

CITY OF GARDENA
PLANNING & ENVIRONMENTAL QUALITY COMMISSION
TUESDAY, JANUARY 15, 2019, MEETING

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Called to order by Chair Jackson at 7:00 P.M.

ROLL CALL

Present: Dale Pierce, Deryl Henderson, Stephen Langley, Steve Sherman, Brenda Jackson

Absent:

Also in Attendance: Peter Wallin, City Attorney
Raymond Barragan, Community Development Manager
Jorge Gamboa, Planning Technician

PLEDGE OF ALLEGIANCE

Led by Commissioner Henderson.

ELECTION OF OFFICERS

Community Development Manager Raymond Barragan opened the floor to nominations for Chair of the Planning and Environmental Quality Commission.

A motion was made by Commissioner Langley and seconded by Commissioner Henderson to re-elect Brenda Jackson as Chair of the Planning and Environmental Quality Commission.

Ayes: Langley, Henderson, Sherman, Pierce, Jackson
Noes: None
Absent: None

Chair Jackson opened the floor to nominations for Vice-Chair of the Planning and Environmental Quality Commission.

A motion was made by Commissioner Langley and seconded by Chair Jackson to re-elect Steve Sherman as Vice-Chair of the Planning and Environmental Quality Commission.

Ayes: Langley, Jackson, Pierce, Henderson, Sherman
Noes: None
Absent: None

APPROVAL OF MINUTES

A motion was made by Commissioner Pierce and seconded by Commissioner Henderson to approve the minutes of November 6, 2018. The minutes were approved 5-0.

Ayes: Pierce, Henderson, Langley, Sherman, Jackson
Noes: None
Absent: None

PUBLIC HEARING

Agenda Item #6

Conditional Use Permit #7-18

A request for a conditional use permit, per section 18.46.030.C.28 of the Gardena Municipal Code, to operate a new massage establishment in the General Commercial (C-3) zone and direct staff to file a Notice of Exemption as an existing facilities project.

Project Location: 16012 South Western Avenue (APN: 6105-010-063)

Applicant: Apinya Zinn

Planning Technician Jorge Gamboa presented the Staff Report and recommended that the Planning and Environmental Quality Commission adopt Resolution No. PC 1-19, approving Conditional Use Permit #7-18 subject to the Conditions of Approval and directing staff to file a Notice of Exemption as an existing facilities project.

Vice-Chair Sherman inquired about the oncology services the business will be providing.

Mr. Gamboa deferred the question to the applicant.

Commissioner Henderson stated that there are more massage establishments in the city than the eight businesses that were used in the overconcentration analysis.

Mr. Gamboa stated that the eight massage establishments that were used in the overconcentration analysis are the only businesses that are required to or have already obtained a CUP.

Mr. Barragan stated that there are massage establishments within the city that are not required to obtain a CUP as they are conducted in open rooms or clients are not disrobed. Mr. Barragan continued by stating that staff can provide a comprehensive list of all massage establishments within the city if the Planning Commission desired. Mr. Barragan noted that this analysis was most appropriate as the those eight establishments are similar to the project that is being presented.

Chair Jackson questioned the process as to how the business and its employees will be certified and monitored.

Mr. Gamboa stated that, per the Conditions of Approval, the business is required to obtain a Certificate of Operation with the Gardena Police Department (GPD); each owner/manager is also required to obtain an Operator's Permit with the GPD. Mr. Gamboa continued by stating that any individual performing the massage services must be actively licensed with the California Massage Therapy Council (CAMTC). Mr. Gamboa noted that the GPD and CAMTC will continue to monitor the business after it is approved.

Chair Jackson opened the public hearing and invited the applicant to speak.

Applicant, Apinya Zinn, 14927 South Denker Avenue, Gardena, California 90247, stated that she is available to answer any questions.

Vice-Chair Sherman reiterated his question regarding the oncology practice the business will offer.

Ms. Zinn stated that oncology is a special form of massage therapy geared specifically towards cancer patients and cancer survivors whom experience side effects and pain from the chemotherapy. Ms. Zinn continued by stating that her business has recently

been approved as a provider with Kaiser Permanente in which cancer patients will be referred to for further treatment.

Chair Jackson questioned if the massage services offered, are more therapeutic in nature than other massage establishments.

Ms. Zinn stated that the massage services offered are more therapeutic in nature.

Commissioner Langley inquired about the applicant's professional background within the field.

Ms. Zinn stated that she received her master's degree in Chemistry in her home country, Thailand. Ms. Zinn continued by stating that she has worked in UCLA's pharmaceutical department performing research on cancer treatment. Ms. Zinn noted that she received her massage license in order to be able to physically touch patients and use practical research for her studies.

Commissioner Henderson questioned if the tenant space was ADA accessible.

Commissioner Langley stated that the tenant space was located on the ground floor of the building.

Mr. Gamboa stated that, per the conditions of approval, the floor plan will be reviewed by the Building and Safety division in order to ensure that it meets all applicable standards.

Chair Jackson closed the public hearing.

MOTION: It was moved by Commissioner Langley and seconded by Vice-Chair Sherman to adopt Resolution No. PC 1-19, approving Conditional Use Permit #7-18 subject to the Conditions of Approval and directing Staff to file a Notice of Exemption as an existing facilities project.

The motion passed by the following roll call vote:

Ayes:	Langley, Sherman, Henderson, Pierce, Jackson
Noes:	None
Absent:	None

ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Jackson introduced Commissioner Henderson's daughters to the Planning Commission.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Mr. Barragan informed the Planning Commission that the League of California Cities will be having its Planning Commission Academy on March 6th-8th in Long Beach, California. Mr. Barragan stated that if any commissioners were interested, staff can begin looking into possible funding for the academy.

Mr. Barragan informed the Planning Commission that if there was any specific topics the Commissioners would like to discuss in the form of a study session, to reach out to staff in order to begin processing.

PLANNING AND ENVIRONMENTAL QUALITY COMMISSION REPORTS

Commissioner Pierce congratulated Chair Jackson and Vice-Chair Sherman on their re-election and wished everyone a Happy New Year.

Commissioner Henderson acknowledged that he and his wife celebrated their 14th wedding anniversary the day before.

Chair Jackson informed the Planning Commission that the Sam's Club gas station is now open.

Commissioner Henderson noted the difference in customer lines between the new Sam's Club gas station and the Costco gas station.

ADJOURNMENT

Chair Jackson adjourned the meeting at 7:27 P.M.

Respectfully submitted,



RAYMOND BARRAGAN, SECRETARY
Planning and Environmental Quality Commission

 FOR

BRENDA JACKSON, CHAIR
Planning and Environmental Quality Commission