

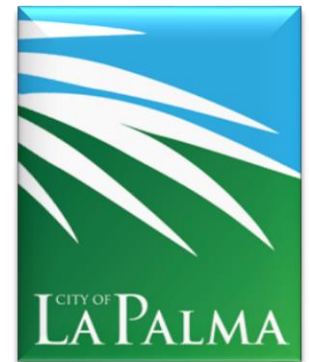
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# Variance 2018-03 and CUP 378 4943 La Palma Avenue Healthy Foot Massage

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LA PALMA CITY COUNCIL

OCTOBER 16, 2018





# **RECOMMENDATION**

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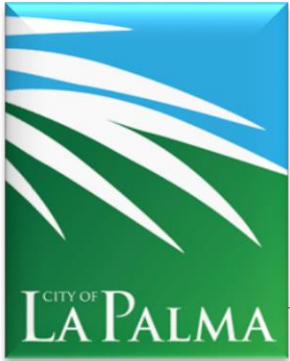
**Adopt a Resolution approving Conditional Use Permit 378 and Variance 2018-03 for Healthy Foot Massage to operate a massage establishment at 4943 La Palma Avenue**



# SUMMARY

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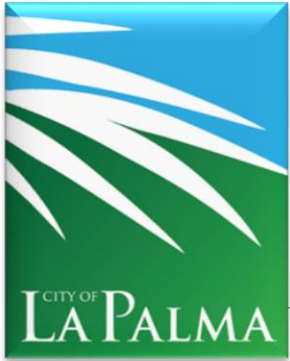
- **Healthy Foot Massage**
- **4943 La Palma Avenue, La Palma, CA**
- **Established 2013 with Business License**
- **Located less than 1,000 feet away from nearest massage establishment**
- **No changes to floor plan**



# BACKGROUND

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- **September 15, 2009**
  - **Ordinance No. 2009-05**
  - **Comply with Senate Bill 731**
  - **Loss of local zoning control**
  - **No Conditional Use Permit required if State Certified/Licensed**



## **BACKGROUND cont.**

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- **September 18, 2014**
  - **Ordinance No. 2015-01**
  - **Comply with Assembly bill 1147 (The Massage Therapy Act of 2014)**
  - **Conditional Use Permit required**
  - **Location standard established (1,000')**



# USE SEPARATION

Code 1,000'

Existing 540'





# ANALYSIS

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- **September 17, 2018 Development and Circulation Committee Meeting**
- **Eden Day Spa opposed due to competition for customers and asked to be added to next mailer**
- **Committee unanimously recommend approval of the Variance**



# ANALYSIS

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- **5 Conditions of Approval for Variance**
- **57 Conditions of Approval for CUP**
- **CEQA 15301 Class 1 [Existing Facilities]**
- **Public Hearing was duly noticed**
- **All Findings have been made**





# ANALYSIS

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- **The Variance and Conditional Use Permit runs with the land and passes with the land to a subsequent purchaser of the business**
- **The permit/entitlement shall expire and be of no further force or effect if:**



# ANALYSIS

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- **The permit is not established within 180 days of the permit's effective date or such other time period designated by the permit's approval, by State law or by this Code**



# ANALYSIS

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- **After establishment, the use or activity for which the permit was approved is discontinued or abandoned for a period of one year**



# FISCAL IMPACT

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**None.**

- **Processing cost of a Variance and CUP is borne by the Applicant**

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# QUESTIONS AND RESPONSES

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VARIANCE 2018-03 / CONDITIONAL USE PERMIT 378

HEALTHY FOOT MASSAGE

OCTOBER 16, 2018

