

**CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 614-06 TO OPERATE A MASSAGE ESTABLISHMENT AT  
THE SOUTH BAY PAVILION LOCATED AT 20700 S. AVALON  
BOULEVARD**

**THE PLANNING COMMISSION OF THE CITY OF CARSON HEREBY FINDS,  
RESOLVES AND ORDERS AS FOLLOWS:**

**Section 1.** An application was duly filed by the applicant, David Zhang, on behalf of The Relaxation Stop, with respect to real property located at 20700 S. Avalon Boulevard and described in Exhibit "A" attached hereto, requesting approval of a Conditional Use Permit for the operation of a massage establishment within the South Bay Pavilion shopping center. The subject property is zoned CR-MUR-D (Commercial, Regional – Mixed Use Residential – Design Overlay) and located within Redevelopment Project Area No. 1.

A public hearing was duly held on March 27, 2007, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

**Section 2.** Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

**Section 3.** Pursuant to Section 9172.21(D), "Conditional Use Permit – Commission Findings and Decision", the Planning Commission finds that:

- a) The proposed use is appropriate for the area in that it will provide a service in the South Bay Pavilion shopping center that is not currently available. The proposed use is consistent with the General Plan land use designation of Commercial General and the CR-MUR-D (Commercial, Regional – Mixed Use Residential – Design Overlay) zone;
- b) The project site is adequate to support the proposed use in that it is fairly flat and existing utilities are connected;
- c) The proposed use will have adequate street access onto Avalon Boulevard and will not impact traffic capacity in the area. Access to the 405 Freeway is available less than one-quarter mile to the south via Avalon Boulevard;
- d) The proposed use will provide adequate access to emergency vehicles, including the Fire Department, by way of a common driveway for the shopping center. There is adequate water supply in the area for fire protection;
- e) The proposed use is compatible with other uses in the shopping center. The Relaxation Stop has been in operation within the South Bay Pavilion center since April 1, 2006 and no code enforcement violations or incompatibilities have arisen between it

and other uses in the center. The proposed use is not anticipated to create any incompatibilities with any adjacent uses since it will be conducted indoors within the existing business area and in full view of the public. The use complies with the City's development standards, including Section 9138.91, Massage Service, of the Carson Municipal Code.

**Section 4.** The Planning Commission further finds that the proposed use will not have a significant effect on the environment. The proposed use will not alter the character of the commercial center and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under CEQA, Section 15321(a), Enforcement Actions by Regulatory Agencies.

**Section 5.** Based on the aforementioned findings, the Commission hereby approves Conditional Use Permit No. 614-06, with respect to the real property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 6.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 7.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 27th DAY OF MARCH, 2007.**

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**CHAIRMAN**

**ATTEST:** \_\_\_\_\_  
**SECRETARY**