

REPORT TO THE HEARING OFFICER

DATE ISSUED: May 7, 2026

HEARING DATE: May 19, 2026 AGENDA ITEM: 7

PROJECT NUMBER: 2019-002062-(5)

PERMIT NUMBER: Conditional Use Permit No. RPPL2019003697

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 3575 East Colorado Boulevard, East Pasadena-East San Gabriel

OWNER: John and Peggy Kirmis Trust

APPLICANT: Zhanli Ji

CASE PLANNER: Anthony M. Curzi, Planner
acurzi@planning.lacounty.gov

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 2019-002062-(5), Conditional Use Permit ("CUP") No. RPPL2019003697, 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 motion:

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 RPPL2019003697 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

A CUP to authorize the continued operation and maintenance of an existing massage establishment with a total of six massage rooms located within a commercial building, in the MXD (Mixed Use Development) Zone pursuant to Los Angeles County (“County”) Code Section 22.26.030.B.3 (Use Regulations).

B. Project

The Project is a request to continue the operation of an existing massage establishment, JJ Foot Care Massage, occupying tenant space in a 2,460-square-foot commercial-only building, constructed in 1941. The Project Site is 0.11 acre (4,997.3 square feet) in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a single-story, sidewalk-fronting commercial building with a nine-space (including one Americans with Disabilities Act- [ADA-] compliant space) vehicle parking lot to the rear. The existing commercial building contains three commercial suites; the massage establishment occupies two suites (1,744-square-feet). The third suite is occupied by an eyelash/beauty salon. The massage establishment contains six private massage rooms, three with one massage table and one with two massage tables, one large massage room with six massage tables, and one massage room with two sofas. Hours of operation are from 10:00 a.m. to 10:00 p.m. There are nine employees at most, during any given shift. The establishment provides body, foot, and combination massages for 30-, 60-, and 90-minute durations.

C. Project Background

State Regulatory Changes

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 authorized to issue certification pursuant to California Business and Professions Code Section 4600 et seq., the Massage Therapy Act. The bill included a provision that allowed massage establishments that employ only CAMTC certified technicians to operate in commercial zones, where other similar services (e.g., salons, barbershops, medical offices, etc.) were allowed. Assembly Bill No. 619, adopted by the State on August 3, 2011, further preempted local regulations on massage establishments.

In 2015, the State changed course and returned the authority to regulate massage establishments that hire only certified technicians back to local jurisdictions with the passage of Assembly Bill No. 1147.

Subsequently, the County found that existing massage establishments that hire only CAMTC-certified technicians and were lawfully established with a County entitlement (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 the effective date of Assembly Bill No. 1147 (effective January 1, 2015). After the end of

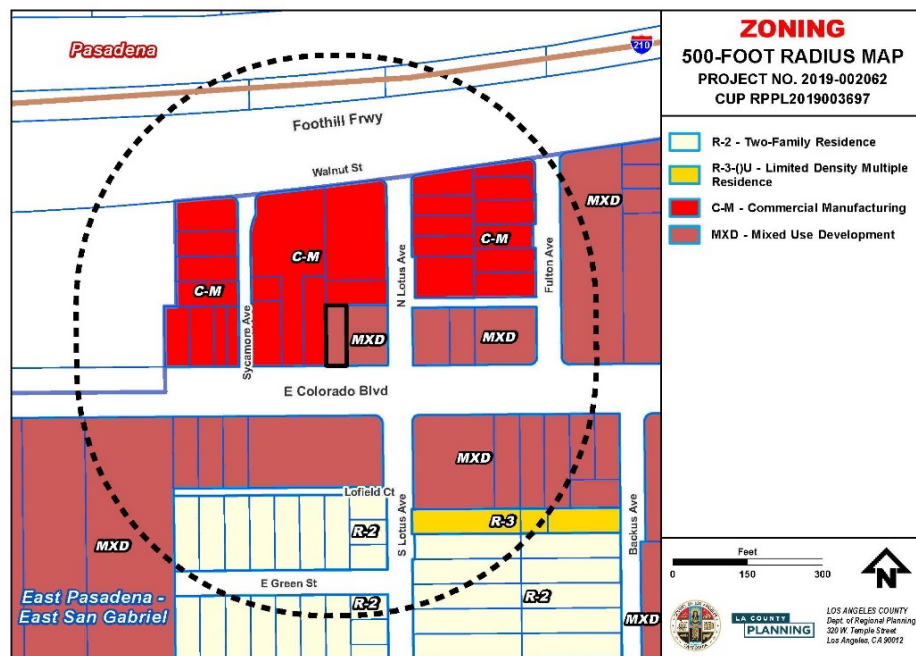
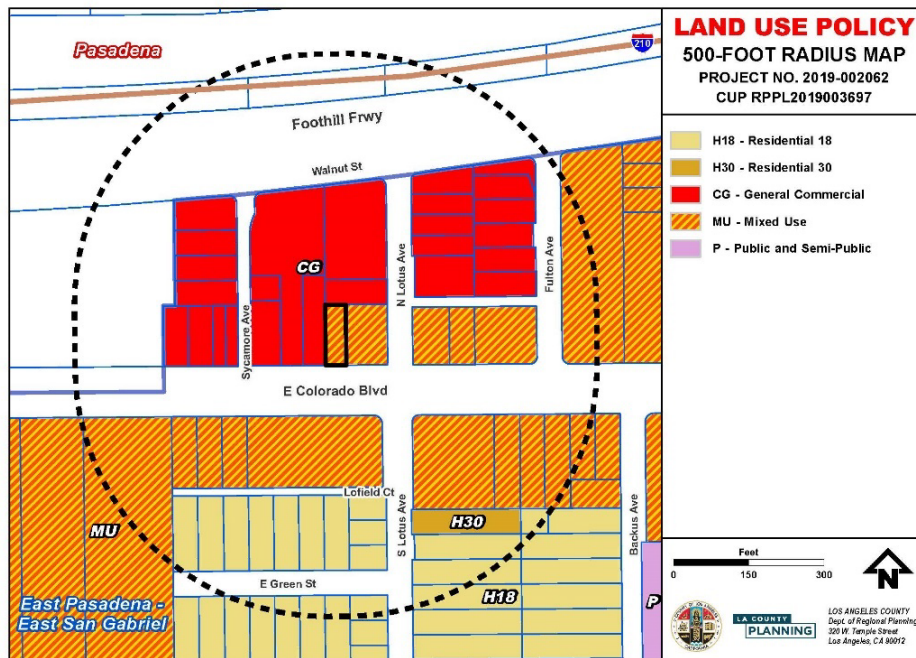
this five-year amortization period on January 1, 2020, all massage establishments must comply with the current Title 22 regulations and obtain a CUP.

The existing massage establishment was originally established in 2011 under Business License Referral No. RBUS-201100190. The amortization period for this establishment expired on January 1, 2020.

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	Massage establishment in commercial-only development
NORTH	CG (General Commercial), City of Pasadena	C-M (Commercial Manufacturing), City of Pasadena	Foothill (I-210) Freeway, warehouses, self-storage, scooter repair shop
EAST	MU	MXD	Warehouses, Hindu temple, car wash, motel, restaurant
SOUTH	MU, H-18 (Residential 18 (0-18 du/net ac)), H30 (Residential 30 (20-30 du/net ac))	MXD, R-2 (Two-Family Residence), R-3 (Limited Density Multiple Residence)	Motels, EV charging station, duplexes, multi-family residences (MFRs) and single-family residences (SFRs)
WEST	CG, City of Pasadena	C-M, City of Pasadena	Automobile dealerships, restaurant, motel



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1959	C-3 (Unlimited)	July 11, 1931

20150043z	MXD	October 6, 2015
1494	Zone 5 – General	September 6, 1927

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Building Permit No. 17258	Construct retail building	April 2, 1941
Business License Referral No. RBUS201100190	Establish massage establishment	June 13, 2011
Zoning Conformance Review No. RZCR-201200677	Authorized the installation of signage for the massage establishment	October 30, 2012

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2021001268	Unpermitted massage establishment	Closed with submittal of this application

ANALYSIS

A. Land Use Compatibility

The Project Site is located in the MU land use designation of the General Plan. This designation is intended for pedestrian-friendly and community-serving commercial uses and residential and commercial mixed uses. As the massage establishment is located in a walkable area and serves the surrounding community, it meets the purpose of the MU land use designation. The massage establishment is surrounded by mixed use and commercial uses along Colorado Boulevard. The use is well-buffered from residential and other sensitive uses with streets and existing buildings. Off-street parking for customers is available at the rear of the building. Massage services are a type of commercial use best suited for commercially zoned areas.

B. Neighborhood Impact (Need/Convenience Assessment)

The subject massage establishment has operated at the location for 14 years without negative incidents or public complaints. The County Sheriff’s Department (“LASD”) commented that the business has not been a nuisance as calls for service were routine in nature. Furthermore, the commercial nature of the business is like that of other personal service uses, such as beauty and nail salons, which are suitable in commercial areas.

The massage establishment provides a popular service in the community in a well-regulated, clean, and professionally operated venue. In addition to other commercial uses nearby, recent developments have seen more mixed-use buildings in the neighborhood, particularly on Colorado Boulevard. This has led to more residents in the area, some of whom may patronize the subject business. The LASD Major Crimes Bureau, in a letter

dated September 25, 2025, has no records, including internet searches, of any illicit activity at the subject site.

GENERAL 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 Section 22.158.050 (Findings and Decision) of the County Code. 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

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 involves the continued operation of an existing massage establishment with no physical change. The physical structures are already existing, and no new construction or physical alteration is proposed. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The Department of Public Health, in a letter dated July 30, 2025, recommended that the Project proceed to public hearing with required conditions of approval.
2. LASD, Temple City Station, in a letter dated September 25, 2025, recommended that the Project proceed to public hearing and recommend approval of the CUP application.

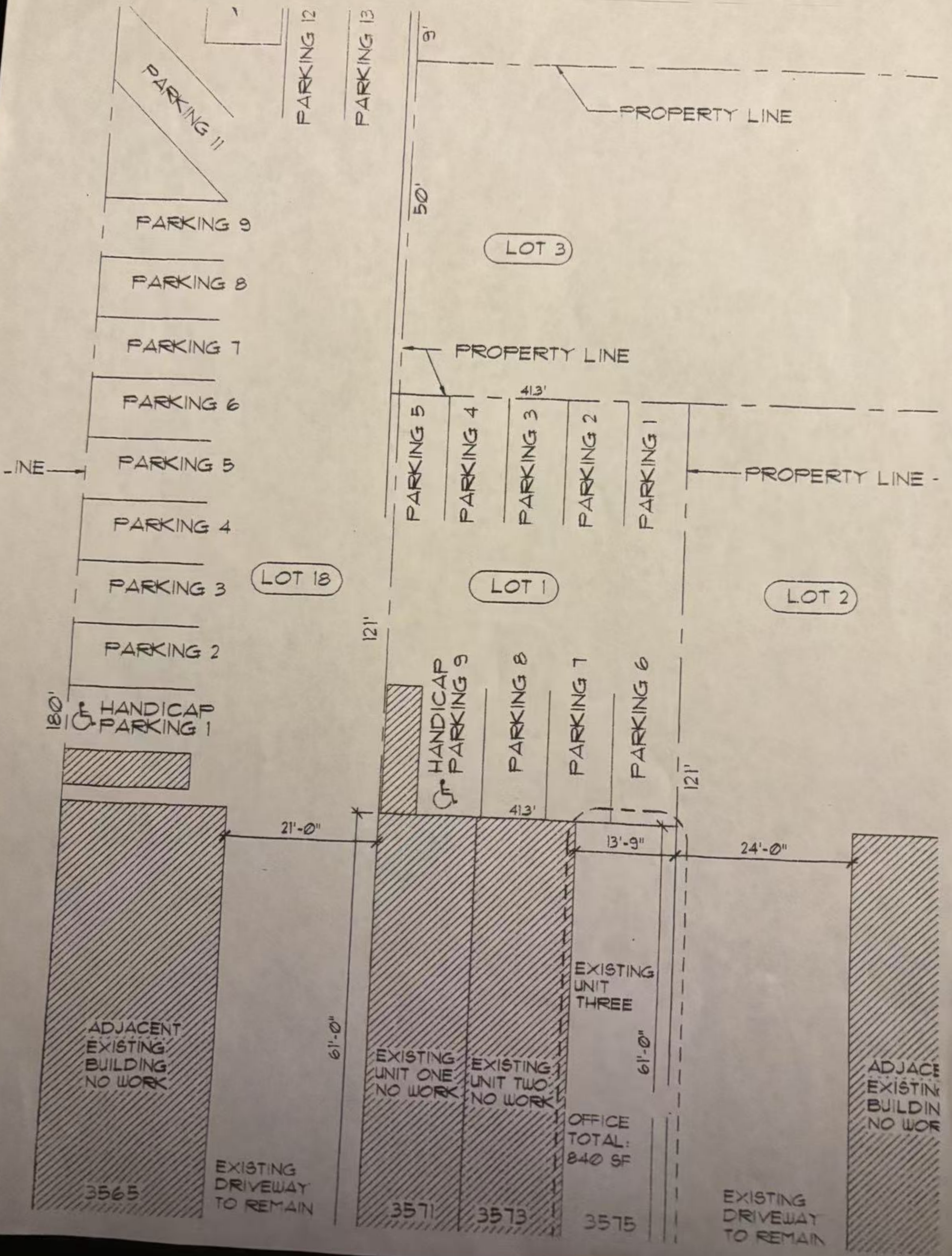
B. Public Comments

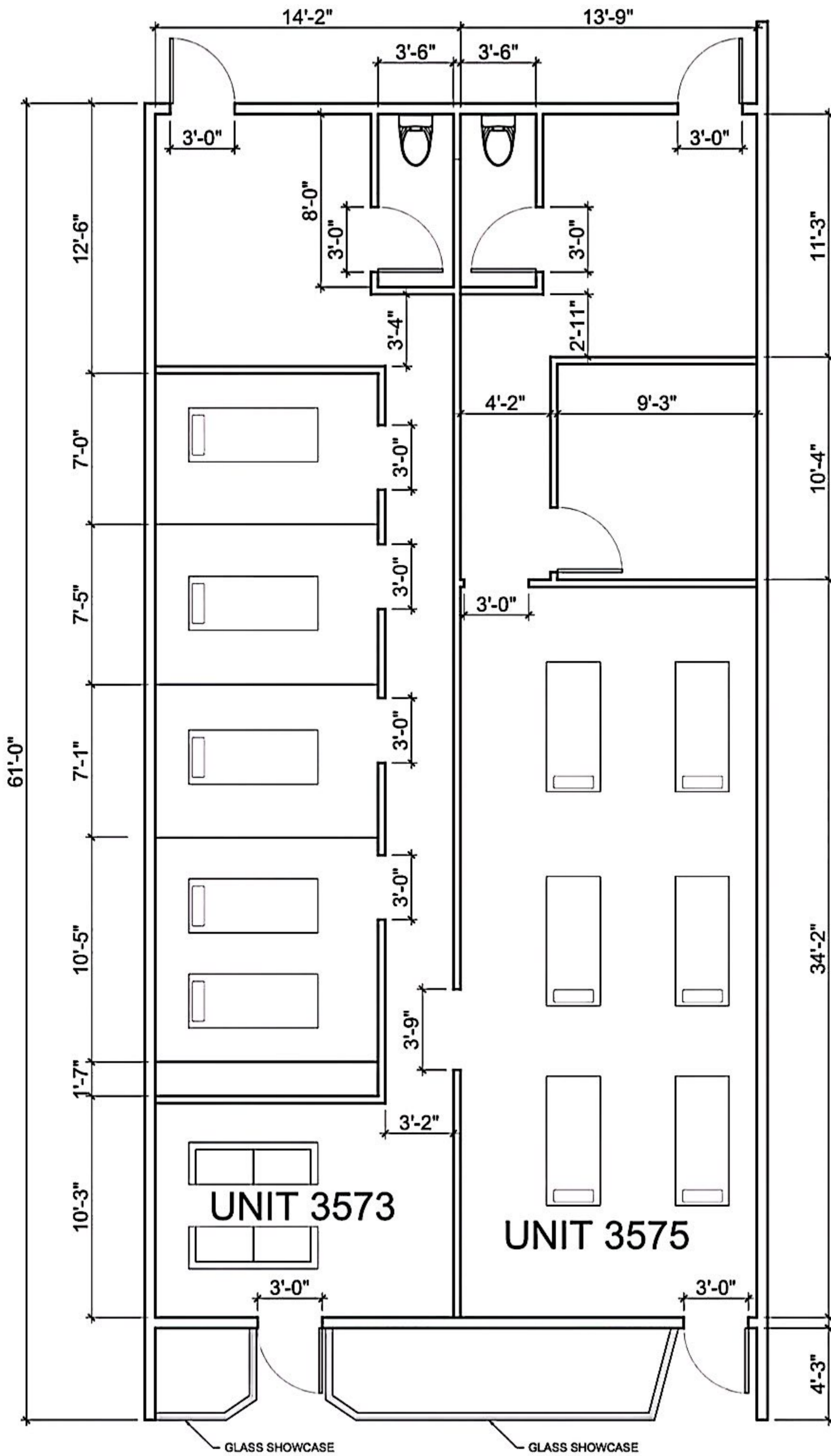
No comments were received at the time of report preparation.

Report
Reviewed By: *Michele R. Bush*
Michele R. Bush, Supervising Regional Planner

Report
Approved By: *Susan M. Tae*
Susan M. Tae, AICP, Assistant Deputy Director

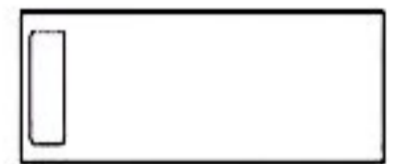
LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence



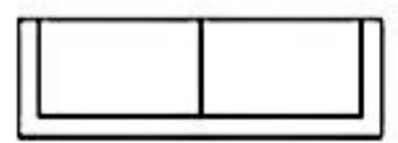


LEGEND:

==== (E) WALL



MESSAGE BED
6' x 2'-6"



SOFA

UNIT 3573

UNIT 3575

GLASS SHOWCASE

GLASS SHOWCASE

FLOOR PLAN

(3573,3575 E COLORADO BLVD PASADENA)



PROJECT NUMBER 2019-002062-(5)
HEARING DATE May 19, 2026
REQUESTED ENTITLEMENT Conditional Use Permit (“CUP”) No. RPPL2019003697

PROJECT SUMMARY

OWNER / APPLICANT

John and Peggy Kirmis Trust/Zhanli Ji

MAP/EXHIBIT DATE

03/31/2023

PROJECT OVERVIEW

A request for a CUP to authorize the continued operation and maintenance of an existing 1,744-square-foot massage establishment in the MXD (Mixed Use Development) Zone, located within a 2,460 square-foot one-story commercial-only building. The subject massage establishment was established on June 13, 2011, under Business License Referral No. RBUS 201100190. At that time, CUPs were not required for massage establishments as State law preempted local zoning regulations for massage establishments¹. In 2015, the State returned authority to regulate such establishments back to local jurisdictions. There are six massage rooms with a total of 12 massage tables. Business hours are from 10:00 a.m. to 10:00 p.m., daily.

LOCATION

3575 East Colorado Boulevard, East Pasadena-East San Gabriel

ACCESS

Colorado Boulevard

ASSESSORS PARCEL NUMBER

5754-001-001

SITE AREA

4,997.3 square feet (0.11 acre)

GENERAL PLAN / LOCAL PLAN

Los Angeles County (“County”) 2035 General Plan (“General Plan”)

ZONED DISTRICT

East Pasadena

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

MU (Mixed Use)

ZONE

MXD (Mixed Use Development)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

East Pasadena – East San Gabriel

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 22 of the County Code:
 - Section 22.26.030 (Mixed Use Development Zone)
 - Section 22.158.050 (CUP Findings and Decision)
 - Chapter 22.318 (East Pasadena – East San Gabriel CSD)

CASE PLANNER:

Anthony M. Curzi

PHONE NUMBER:

(213) 893 – 7016

E-MAIL ADDRESS:

acurzi@planning.lacounty.gov

¹

West San Gabriel Valley Area Plan (WSGVAP) was adopted on March 11, 2025 and pursuant to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), this CUP application, deemed complete on January 29, 2024, is subject to the zoning and regulations that were applicable to the applicable to the Project prior to the adoption of the WSGVAP.

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2019-0002062-(5)
CONDITIONAL USE PERMIT NO. RPPL2019003697

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2019003697** on May 19, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, J&J Foot Care (“Permittee”), requests a CUP to authorize the continued operation and maintenance of an existing massage establishment (“Project”) in a commercial-only property located at 3575 E. Colorado Boulevard (Assessor's Parcel Number 5754-001-001) in the unincorporated community of East Pasadena - East San Gabriel (“Project Site”) in the MXD (Mixed Use Development) Zone pursuant to County Code Section 22.26.030.B.3 (MXD Zone - Land Use Regulations).
4. **PREVIOUS ENTITLEMENT.** Building Permit No. 17258 authorized the construction of the subject retail building on April 2, 1941. Business License Referral No. RBUS-201100190 authorized the massage establishment on June 13, 2011. Zoning Conformance Review No. RZCR-201200677 authorized the installation signage for the massage establishment on October 30, 2012.
5. **LAND USE DESIGNATION.** The Project Site is located within the MU (Mixed Use) land use category of the County 2035 General Plan (“General Plan”) Land Use Policy Map.
6. **ZONING.** The Project Site is located in the East Pasadena Zoned District and the East Pasadena - East San Gabriel Community Standards District (“CSD”) and is currently zoned MXD. Pursuant to County Code Section 22.26.030.B.3 (MXD Zone - Land Use Regulations), a CUP is required for massage establishments in commercial-only development projects or properties.¹

¹ West San Gabriel Valley Area Plan (WSGVAP) was adopted on March 11, 2025 and pursuant to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), this CUP application, deemed complete on January 29, 2024, is subject to the zoning and regulations that were applicable to the applicable to the Project prior to the adoption of the WSGVAP.

7. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CG (General Commercial), City of Pasadena	C-M (Commercial Manufacturing), City of Pasadena	Foothill (I-210) Freeway, warehouses, self-storage, scooter repair shop
EAST	MU	MXD	Warehouses, Hindu temple, car wash, motel, restaurant
SOUTH	MU (Mixed Use), H-18 (Residential 18 (0-18 du/net ac)), H30 (Residential 30 (20-30 du/net ac))	MXD, R-2 (Two-Family Residence), R-3 (Limited Density Multiple Residence)	Motels, EV charging station, duplexes, multi-family residences (MFRs) and single-family residences (SFRs)
WEST	CG, City of Pasadena	C-M, City of Pasadena	Automobile dealerships, restaurant, motel

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.11 acre (4,997.3 square feet) in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a 2,460-square-foot single-story, sidewalk-fronting commercial building with a nine-space (including one Americans with Disabilities Act- [ADA-] compliant space) vehicle parking lot to the rear. The existing commercial building contains three commercial suites; the massage establishment occupies two suites (1,744-square-feet). The third suite is occupied by an eyelash/beauty salon.

B. Site Access

The Project Site is accessible via Colorado Boulevard to the south, a 100-foot-wide public right-of-way (“PROW”), designated as a Major Highway on the County Master Plan of Highways. The PROW is comprised of a 74-foot-wide vehicle realm, containing four traffic lanes, two parking lanes, and one median. The remaining 26 feet of the ROW are comprised of two 13-foot-wide sidewalks. Bicycle lanes (Class II Bikeway) are planned for Colorado Boulevard under the County Master Plan of Bikeways. Pedestrian access to the Project Site is via a front entrance on Colorado Boulevard. Vehicle access to the Project Site is via a driveway on Colorado Boulevard, which leads to the rear parking lot.

C. Site Plan

The site plan depicts the property with the subject 2,460-square-foot commercial building at 40 feet 4 inches wide and 61 feet deep with parking located to the rear. The floor plan depicts the 1,744-square-foot massage establishment, occupying two suites with six massage rooms, three with one massage table and one with two massage tables, one large massage room with six massage tables, and one massage room with two sofas. Two bathrooms are located at the rear of the establishment.

D. Parking

A rear parking lot containing nine vehicle spaces, including one ADA-compliant space, is located at the rear of the building.

F. Regulatory History of Massage Establishment

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 authorized to issue certification pursuant to California Business and Professions Code Section 4600 et seq., the Massage Therapy Act. The bill included a provision that allowed massage establishments that employ only CAMTC certified technicians to operate in commercial zones, where other similar services (e.g., salons, barbershops, medical offices, etc.) were allowed. Assembly Bill No. 619, adopted by the State on August 3, 2011, further preempted local regulations on massage establishments.

In 2015, the State changed course and returned the authority to regulate massage establishments that hire only certified technicians back to local jurisdictions with the passage of Assembly Bill No. 1147.

Subsequently, the County found that existing massage establishments that hire only CAMTC certified technicians and were lawfully established with a County entitlement (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 the effective date of Assembly Bill No. 1147 (effective January 1, 2015). After the end of this five-year amortization period on January 1, 2020, all massage establishments must comply with the current Title 22 regulations and obtain a CUP.

The existing massage establishment was originally established in 2011 under Business License Referral No. RBUS-201100190. The amortization period for this establishment expired on January 1, 2020.

9. **CEQA DETERMINATION.**

Prior to the Hearing Officer’s public hearing on the Project, LA County Planning Staff (“Staff”) determined that the Project qualified for a Categorical Exemption (Class 1 –

Existing Facilities) under the California Environmental Quality Act (CEQA) and the County Environmental Document Reporting Procedures and Guidelines. The Project is for the continued operation and maintenance of an existing massage establishment located within an existing commercial building. No modifications or physical development are proposed as a part of the Project. No exceptions to the categorical exemption apply to the Project per section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated.

10. PUBLIC COMMENTS. No comments from the public were received.

11. AGENCY RECOMMENDATIONS.

A. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated July 30, 2025.

B. County Sheriff's Department Temple City Station (“LASD”): Recommended approval of CUP in a letter dated September 25, 2025. The letter reported that there were no reported calls for service or reports of incidents associated with the business.

12. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper (*San Gabriel Valley Tribune*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On March 24, 2026, a total of 138 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as six notices to those on the courtesy mailing list for the East Pasadena Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the General Plan because the MU land use category is intended for “pedestrian-friendly and community-serving commercial uses; and residential and commercial mixed uses....” (p. 69, General Plan Chapter 6: Land Use Element). While the Project is a request for a CUP to authorize the operation and maintenance of an existing massage establishment in a commercial-only property, the subject building housing the massage establishment is pedestrian-friendly in its design, directly fronting the sidewalk. The massage establishment is a local-serving commercial use, similar to nail and beauty salons.

14. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan:

- Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.
- Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.
- Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.

The massage establishment is located in a walkable area and serves the surrounding community. The massage establishment is surrounded by mixed use and commercial uses along Colorado Boulevard. The use is well-buffered from residential and other sensitive uses with streets and existing buildings. The commercial nature of the business is like that of other personal service uses, such as beauty and nail salons, which are suitable in commercial areas. The sidewalk-fronting building offers a pedestrian-friendly experience to passersby and customers. The street on which the massage establishment is located is planned for future bicycle lanes, and public transit routes, both bus and rail, are proximate to the Project Site. Allowing the massage establishment to continue to provide its services will contribute to the economic viability of the community and offer a convenient location for individuals who wish to patronize this type of business.

West San Gabriel Valley Area Plan

While the Project is a request for a CUP to authorize the operation and maintenance of an existing massage establishment in a commercial-only property, and the use was established prior to the adoption of the Area Plan, the Hearing Officer finds that the Project is consistent with goals and policies of the Area Plan:

- Policy LU-1.3: Foster walkable communities. Bring everyday needs and amenities such as commercial services within walking distance of neighborhoods.
- Goal LU-6: A diverse mix of commercial activities bolsters local businesses, generates employment opportunities, fosters walkable communities, and contributes to the economic vitality.
- Policy LU-6.1: Encourage commercial land use diversity. Encourage a greater mix of locally serving uses, such as retail, small businesses, eateries, small-scale institutional, office, and other compatible uses in commercial centers to limit vacancies and increase access to the community's everyday needs.

ZONING CODE CONSISTENCY FINDINGS

15. **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 22.26.306.B.3 (Use Regulations). The County Code specifies that massage establishments are permitted in the MXD Zone only in commercial-only projects or properties. The single-story building housing the massage establishment is a commercial-only property, containing only the massage establishment and one other business, an eyelash/beauty salon.
16. **COMMUNITY STANDARDS DISTRICT.** There are no applicable CSD yard or landscaping requirements subject to the Project, as the CSD does not address development standards specific to properties within the MXD zone.
17. **HEIGHT.** The Hearing Officer finds that while the Project is a request for a CUP to authorize the continued operation and maintenance of an existing massage establishment in a commercial-only property, it is consistent with the standard identified in County Code Section 22.26.030.D.3 (Height), in that a building or structure shall not exceed 65 feet above grade in the MXD Zone. The subject retail building is one-story-high and does not exceed 65 feet in height.
18. **PARKING.** The Hearing Officer finds that while the Project is a request for a CUP to authorize the continued operation and maintenance of an existing massage establishment in a commercial-only property, the Project is consistent with the standard identified in County Code Section 22.112.070.A (Required Parking Spaces Within Public Transit Areas), in that all uses located within a public transit area, shall not require parking. The Project Site is located within a public transit area within one-half mile of the Metro Rail A Line Sierra Madre Villa Station; therefore, no parking is required. The Project Site, however, does provide nine vehicle parking spaces at the rear of the commercial building. Moreover, the building was constructed with the parking standards in effect at the time of construction in the 1940s.
19. **SIGNS.** The Hearing Officer finds that while the Project is a request for a CUP to authorize the continued operation and maintenance of an existing massage establishment in a commercial-only property, the Project is consistent with the standard identified in County Code Section 22.114.110.A (Wall Business Signs - Area Permitted), in that ground-floor business establishments fronting on and/or oriented toward a public street, highway or parkway shall be permitted a maximum of three square feet of wall sign area for each one linear foot of building frontage in the MXD Zone. As the massage establishment storefront contains 28 feet 7 inches (28.583 feet) of frontage, it is entitled to 85.75 square feet of sign area. There are two signs that measure 19.6 square feet in surface area each, resulting in a combined 39.2 square feet of sign area, which is in compliance with the County Code. There are no applicable PASD or CSD standards regarding signs.

CONDITIONAL USE FINDINGS

20. **The Hearing Officer finds that the proposed use with the attached conditions of approval will be consistent with the adopted General Plan.** The massage establishment will be local serving, giving residents and others the option not to travel too far to receive massage services. Bringing and maintaining everyday-needed services such as massage establishments, which are similar to uses such as beauty and nail salons, to the community's commercial corridor is in keeping with the stated goals and policies of the County's General and Area Plans.
21. **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 massage establishment has operated at the subject location since 2011 without incident or problems. LASD, in a letter dated September 25, 2025, stated the department does not object to the CUP request. The County Department of Public Health, in a letter dated July 30, 2025, reported that all of the department's inspection requirements have been met by the massage establishment. Massage establishments are appropriate in commercial areas and are similar to other personal care business such as nail and beauty salons. Safeguards in the Project's Conditions of Approval ensure the safety of the establishment, such as requiring a manager be present during business hours, prohibiting massages occurring in rooms or booths that can be locked, and prohibiting persons under the age of 18 from being employed at the business. The massage establishment contains conditions of approval to ensure that the business continues to be compatible with the surrounding land uses while providing an important service to the overall community. These conditions include those to ensure the professional and responsible operation of the business, such as requiring a manager be present during business hours, prohibiting massages occurring in rooms or booths that can be locked, and prohibiting persons under the age of 18 from being employed at the business.
22. **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 subject building housing the existing massage establishment was built in 1941 in compliance with the regulations in effect at the time of construction. Although no parking is required per County Code Section 22.112.070.A (Required Parking Spaces Within Public Transit Areas), which states all uses located within a public transit area, shall not require parking, nine off-street parking spaces, including one ADA-compliant space, are provided at the rear of the building to accommodate the establishment's customers. The use is sufficiently buffered from neighboring residential uses to the south by the 100-foot-wide PROW of Colorado Boulevard and other intervening commercial land uses

23. **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 is situated on a major commercial thoroughfare as identified on the County Master Plan of Highways and is sufficient in size to accommodate the traffic generated by the subject use. A 13-foot-wide sidewalk provides pedestrian access to the site and future bike lanes are envisaged by the County Master Plan of Bikeways. Public and private services such as electricity, water, and natural gas are available on the Project Site as necessary. Public transportation options are located within a public transit area, within one-half mile of the Metro Rail A Line Sierra Madre Villa Station.
24. 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

25. 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 involves the continued operation of an existing massage establishment that has operated since 2011. The physical structures are already existing, and no new construction or physical alteration is proposed. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated.

ADMINISTRATIVE FINDINGS

26. **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 Foothills 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. RPPL2019003697**, subject to the attached conditions.

ACTION DATE: May 19, 2026

MRB:AMC

May 7, 2026

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2019-002062-(5)
CONDITIONAL USE PERMIT NO. RPPL2019003697

PROJECT DESCRIPTION

The project is a Conditional Use Permit (CUP) to authorize the continued operation and maintenance of an existing massage establishment with six massage rooms in a commercial-only property in the MXD (Mixed-Use Development) Zone 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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **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.
5. **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 (Fees for Providing County Records).

6. **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.
7. **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.
8. **Grant Term. This grant shall terminate on May 19, 2041.** 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.
9. **Expiration.** This grant shall expire unless used within 90 days from the date of final approval of the grant. A single 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.
10. **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 **\$3,760.00**, 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** inspections.

Inspections may be unannounced. 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 \$470.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **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 Chapter 22.238 (Modifications and Revocations) of the County Code. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with Title 32 (Fire Code) to the satisfaction of the County Fire Department.
13. **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.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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").

15. **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.
16. **Graffiti.** All structures, walls and fences open to public view 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 of such notification, 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.

17. **Revisions to 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, **a digital copy of** a modified Exhibit "A" shall be submitted to LA County Planning by **August 19, 2026**.
18. **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.
19. **Conditions of Approval Maintained on the Premises.** 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. 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

20. The conditions of this grant shall be retained on the premises by the permittee at all times 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.

21. The massage establishment shall be kept in full compliance with the County Health and Safety Code under Title 11 of the County Code and the County Consumer Protection Business and Wage Regulations under Title 8 of the County Code to the satisfaction of Public Health.
22. The massage establishment shall be kept in full compliance with County Business Licenses Code under Title 7 of the County Code to the satisfaction of TTC.

SIGNAGE/POSTING CONDITIONS

23. 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.
24. The Permittee shall post a notice(s) concerning slavery and human trafficking in a clearly visible place inside the establishment. The notice(s) shall be posted in English and any other language spoken by most of the employees working at the establishment.
25. 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 of the County Code and other County ordinances.
26. The California Massage Therapy Council (“CAMTC”) certificate, 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.
27. 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 shall be 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.

28. 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 shall be 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

29. Each and every employee or independent contractor performing massage, massage services, or massage therapy at the massage establishment shall have a current California Massage Therapy Council (CAMTC) Certificate, County Massage Technician License or regulatory equivalent which has not expired and is in good standing.
30. The Permittee shall only be allowed to conduct business or operate a massage establishment between the hours of 9:00 a.m. and 10:00 p.m. daily.
31. All payments including tip/gratuities 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. 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.
33. 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.
34. No massage services shall be given in rooms, booths, or other areas with doors capable of being locked.
35. No portion of the premises shall be used for residential purposes.
36. Individuals without CAMTC, County, or equivalent certification shall be prohibited from interacting with customers within the designated massage areas or rooms.
37. No person under the age of 18 shall be employed at the massage establishment.
38. 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 TTC, or state/ local authorized equivalent.

PROJECT SITE-SPECIFIC CONDITIONS

39. **Scope of Approval.** This grant shall authorize the continued operation of an existing massage establishment.
40. The Permittee shall provide adequate lighting in all parking areas and walkways under control of the permittee. All lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours. All lighting shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.
41. The Permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated July 30, 2025.

Attachments:

Public Health Department Letter dated July 30, 2025



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/

BOARD OF SUPERVISORS

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First District

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July 30, 2025

TO: Kevin Finkel
Supervising Regional Planner
Department of Regional Planning

Attention: Anthony Curzi

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*
Branch Director, Environmental Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
3575 E COLORADO BLVD PASADENA CA 91107
RPPL2019003697**

The applicant is requesting a renewal of the Conditional Use Permit to legalize the operation of an unauthorized existing J & J Foot Care massage located in the MXD Zone. The establishment offers foot reflexology and body massage services and is open daily, from 10 am to 10 pm.

- 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 are addressed prior to agency approval.

Drinking Water Program: Potable Water

Public Water Source:

Applicant verified utility service letter from the Pasadena Water and Power Department (PWPD) dated 6/24/2025. The letter shows the property address, account number, and indicates that the property has had an active utility account since 6/24/2021 with PWPD.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

According to the most recent property tax bill's direct assessment records, the project site utilizes public sewer infrastructure for wastewater disposal; therefore, the project falls outside the jurisdiction of the Department of Public Health.

Connection to public sewer infrastructure may be verified by the Los Angeles County Department of Public Works, Building and Safety Division, or the local Building and Safety Departments.

Community Protection Branch: Environmental Hygiene

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with 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.

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.
2. Operational noise generated from the subject property shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.

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:

EXHIBIT D-1: CONDITIONS OF APPROVAL

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

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

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

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

LM:va
DPH_CLEARED_3575 E COLORADO BLVD PASADENA CA 91107_RPPL2019003697_07.30.2025



CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>B.1 The proposed use will be consistent with the adopted General Plan for the area.</p>
<p>The proposed use is consistent with the adopted General Plan for the area. The existing massage establishment has been operating at this location since 2011 and provides a neighborhood-serving commercial service that supports the needs of the surrounding community.</p>
<p>B.2 The requested use at the location proposed will not:</p> <ul style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
<p>The requested use will not adversely affect the health, peace, comfort, or welfare of surrounding residents or workers. The massage establishment has operated at this location since 2011 without known complaints and functions entirely within an enclosed space, generating minimal noise or disturbance. The use has not been detrimental to nearby properties and remains compatible with surrounding commercial uses. Additionally, the business complies with all applicable health and safety regulations and does not involve hazardous activities, and therefore does not pose a risk to public health, safety, or general welfare.</p>
<p>B.3 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.</p>
<p>The proposed site is adequate in size and shape to accommodate the existing use. The massage establishment operates within a fully improved commercial space that provides sufficient parking, access, and site features in compliance with County requirements. The use is consistent with surrounding commercial development in terms of scale and intensity and is well integrated with neighboring uses, with no changes to the existing site layout required.</p>

B.4 The proposed site is adequately served:

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

The proposed site is adequately served by existing streets, which are sufficient in width and capacity to accommodate the minimal traffic generated by the massage establishment. The business operates by appointment, resulting in low and staggered customer visits with no significant impact on surrounding traffic conditions. The site is also adequately served by existing public and private utilities and services, including water, sewer, electricity, and public safety services, all of which are sufficient to support the continued operation of the use.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 17, 2026
PROJECT NUMBER: 2019-002062-(5)
PERMIT NUMBER: Conditional Use Permit (CUP) RPPL2019003697
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 3575 East Colorado Boulevard, Pasadena
OWNER: John and Peggy Kirmis Trust
APPLICANT: J&J Foot Care
CASE PLANNER: Anthony M. Curzi, Planner
acurzi@planning.lacounty.gov

The Project qualifies as a Class 1, Existing Facilities, under State CEQA Guidelines Sections 15301 because the Project is for the continued use, operation, and maintenance of an existing massage establishment that has operated at the Project Site since 2011. Class 1 Exemptions allow for minor additions to existing structures provided the addition does not increase the floor area of the structure by more than 50 percent or 2,500 square feet, whichever is less, or 10,000 square feet if project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. No improvements or physical changes are proposed to the existing physical space of the massage establishment at this time.

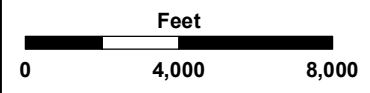
SHAPING
TOMORROW

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2019-002062

CUP RPPL2019003697



LA COUNTY
PLANNING

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

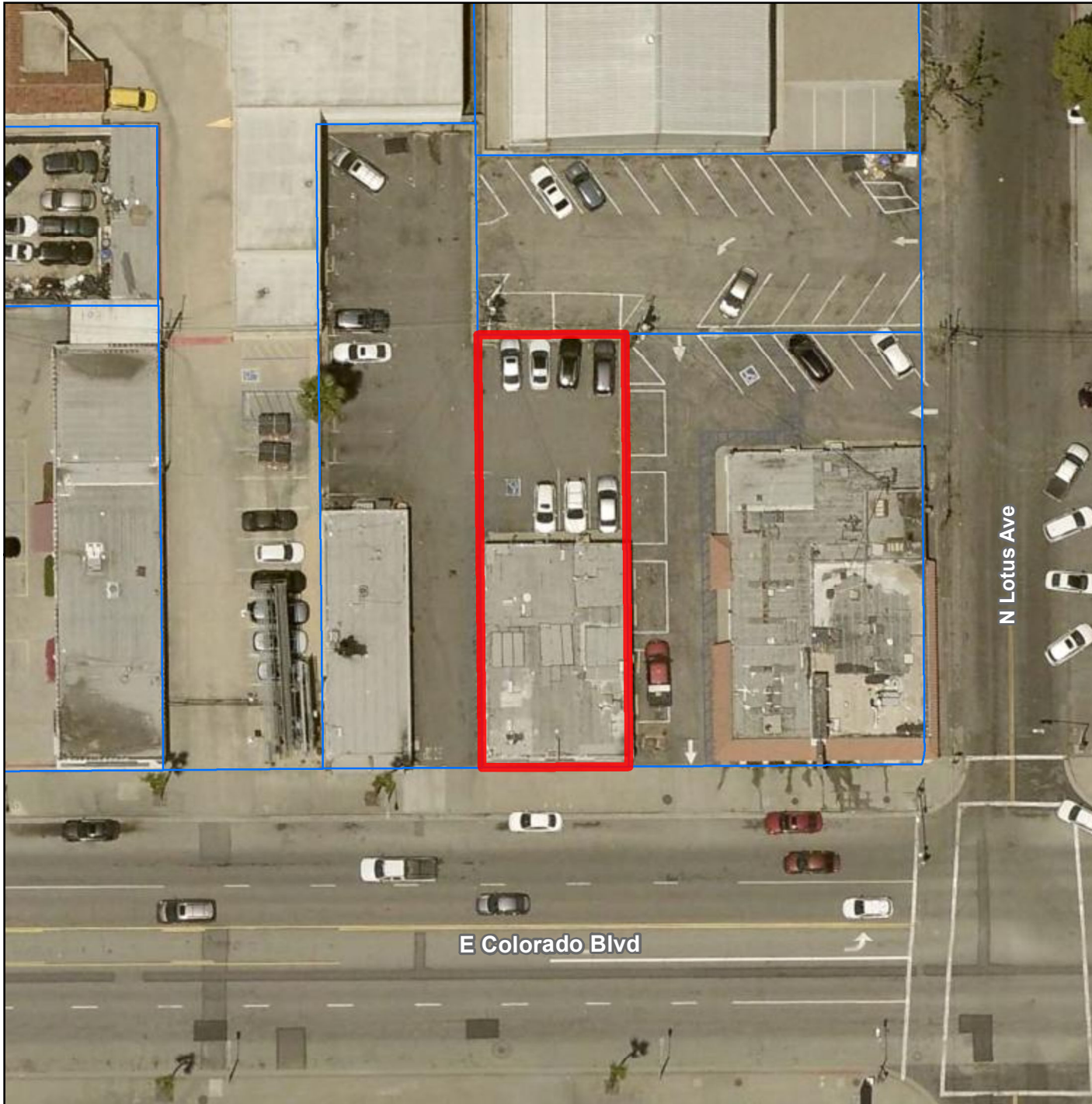
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. 2019-002062

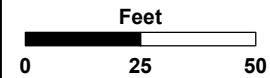
CUP RPPL2019003697

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



N Lotus Ave

E Colorado Blvd



LA COUNTY
PLANNING

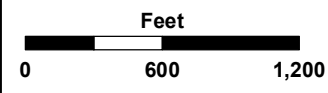
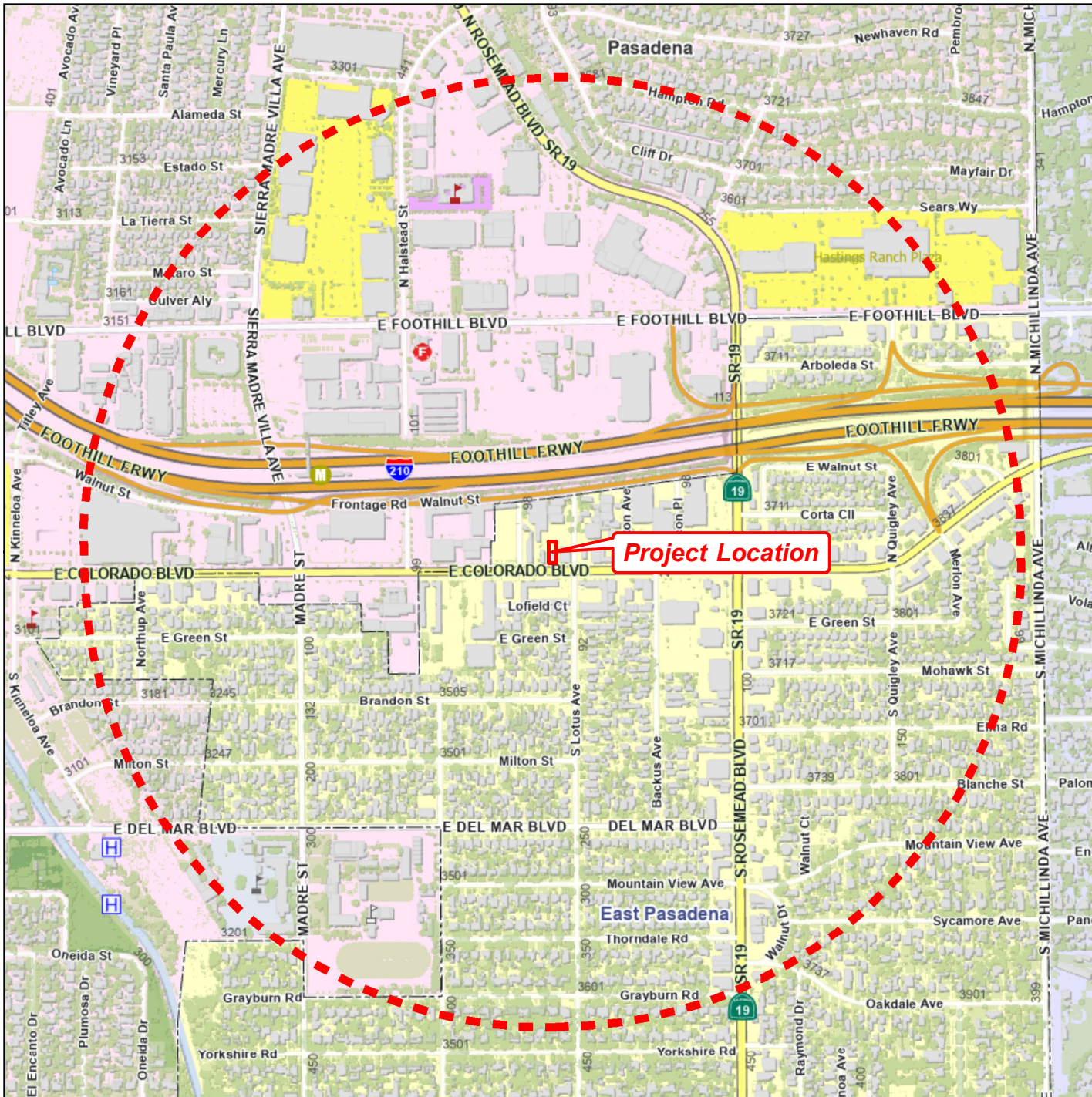
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2019-002062

CUP RPPL2019003697



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

Pasadena

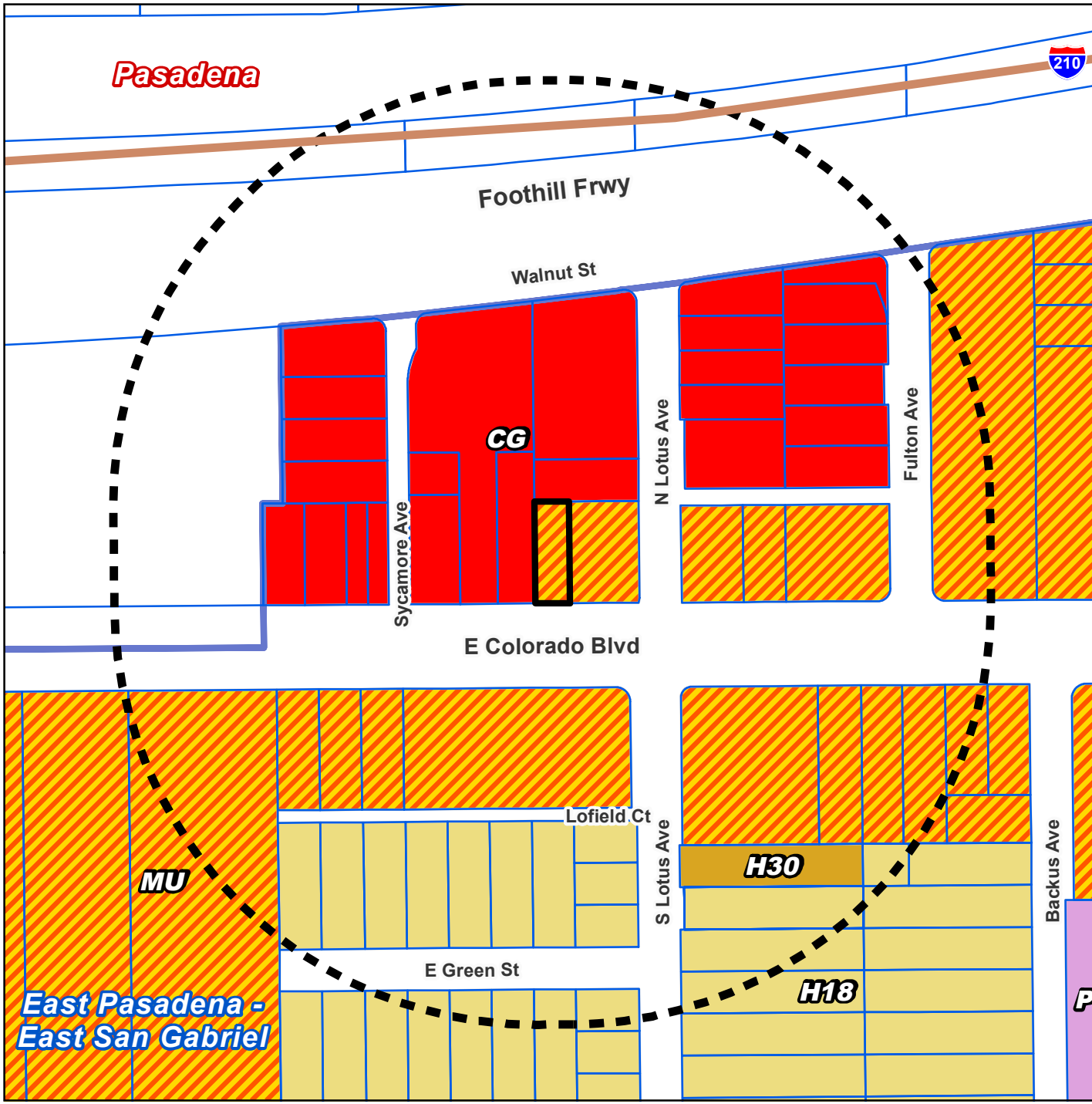







LAND USE POLICY

500-FOOT RADIUS MAP

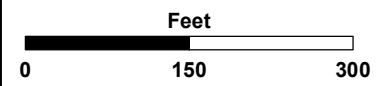
PROJECT NO. 2019-002062

CUP RPPL2019003697



-  H18 - Residential 18
-  H30 - Residential 30
-  CG - General Commercial
-  MU - Mixed Use
-  P - Public and Semi-Public

East Pasadena - East San Gabriel



LA COUNTY
PLANNING

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

Pasadena

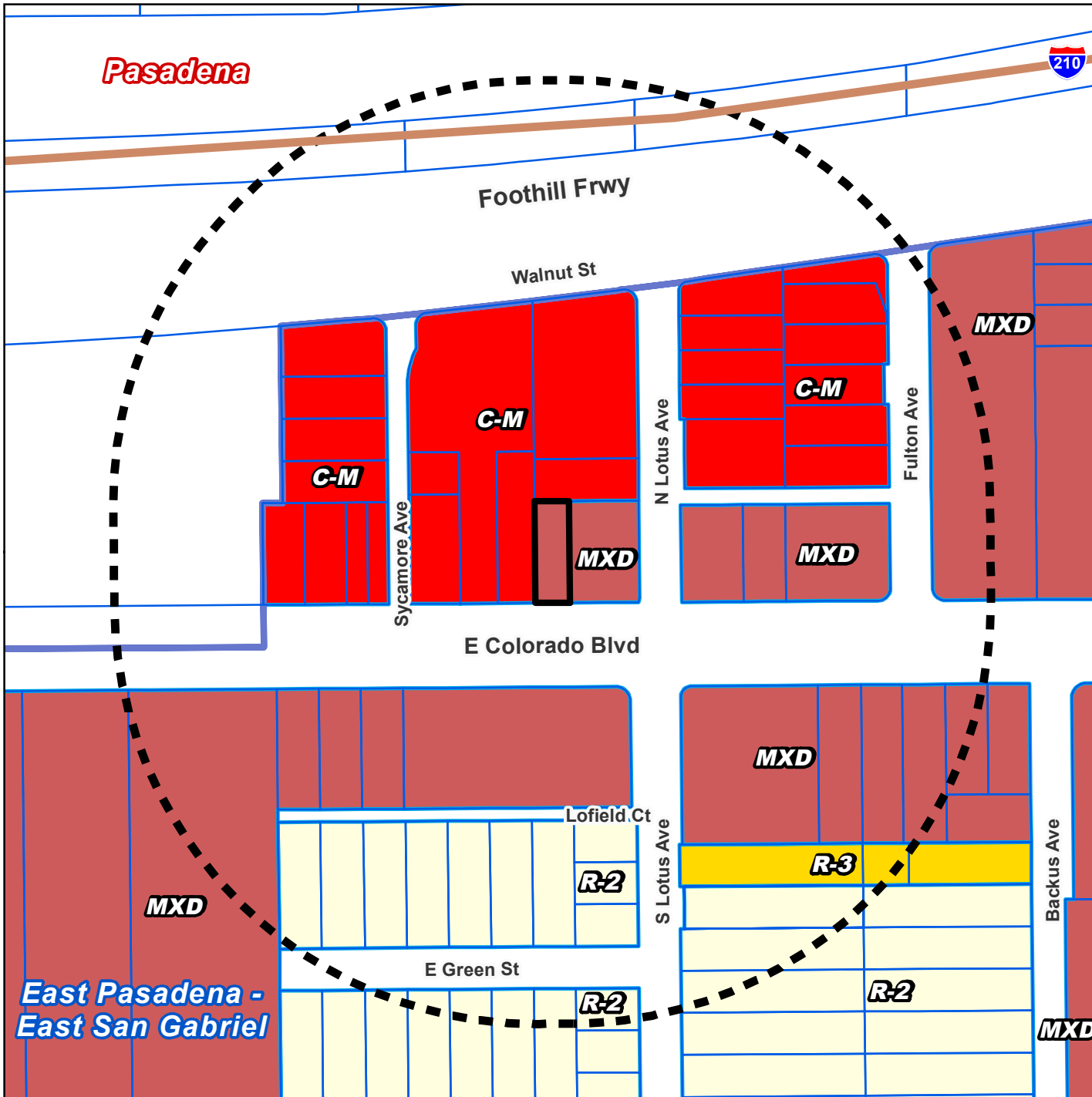






ZONING

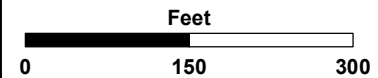
500-FOOT RADIUS MAP

PROJECT NO. 2019-002062

CUP RPPL2019003697



-  R-2 - Two-Family Residence
-  R-3-(U) - Limited Density Multiple Residence
-  C-M - Commercial Manufacturing
-  MXD - Mixed Use Development

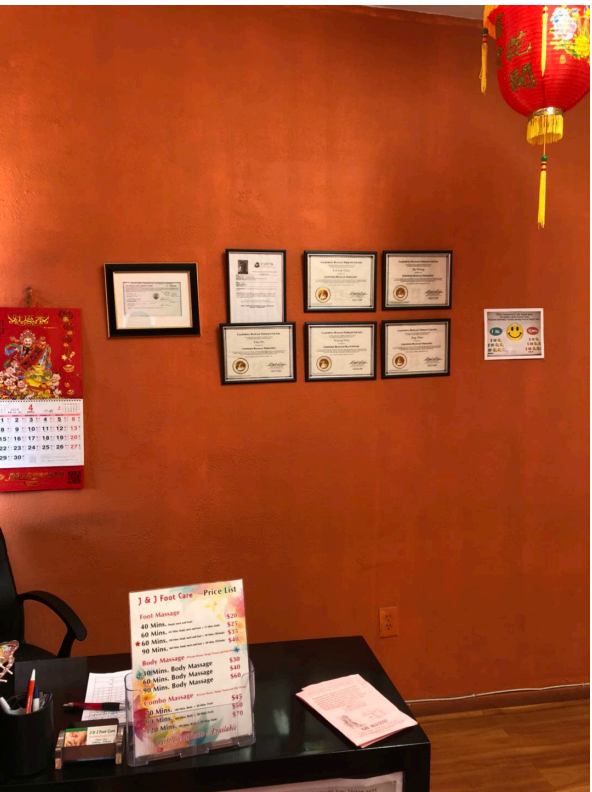
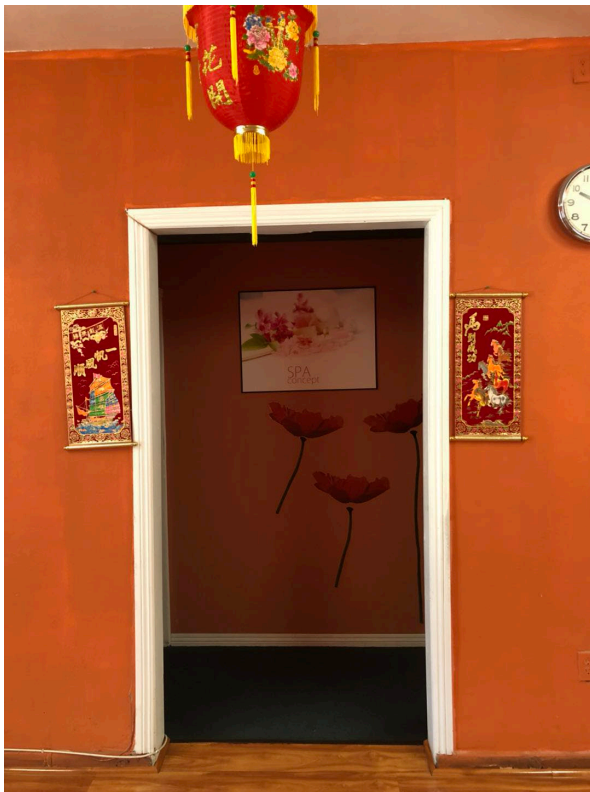
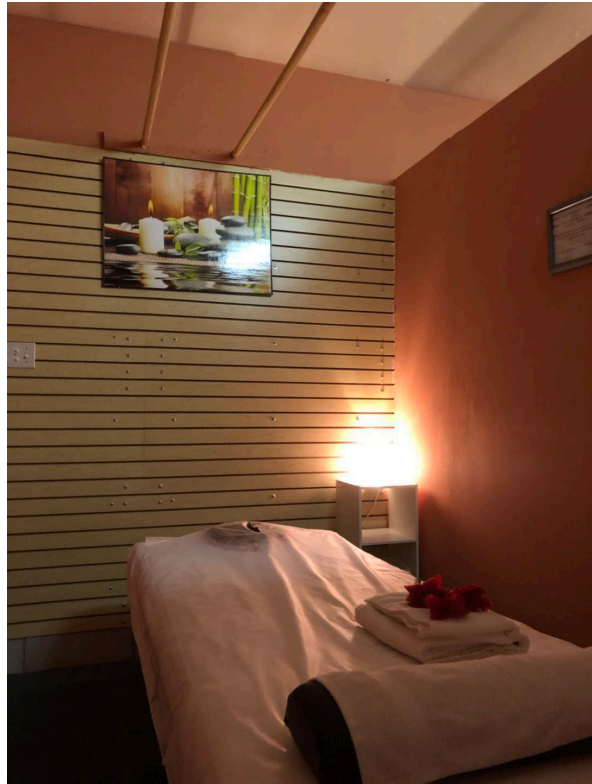


East Pasadena -
East San Gabriel



LA COUNTY
PLANNING

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







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/

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July 30, 2025

TO: Kevin Finkel
Supervising Regional Planner
Department of Regional Planning

Attention: Anthony Curzi

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*
Branch Director, Environmental Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
3575 E COLORADO BLVD PASADENA CA 91107
RPPL2019003697**

The applicant is requesting a renewal of the Conditional Use Permit to legalize the operation of an unauthorized existing J & J Foot Care massage located in the MXD Zone. The establishment offers foot reflexology and body massage services and is open daily, from 10 am to 10 pm.

- 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 are addressed prior to agency approval.

Drinking Water Program: Potable Water

Public Water Source:

Applicant verified utility service letter from the Pasadena Water and Power Department (PWPD) dated 6/24/2025. The letter shows the property address, account number, and indicates that the property has had an active utility account since 6/24/2021 with PWPD.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

According to the most recent property tax bill's direct assessment records, the project site utilizes public sewer infrastructure for wastewater disposal; therefore, the project falls outside the jurisdiction of the Department of Public Health.

Connection to public sewer infrastructure may be verified by the Los Angeles County Department of Public Works, Building and Safety Division, or the local Building and Safety Departments.

Community Protection Branch: Environmental Hygiene

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with 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.

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.
2. Operational noise generated from the subject property shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.

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:

EXHIBIT I: AGENCY CORRESPONDENCE

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

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

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

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

LM:va
DPH_CLEARED_3575 E COLORADO BLVD PASADENA CA 91107_RPPL2019003697_07.30.2025

OFFICE OF THE SHERIFF



COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF

September 9, 2020

Ms. Jolee Hui
Department of Regional Planning
Zoning Permits
320 West Temple Street
Los Angeles, CA 90012

Subject: Conditional Use Permit (CUP) Consultation for Massage Establishment
Project No.: 2019-002062-(5)
Permit No.: RPPL2019003697
Establishment: J&J Foot Care
Location: 3575 E. Colorado Blvd., Pasadena CA 91107 (Existing Operation)
Description: A conditional use permit to authorize the use and operation of an existing massage establishment inside an existing commercial building with a storefront facing Colorado Blvd in MXD (Mixed Use Development) Zone.

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

The Sheriff's Department has responded to six calls for service at 3575 E. Colorado Blvd., Pasadena in the past five years for theft, vehicle theft, burglary, and civil suit guidance. Attached is the CFS report of those calls 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.

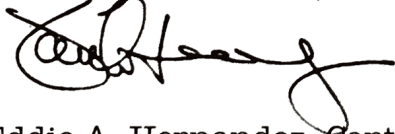
(3) Overall recommendation:

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

If you have any questions or wish to discuss this matter further, you may contact Investigator Veronica Vargas, at (562)946-7055.

Sincerely,

ALEX VILLANUEVA, SHERIFF



Eddie A. Hernandez, Captain
Major Crimes Bureau

AGENCY I: AGENCY CORRESPONDENCE

Incident Date: 01/23/2016

<u>3</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
1	D	R	3575 COLORADO BL, PAS "MASSAGE"	"J&J" 110	INF WAS TRICKED INTO PAYING FICTICIOUS \$130 EDISON BILL, ,BUT \$900 WAS THEN WITHDRAWN W/O INF'S AUTHORIZATION, ,NFD	SEE THEFT RPT

Incident Date: 10/08/2016

<u>3</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
1	D	R	3575 COLORADO BL, PAS "MASSAGE"	"J AND J" 167	2ND HAND FRM PAS PD, UNK MALE AND FEMALE IN A SIL MERZ IN PARKING LOT BY "J & J MESSAGE", PARTIES APPEAR ASLEEP IN VEH WITH ENGINE RUNNING ...NFD	927C AREA FOR VEH.DP GPA UTL

Incident Date: 07/05/2017

<u>3</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
1	D	R	3575 COLORADO BL, PAS X LOTUS	142	INF WILL LIKE TO SPEAK TO DEPS REGARDING A MALE THAT IS ATTEMPTING TO SUE HIM. INF MANDARIN SPEAKER	HPTA BY 52
1	D	R	3575 COLORADO BL, PAS X LOTUS	142	INF WILL LIKE TO SPEAK TO DEPS REGARDING A MALE THAT IS ATTEMPTING TO SUE HIM. INF MANDARIN SPEAKER	[REDACTED], AKA [REDACTED]. INF RECEIVED SUBPOENA TO SUPPLY MED DOC IN A CIVIAL LAW SUIT, NOT AS A DEF. ADV TO CONTACT AN ATTORNEY FOR LEGAL ADV

Incident Date: 11/29/2017

<u>3</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
1	D	R	3575 COLORADO, PAS "FOOT CARE"	94	CHP FORWARD BUSINESS WAS BROKEN INTO AND VETN UNIT WAS DAMAGED NFD	[REDACTED] RE:459 REPORT. SEE [REDACTED] FOR FURTHER

Incident Date: 12/02/2018

<u>3</u>	<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
1	D	R	3575 COLORADO BL, PAS X LOTUS AV "MASSAGE"	166	SOMEONE STOLE INFS WALLET OUT OF HIS GRY DODGE CHARGER AT LOC.	[REDACTED] RE 484A PC. [REDACTED]

Incident Date: 02/28/2019

AGENCY I: AGENCY CORRESPONDENCE

Incident Date: 02/28/2019

<u>R</u>	<u>P</u>	<u>Location</u>	<u>Tag</u>	<u>Dispatch Text</u>	<u>Clearance Text</u>
0	D	R 3575 COLORADO BL, PAS "MINI BEAUTY EYELASH"	157	INF WOULD LIKE TO SPEAK TO DEPS RE 2 MEN ATTEMPTED TO ENTERREAR OF BUSINESS 2 WKS AGO. HAS VID.	[REDACTED]. ADV INF TO ADV DP'S NO THY ARE NO LNGER WELCOMED TO STORE. TO BE ABLE TO CONDUCT CITIZENS ARREST