File: PL 24-4504
Modification of Conditional Use Permit
5928 Temple City Blvd

June 11, 2024

Planning Commission Meeting

Background

- **February 28, 2023:** The Planning Commission approved a CUP to allow a day spa.
- The original approved floor plan did not include showers.

- **Modification to CUP:** request to modify approved floor plan to provide showers for customers.

Required CUP Findings

- Complies with zoning code.
- Consistent with general plan/specific plan.
- Compatible with adjacent land uses.
- Adequate access to/from/within site; adequately served by public facilities/services.
- Not detrimental to property/improvements or general welfare of city.

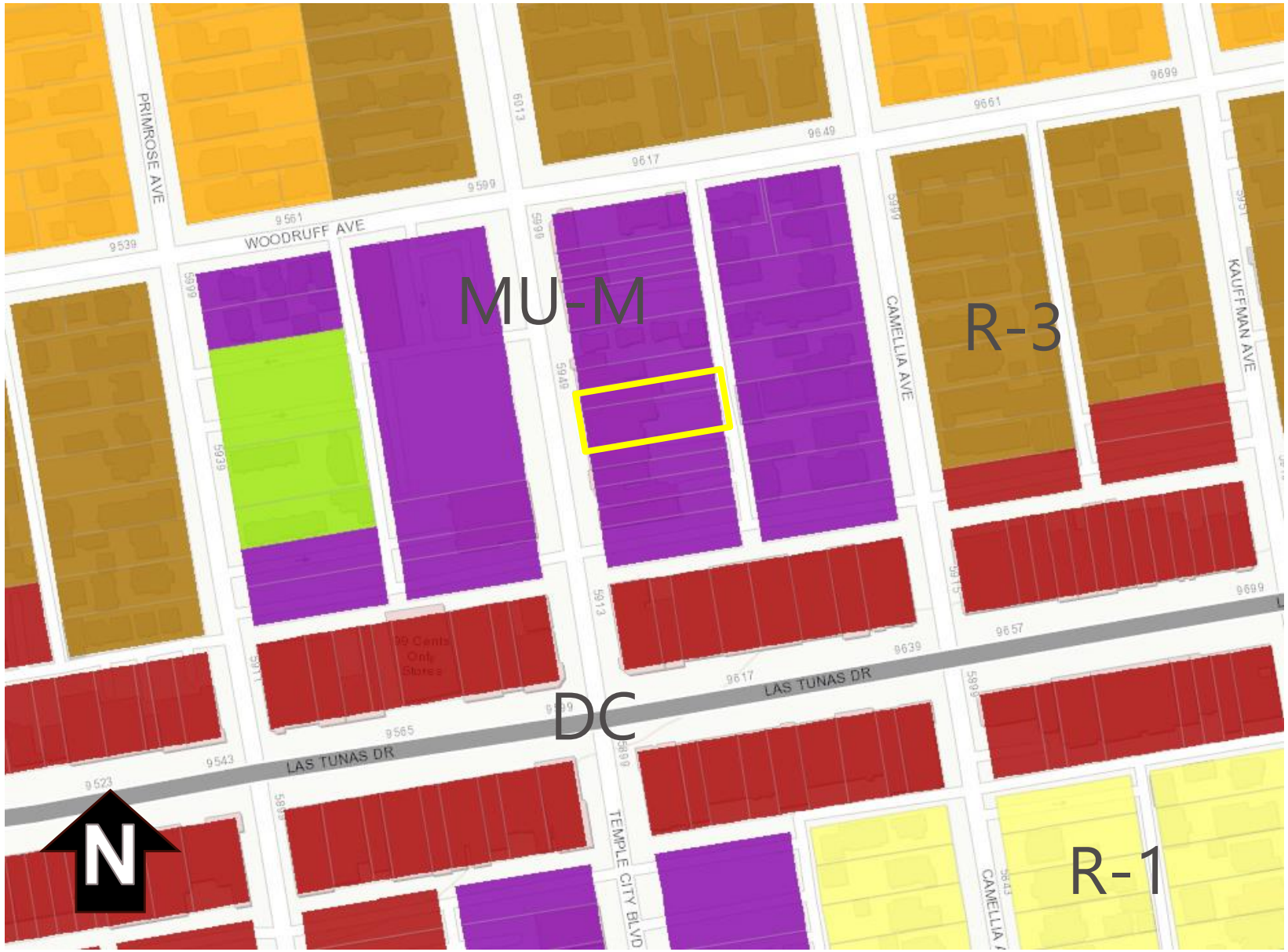
Issues

- Land Use Compatibility
- Public Safety

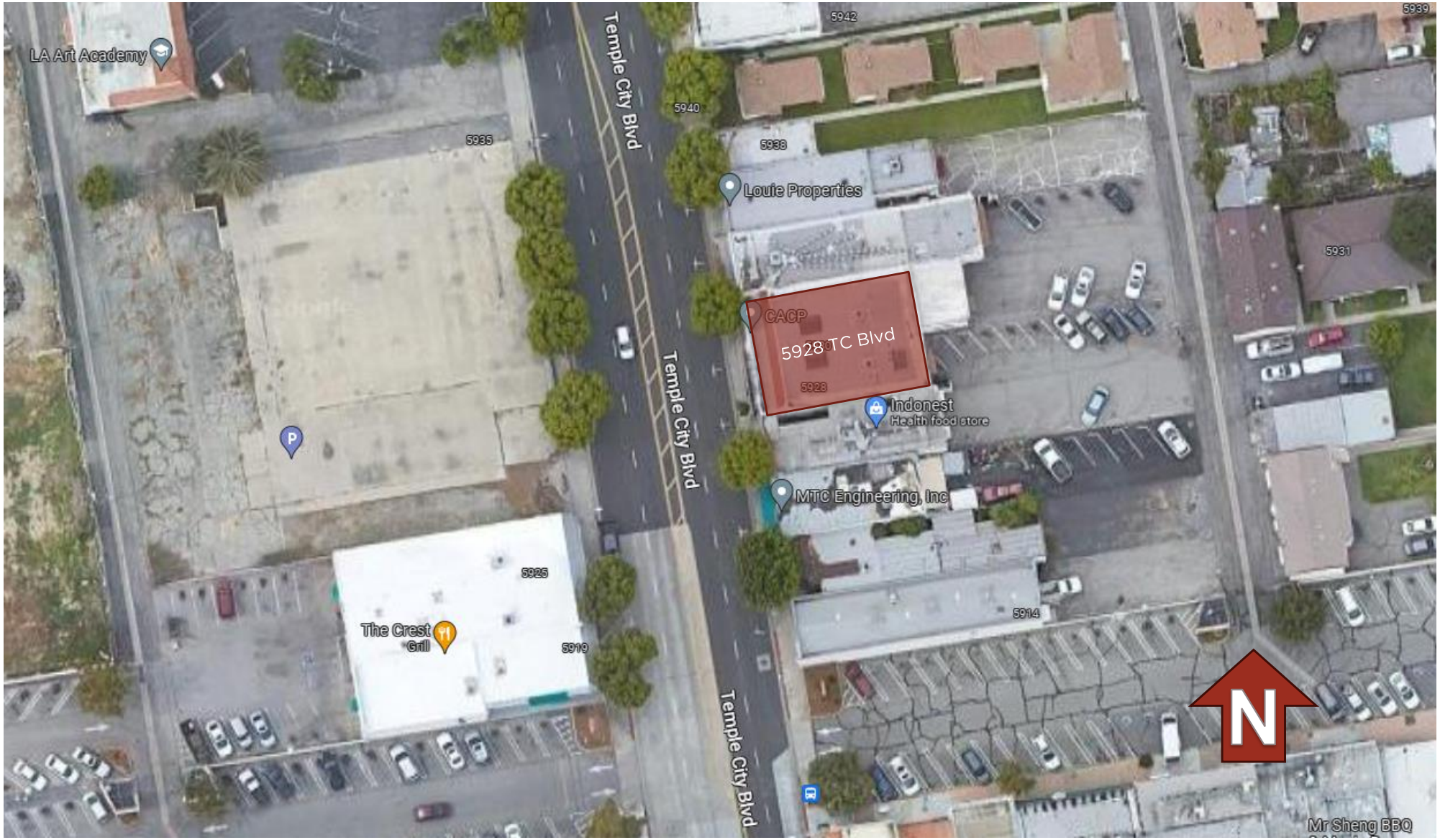
Land Use Compatibility

Zoning

Zoning: Mixed Use-Medium (MU-M)

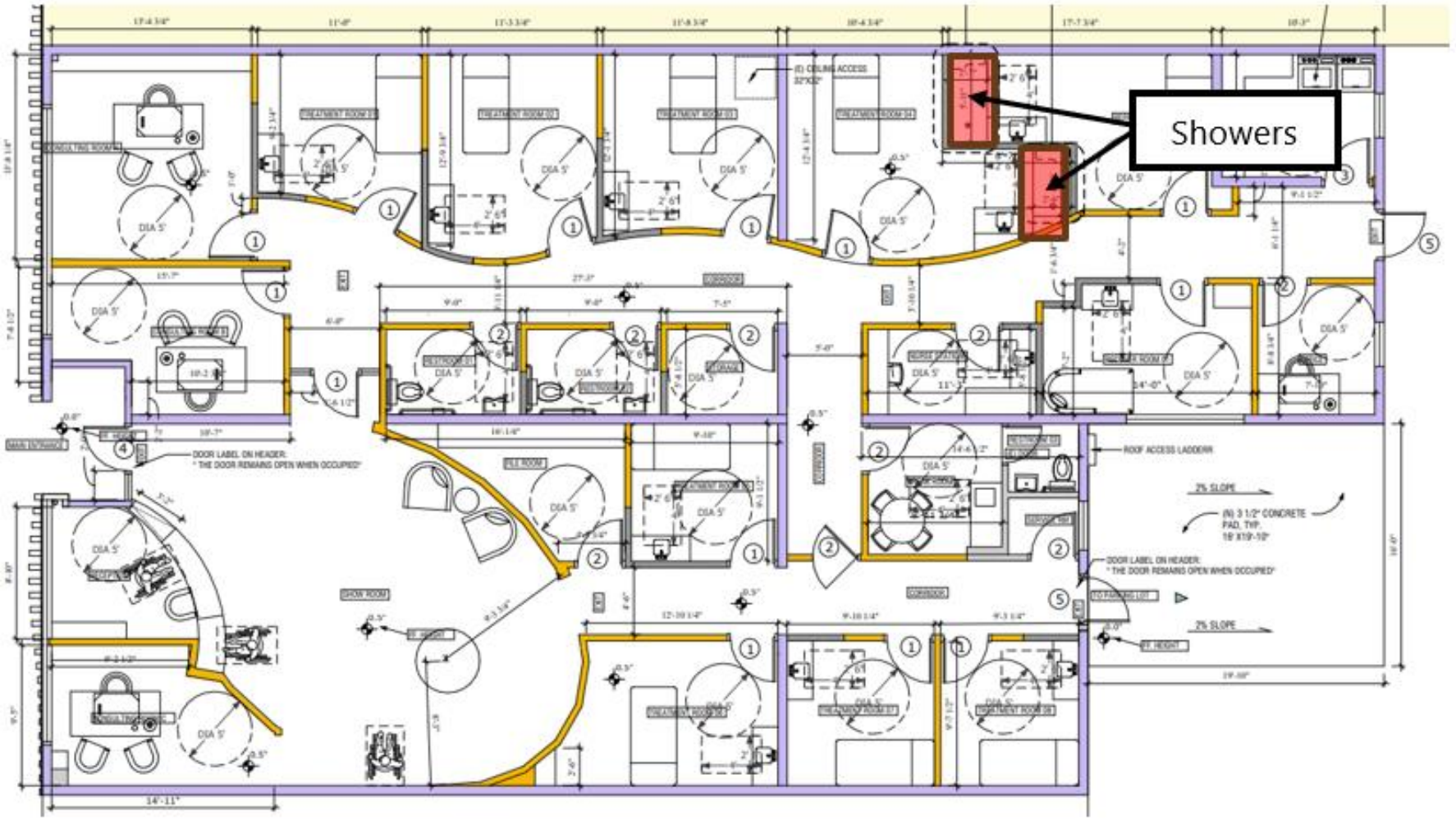


Site Map


LA Art Academy
Temple City Blvd
5942
5939
5940
5938
5935
Louie Properties
5931
CACP
5928 TC Blvd
5928
Indonest
Health food store
MTC Engineering, Inc
5925
The Crest Grill
5919
5914
N
Mr Sheng BBQ

Public Safety

Proposed Floor Plan



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Safety Concerns

- Customers will undress at site.
- Risk of illicit activities.
- CUP may be used by future businesses.

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Recommended Conditions of Approval

- **Condition 2**: No locks on treatment rooms.
- **Condition 3**: Background checks required.
- **Condition 4**: Valid state license for services.
- **Condition 5**: No massage.
- **Condition 11**: Exterior doors unlocked.

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Recommended Conditions of Approval

- **Condition 12:** No alarm warning systems.
- **Condition 13:** Employees must be clothed.
- **Condition 14**: No adult-oriented merchandise.
- **Condition 15**: 1 customer per treatment room.
- **Condition 16**: Inspections by law enforcement.

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Recommendation

Adopt Resolution finding the project is exempt from CEQA and approve File PL 24-4504, subject to the conditions of approval.

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