



City of Lemon Grove

REGULAR PLANNING COMMISSION MEETING

AUGUST 28, 2023 AT 6:00 P.M.

BEFORE THE START OF THE MEETING

PLEASE SILENCE YOUR ELECTRONIC DEVICES

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES TO THE AGENDA

PUBLIC COMMENT

- Please fill out and submit a speaker slip to the Commission Clerk **BEFORE** the item on the agenda has been heard at the Planning Commission Meeting to address the Commissioners.
- Speaker slips are located at the entrance of the Chambers.

ALL SPEAKER RELATING TO PUBLIC COMMENT WILL HAVE 3 MINUTES TO ADDRESS COUNCIL UNLESS OTHERWISE INDICATED BY THE COMMISSION CHAIR.

CONSENT CALENDAR

REPORT(S) TO COUNCIL

2. Discussion: Massage Regulations

Workshop for Planning Commission and staff to discuss potential massage establishment regulations.

Presented by:

Michael Fellows, AICP, Community Development Manager

Background

History

- Prior to 2009 LG classified massage as adult entertainment
- 2009 - Massage Therapy Act – SB731
 - Zoning: Massage professional or personal service
 - Prohibit defining or regulating as adult regulation
- 2014 - AB1147
 - Land Use Authority returned to local jurisdictions
 - Still prohibited from defining or regulating as adult entertainment

Background (cont.)

Current Regulations

- 18.28 Adult Entertainment (unenforceable)
 - Only permitted in GC zone
 - Distance requirements
 - 1,000' from other adult entertainment uses
 - 500' from area zoned for residential uses
 - 600' from any church, school, public playground, park, or recreational area
- 8.20 Massage Therapy Practice – Local Licensing
 - Must be certified by the Massage Therapy Council
 - Business license required for operator and independent contractors

Draft Regulations

- What type of permit should the City require to establish a new massage business?

Potential Options

- Business License/Zoning Clearance – Staff approval
- Minor Use Permit – Community Development Manager approval
- Conditional Use Permit – Planning Commission approval
- Massage Establishment Permit – There is no existing approval process

Draft Regulations

- Does PC recommend requiring approval of ownership changes of massage establishments or lesser criteria?
- Does PC recommend providing concentration limits?

Potential Options

- Total maximum number allowed – Specific number
- Distances between massage establishments

Draft Regulations

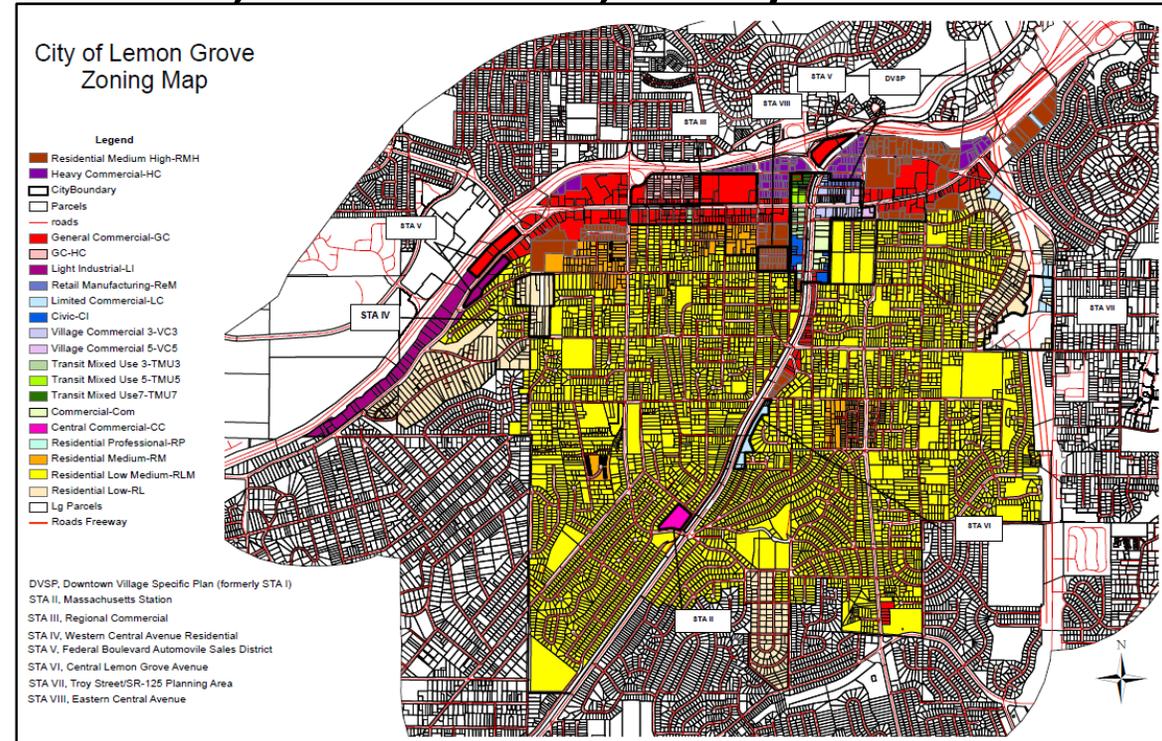
- Does PC recommend adding specific distance requirements and length of distances from uses or zones?

Potential Options

- Sensitive uses (e.g. church, school, playground, park, recreational area, daycare)
- Residential zones or all zones allowing residential uses

Draft Regulations

- Which zones does PC recommend allowing massage establishments Commercial, Industrial, and/or Institutional zones ?



Draft Regulations

- Does Planning Commission recommend limiting hours of operation?
- Should regulations include “outcall” massage services?
 - Should services performed at any location other than an approved establishment be permitted?
 - Should specific locations be prohibited?

Process Timeline

- **Staff:**
 - Will develop a proposed ordinance based on information received today.
 - Present PC with the proposed ordinance at a future meeting date for either a recommendation to Council or additional changes.
 - Present Council the Ordinance for review and possible 1st reading for adoption or modification.
 - Present item to Council for 2nd reading for adoption.

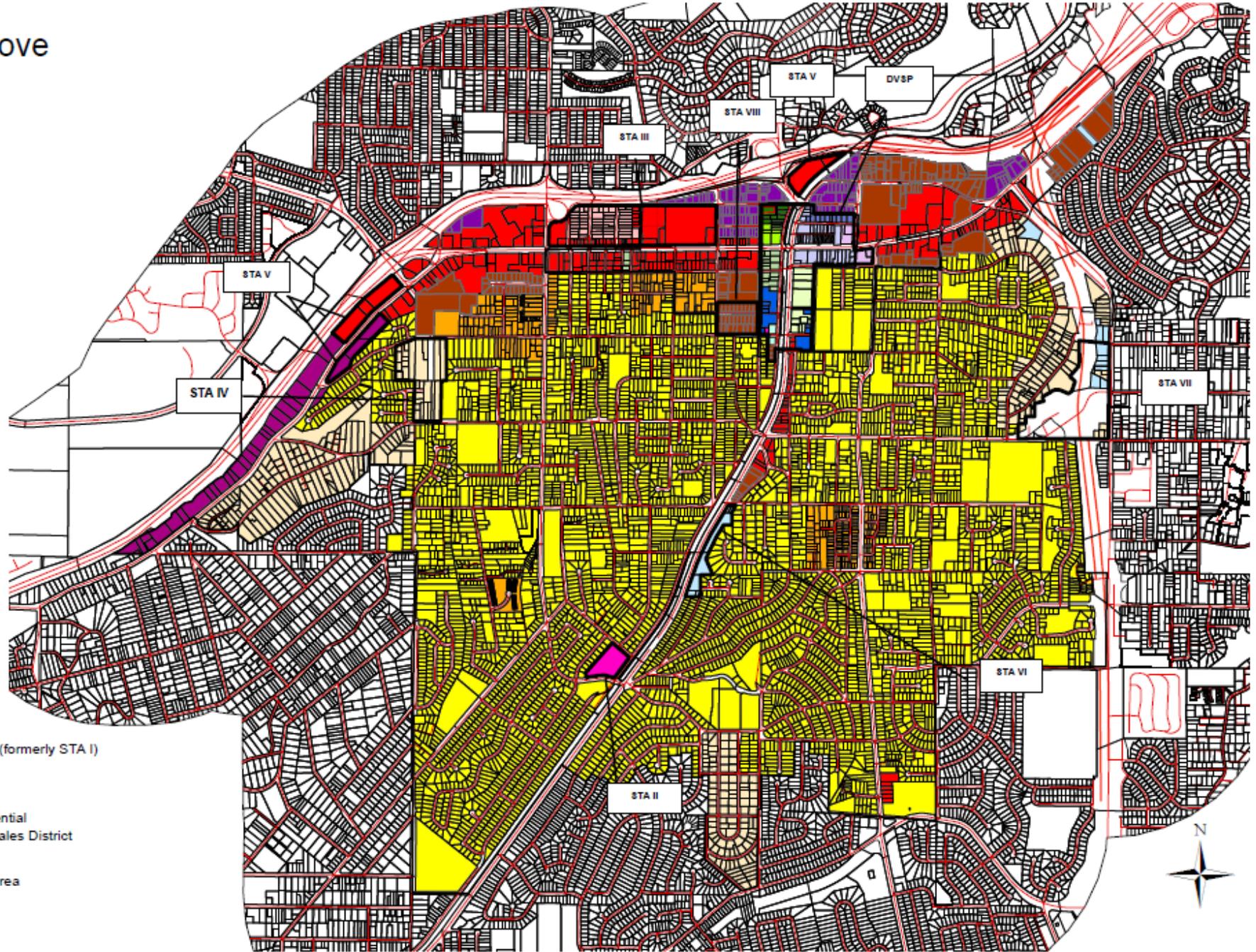
Recommendation:

1. Discuss potential massage establishment regulations and give direction to staff.

City of Lemon Grove Zoning Map

Legend

- Residential Medium High-RMH
- Heavy Commercial-HC
- City Boundary
- Parcels
- roads
- General Commercial-GC
- GC-HC
- Light Industrial-LI
- Retail Manufacturing-ReM
- Limited Commercial-LC
- Civic-CI
- Village Commercial 3-VC3
- Village Commercial 5-VC5
- Transit Mixed Use 3-TMU3
- Transit Mixed Use 5-TMU5
- Transit Mixed Use 7-TMU7
- Commercial-Com
- Central Commercial-CC
- Residential Professional-RP
- Residential Medium-RM
- Residential Low Medium-RLM
- Residential Low-RL
- Lg Parcels
- Roads Freeway



DVSP, Downtown Village Specific Plan (formerly STA I)
 STA II, Massachusetts Station
 STA III, Regional Commercial
 STA IV, Western Central Avenue Residential
 STA V, Federal Boulevard Automobile Sales District
 STA VI, Central Lemon Grove Avenue
 STA VII, Troy Street/SR-125 Planning Area
 STA VIII, Eastern Central Avenue



BUSINESS FROM THE COMMUNITY DEVELOPMENT MANAGER

BUSINESS FROM THE COMMISSION ATTORNEY

PLANNING COMMISSION ORAL REPORTS ON MEETINGS ATTENDED AT THE EXPENSE OF THE CITY

ADJOURNMENT
