

a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

**Department of Regional Planning
320 W Temple Street, 13th Floor
Los Angeles, CA 90012**

b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through <https://epicla.lacounty.gov/>.

STEP 4: OBTAIN BUILDING PERMITS: Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

** Does not apply to subdivision cases.*



RECORDING REQUESTED BY:

LA County Planning
320 W. Temple Street
Room 1360, Hall of Records
Los Angeles, CA 90012

WHEN RECORDED MAIL TO
Name:
Mailing Address:
City, State
Zip Code:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

AFFIDAVIT OF ACCEPTANCE



RECORDING REQUESTED BY:

LA County Planning
320 W. Temple Street
Room 1360, Hall of Records
Los Angeles, CA 90012

WHEN RECORDED MAIL TO

Name:

Mailing
Address:

City, State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

AFFIDAVIT OF ACCEPTANCE

RPPL2019004291



Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES

REGARDING: PROJECT NO. PRJ2019-002419-(2)
CONDITIONAL USE PERMIT NO. RPPL2019004291
1147 W CARSON STREET, CARSON ZONED DISTRICT
APN: 7345-016-024

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of \$3,648.00 payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance, I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

Owner's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

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.** A duly-noticed public hearing on the Project was held on September 16, 2025, before Hearing Officer Thuy Hua. Staff presented the Project and recommended approval. The Hearing Officer inquired about signage and Staff confirmed that the allocated signage applies only to the tenant space within a multi-tenant building. Staff clarified that window coverage is regulated separately from wall signage. The applicant’s representative, Robert Geerlings, was present to respond to any questions. The Hearing Officer noted that she conducted a scheduled site visit on September 3, 2025. Mr. Geerlings confirmed the hours of operation. The Hearing Officer asked the representative to confirm that they have read and understood the conditions of approval. The Hearing Officer directed Staff to revise Condition No. 9 to require the deposit to be paid within 90 days of the approval of the grant and that inspections maybe be conducted unannounced. There being no public comment, the Hearing Officer closed the public hearing and approved the Project.
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.**

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

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 393 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. Inspections may be scheduled or unannounced. The Permittee shall deposit with the County the sum **\$3,648.00**, which shall be placed in a performance fund within ninety (90) days from the date of final approval of the grant

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 staff member, 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.