



CITY OF ARCADIA

ARCADIA PLANNING COMMISSION REGULAR MEETING AGENDA

Tuesday, September 8, 6:30 PM

Location: City Council Chambers, 240 W. Huntington Drive

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (626) 574-5455. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

根据《美国残障人法案》，需要调整或提供便利设施才能参加会议的残障人士（包括辅助器材或服务）可与市书记官办公室联系（电话：(626) 574-5455）。请在会前 48 小时通知市书记官办公室，以便作出合理安排，确保顺利参加会议。

Pursuant to the City of Arcadia's Language Access Services Policy, limited-English proficient speakers who require translation services in order to participate in a meeting may request the use of a volunteer or professional translator by contacting the City Clerk's Office at (626) 574-5455 at least 72 hours prior to the meeting.

根据阿凯迪亚市的语言便利服务政策，英语能力有限并需要翻译服务才能参加会议的人可与市书记官办公室联系（电话：(626) 574-5455），请求提供志愿或专业翻译服务，请至少在会前 72 小时提出请求。

CALL TO ORDER

ROLL CALL:

Vincent Tsoi, Chair

Angela Hui, Vice Chair

David Arvizu, Commissioner

Ricky Lau, Commissioner

Chang Lee, Commissioner

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

PUBLIC COMMENTS (5 minute time limit per person)

Each speaker is limited to five (5) minutes per person, unless waived by the Planning Commission. Under the Brown Act, the Commission or Board Members are prohibited from discussing or taking action on any item not listed on the posted agenda.

PUBLIC HEARING

All interested persons are invited to appear at a public hearing and to provide evidence or testimony concerning any of the proposed items set forth below for consideration. Separate and apart from the applicant (who may speak longer at the discretion of the Commission)

speakers shall be limited to **five (5) minutes per person**. The applicant may additionally submit rebuttal comments, at the discretion of the Commission.

You are hereby advised that should you desire to legally challenge in court or in an administrative proceeding any action taken by the City Council regarding any public hearing item, you may be limited to raising only those issues and objections you or someone else raised at the public hearing or in written correspondence delivered to the City Council at, or prior to, the public hearing.

1. **Resolution No. 2198** – Approving table and full body massage services at an existing massage establishment at The Shops at Santa Anita Mall located at 400 S. Baldwin Avenue

CEQA: Exempt

Recommendation: Adopt

Applicant: Lijiang Yang

There is a ten day appeal period. Appeals are to be filed by 5:30 p.m. on Monday, September 21, 2026.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Commission, staff, or the public request that specific items be removed from the Consent Calendar for separate discussion and action.

2. Minutes of the August 25, 2026, Regular Meeting of the Planning Commission

Recommendation: Approve

MATTERS FROM CITY COUNCIL LIAISON

MATTERS FROM PLANNING COMMISSIONERS

MATTERS FROM ASSISTANT CITY ATTORNEY

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

ADJOURNMENT

The Planning Commission will adjourn this meeting to Tuesday, September 22, 2026, at 6:30 p.m.

Welcome to the Arcadia Planning Commission Meeting!

The Planning Commission encourages public participation and invites you to share your views on City business.

MEETINGS: Regular Meetings of the Planning Commission are held on the second and fourth Tuesdays of each month at 7:00 p.m. in the City Council Chambers. A full Planning Commission agenda packet with all backup information is available at City Hall, the Arcadia Public Library, and on the City's website at www.ArcadiaCA.gov. Copies of individual Agenda Reports are available via email upon request (Planning@ArcadiaCA.gov). Documents distributed to a majority of the Planning Commission after the posting of this agenda will be available for review at the Planning Services Office in City Hall, 240 W. Huntington Drive, Arcadia, California.

CITIZEN PARTICIPATION: Your participation is welcomed and invited at all Planning Commission meetings. Time is reserved at each regular meeting for those in the audience who wish to address the Planning Commission. The City requests that persons addressing the Planning Commission refrain from making personal, slanderous, profane, or disruptive remarks. When the Chair asks for those who wish to speak please come to the podium and state your name and address for the record. Please provide a copy of any written materials used in your address to the Planning Commission as well as a copy of any printed materials you wish to be distributed to the Planning Commission.

MATTERS NOT ON THE AGENDA should be presented during the time designated as "PUBLIC COMMENTS." In general, each speaker will be given (5) minutes to address the Planning Commission; however, the Chair, at his/her discretion, may shorten the speaking time limit to allow all speakers time to address the Planning Commission. **By State law, the Planning Commission may not discuss or vote on items not on the agenda. The matter will automatically be referred to staff for appropriate action or response, or will be placed on the agenda of a future meeting.**

PUBLIC HEARINGS AND APPEALS are items scheduled for which public input is either required or desired. Separate and apart from an applicant or appellant (who may speak longer at the discretion of the Planning Commission), speakers shall be limited to (5) minutes per person. The Chair, at his/her discretion, may shorten the speaking time limit to allow all speakers to address the Planning Commission. The applicant or appellant may also be afforded an additional opportunity for rebuttal comments.

AGENDA ITEMS: The Agenda contains the regular order of business of the Planning Commission. Items on the Agenda have generally been reviewed and investigated by the City

Staff in advance of the meeting so that the Planning Commission can be fully informed about a matter before making its decision.

CONSENT CALENDAR: Items listed on the Consent Calendar are considered to be routine by the Planning Commission and may be acted upon by one motion. There will be no separate discussion on these items unless a member of the Planning Commission, Staff, or the public so requests. In this event, the item will be removed from the Consent Calendar and considered and acted on separately.

DECORUM: While members of the public are free to level criticism of City policies and the action(s) or proposed action(s) of the Planning Commission or its members, members of the public may not engage in behavior that is disruptive to the orderly conduct of the proceedings, including, but not limited to, conduct that prevents other members of the audience from being heard when it is their opportunity to speak, or which prevents members of the audience from hearing or seeing the proceedings. Members of the public may not threaten any person with physical harm or act in a manner that may reasonably be interpreted as an imminent threat of physical harm. All persons attending the meeting are expected to adhere to the City's policy barring harassment based upon a person's race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, gender, sexual orientation, or age. The Chief of Police, or such member or members of the Police Department, may serve as the Sergeant-at-Arms of the Planning Commission meeting. The Sergeant-at-Arms shall carry out all orders and instructions given by the presiding official for the purpose of maintaining order and decorum at the meeting. Any person who violates the order and decorum of the meeting may be placed under arrest and such person may be prosecuted under the provisions of Penal Code Section 403 or applicable Arcadia Municipal Code section.

欢迎来到阿卡迪亚规划委员会会议！

规划委员会鼓励公众参与并诚邀您分享对市政业务的看法。

会议：规划委员会的例会于每月的第二个及第四个星期二下午七时在市议会会议厅举行。可在市政厅、阿卡迪亚公共图书馆 (Arcadia Public Library) 和市政网站 (www.ArcadiaCA.gov) 上查阅包含所有备份信息的完整的规划委员会议程包。个人议程报告的副本可通过电子邮件的方式 (Planning@ArcadiaCA.gov) 索取。本议程发布后，分发至大多数规划委员会的文件可在规划服务办公室 (地址：City Hall, 240 W. Huntington Drive, Arcadia, California) 查阅。

公民参与：欢迎并邀请您参加规划委员会的所有会议。每次例会都为希望向规划委员会发表意见的听众预留时间。本市政要求向规划委员会发表意见的个人不得发表人身攻击、诽谤、亵渎或破坏性言论。当主持人邀请想要发言之人上台发言时，请说出自己的姓名和地址，以便记录。请向规划委员会提供您所在地址所使用的任何书面材料的副本，以及您希望分发给规划委员会的任何印刷材料的副本。

未列入日程的事项应在“公众征求意见”所指定的时间提出。一般而言，每位发言者都将获得 (5) 分钟的时间来向规划委员会表达自己的意见；但是主持人可以酌情缩短发言时间，以便可以让所有发言者都可以向规划委员会表达自己的想法。**根据州法律，规划委员会不得讨论或就议程外事项进行投票。此事项将自动提交至工作人员采取适当地行动或回应，或将列入今后会议的议程。**

公众听证会或上诉是需要或希望公众发表意见的计划项目。除了申请人或上诉人（规划委员会可酌情延长其发言时间）外，每位发言者的发言时间不得超过 (5) 分钟。市长可以酌情缩短发言时间，确保所有发言者都可以向市议会表达意见。申请人或上诉人也可获得额外的反驳意见机会。

议程事项：该议程包括规划委员会的正常议事日程。市政工作人员一般会在会议前审查和调查议程内事项，以便规划委员会在作出决定前充分了解有关事项。

获准日历：“获准日历”上所列事项被规划委员会视为例行公事，可通过一项动议采取行动。除非规划委员会成员、工作人员或公众要求，否则不会单独讨论这些事项。若出现这一情况，则该事项将从“获准日历”中删除，并对其进行单独审议和行动。

礼节：虽然公众可以自由地批评城市政策以及规划委员会或其成员的行动或拟议的行动，但公众不得采取破坏诉讼有序进行的行为，包括但不限于阻止其他听众在有机会发言时发表意见的行为，或阻止听众听到或看到诉讼进程。公众不得以人身伤害威胁任何人，或以可合理地解释为迫在眉睫的人身伤害威胁的方式行事。所有参加会议的人都应遵守本市的政策，禁止基于个人的种族、宗教信仰、肤色、国籍、血统、身体残疾、医疗状况、婚姻状况、性别、性取向或年龄而进行骚扰。警务处处长或警务处的此类成员可担任规划委员会会议的警卫官。警卫官应执行主持会议的官员为维持会议秩序和礼仪而发出的所有命令和指示。任何违反会议秩序和礼仪的人均可被逮捕，并可根据《刑法典》第403条或适用的《阿卡迪亚市政法典》相关部分的规定对其提起诉讼。



CITY OF ARCADIA

STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

DATE: September 8, 2026

TO: Honorable Chairperson and Planning Commission

FROM: Lisa L. Flores, Development Services Director
By: Fiona Graham, Planning Services Manager

SUBJECT: RESOLUTION NO. 2198 – APPROVING TABLE AND FULL BODY MASSAGE SERVICES AT AN EXISTING MASSAGE ESTABLISHMENT AT THE SHOPS AT SANTA ANITA MALL LOCATED AT 400 S. BALDWIN AVENUE
CEQA: Exempt
Recommendation: Adopt

SUMMARY

The Applicant and business owner, Lijiang Yang, is requesting approval of Conditional Use Permit No. CUP 26-06 to allow table and full body massage services at an existing massage business (dba: Diamond Massage) located in Unit T-24 at The Shops at Santa Anita Mall, 400 S. Baldwin Avenue.

It is recommended that the Planning Commission adopt Resolution No. 2198, find the project Categorically Exempt from the California Environmental Quality Act (CEQA), and approve Conditional Use Permit No. CUP 26-06, subject to the conditions listed in this staff report (Refer to Attachment No. 1).

BACKGROUND

The subject business is located within The Shops at Santa Anita Mall ("Mall") at 400 S. Baldwin Avenue. The Mall, located at the northeast corner of W. Huntington Drive and S. Baldwin Avenue, is a regional shopping center containing a variety of retail, restaurant, entertainment, and personal service uses. Diamond Massage occupies an approximately 1,218 square-foot inline tenant space, Unit T-24, located on the lower level of the Mall. The business also operates a separate kiosk within the Mall, which is not subject to this Conditional Use Permit.

The Mall is zoned Regional Commercial (C-R) and has a General Plan Land Use Designation of Regional Commercial. The Regional Commercial designation is intended to accommodate a range of complementary regional-serving commercial uses. Surrounding uses consist primarily of other commercial tenants, including the nearby food court, within the Mall. Refer to Attachment No. 2 for an aerial photo with zoning information and photographs of the subject property.

Diamond Massage has operated at The Shops at Santa Anita since 2014, when the business initially opened at a kiosk location and was approved to provide only chair massage services. In 2019, Diamond Massage expanded its operations and opened the existing inline location. The inline location was also approved to provide only chair massage services, which were determined to be an unrestricted personal service.

During a routine City inspection conducted earlier this year, staff observed that Diamond Massage was providing table and full body massage services at both the kiosk and inline locations. Staff informed the business owner that a Conditional Use Permit would be required to allow table and full body massage services at the inline location, whereas the kiosk location could only provide chair massage.

PROPOSAL

The Applicant is requesting approval to allow table and full body massage services at the existing Diamond Massage business located in Unit T-24. The proposed operation would include a maximum of five (5) table massage stations in addition to a maximum of six (6) chair massage stations. The existing open floor plan would be used to accommodate the additional massage services. Refer to Figure 1, below:

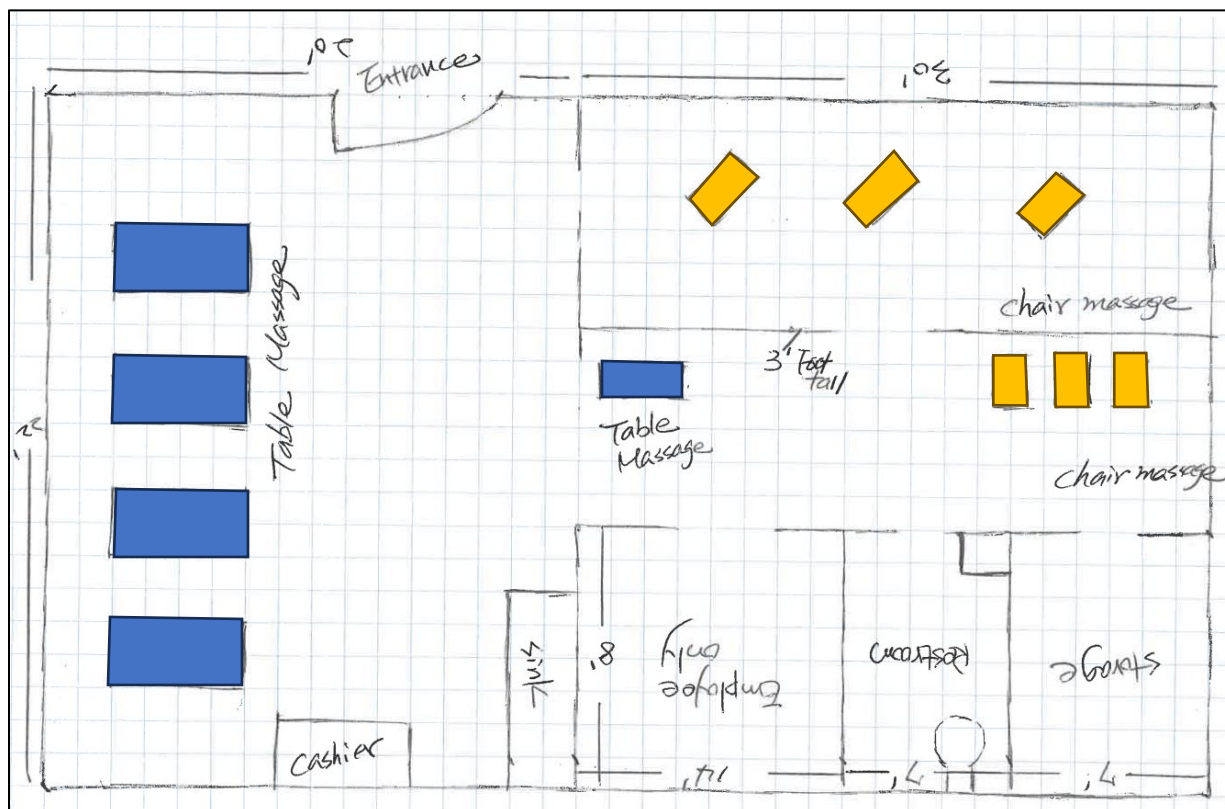


Figure 1 – Interior layout and Floor Plan for Diamond Massage. Chair Massage shown in yellow and table massage shown in blue.

Customers would remain fully clothed at all times, and all massage services would be provided within the open customer area of the business and would not occur within private rooms or other enclosed spaces. The specific services would include foot reflexology, deep tissue massage, Swedish massage, and sport injury massage. Services would continue to be offered on a walk-in basis or may be scheduled in advance. Each session would range from 10 to 60 minutes. The hours of operation would remain from 10:00 a.m. to 9:00 p.m., seven (7) days a week, generally consistent with the operating hours of The Shops at Santa Anita Mall.

No interior tenant improvements, expansion of the existing tenant space, exterior modifications, or site improvements are proposed or required to accommodate the additional massage services.

ANALYSIS

The proposed table and full body massage services are compatible with this commercial setting within the Mall and would expand the range of massage services currently offered at the existing massage business.

The location and configuration of the business minimize the potential for impacts associated with the proposed use. The storefront is open and unobstructed, providing visibility into the business and customer service areas from the Mall interior. All massage services would occur within the existing open floor plan, and no private massage rooms, screens, curtains, or other partitions would be permitted. Therefore, visibility into and throughout the tenant space would be maintained at all times. In addition, all massage services would continue to be provided with customers fully clothed.

Massage services are required be performed by licensed massage therapists, in accordance with the Municipal Code. The business would also remain subject to periodic City inspections to ensure continued compliance with applicable regulations and the conditions of approval.

Given the location of the business within an established regional shopping center, the open and visible configuration of the tenant space, and the operational conditions, the proposed table and full body massage services are not anticipated to adversely affect surrounding tenants or the operation of the Mall.

FINDINGS

Conditional Use Permit

Section 9107.09.050(B) of the Development Code states that the Planning Commission may approve a Conditional Use Permit if all of the required findings can be made.

- 1. The proposed use is consistent with the General Plan and any applicable specific plan; and is allowed within the applicable zone, subject to the granting of a Conditional Use Permit, and complies with all other applicable provisions of the Development Code and the Municipal Code.**

Facts to Support This Finding: The proposed table and full body massage service is consistent with the Regional Commercial land use designation of the site which is intended to permit a range of complementary regional-serving commercial uses. The site is zoned Regional Commercial (C-R) and Arcadia Development Code Section 9102.03.020, Table 2-8, allows restricted personal services, such as the proposed table and full body massage services, in the C-R Zone subject to the review and approval of a Conditional Use Permit.

The proposed massage services will be offered within an existing massage business operating at an inline store on the lower level of The Shops at Santa Anita Mall. The storefront is open with no coverings and all massage is undertaken within an open room. Hours of operation will be from 10:00 a.m. to 9:00 p.m., seven (7) days a week, which is consistent with the open hours for the Mall. The proposed massage services are

therefore compatible with the existing commercial uses within the Mall and the Regional Commercial land use designation.

For these reasons, the proposed addition of table and full body massage services within an existing massage business will not adversely affect the comprehensive General Plan, is in compliance with all applicable provisions of the Arcadia Development Code and the Arcadia Municipal Code, and is consistent with the following General Plan policy:

Land Use and Community Design Element

- Policy LU-6.7: Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses.

2. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.

Facts to Support This Finding: The massage business will continue to occupy an existing 1,218 square foot commercial tenant space within the Mall. The business will include table and full body massage in addition to the existing chair massage services. All services will continue to be provided indoors within an open room, with no activities occurring outside the unit, no amplified noise, and no other operations that would adversely affect neighboring units or properties. The storefront will remain unobstructed with clear visibility through to all customer areas. All massage will be undertaken fully clothed by licensed massage therapists.

Nearby commercial uses within the Mall include a variety of retail stores and food court vendors. The proposed addition of table and full body massage will increase the range of massage services provided to customers, but not otherwise alter the business operations.

Therefore, the inclusion of table and full body massage at the existing massage business will be compatible with the existing and future commercial uses in the vicinity and will not be detrimental to neighboring properties or the surrounding area.

3. The site is physically suitable in terms of:

a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, site improvements, loading, and parking.

Facts to Support This Finding: The site is physically suitable and adequately developed for the proposed table and full body massage services within an existing massage business. The commercial unit has adequate space to accommodate the

services proposed by the business. The proposed additional services do not require interior tenant improvement and do not require any site modifications or exterior construction. The additional massage services do not impact or change the parking required or provided at the Mall. Therefore, the site is physically suitable to support the proposed addition of table and full body massage within the existing massage business.

b. Streets and highways adequate to accommodate public and emergency vehicle (e.g., fire and medical) access.

Facts to Support This Finding: The subject unit is located inside the lower level of the Mall. The Mall is located at the northeast corner of W. Huntington Drive and S. Baldwin Avenue. Both streets are adequate in width and pavement type to carry the traffic generated by the proposed additional services and emergency vehicles. Therefore, the proposed additional massage services will not impact these rights-of-way.

c. Public protection services (e.g., fire protection, police protection, etc.).

Facts to Support This Finding: The Fire and Police Departments provide services to the Mall and existing massage business. The proposed addition of table and full body massage services within the existing massage business will not alter or impact the ability of the Fire and Police Departments to provide adequate emergency services to the subject site.

d. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).

Facts to Support This Finding: The addition of table and full body massage services within an existing massage business will not require any new plumbing fixtures or new improvements; therefore the utilities and infrastructure will continue to adequately service the site.

4. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

Facts to Support This Finding: The addition of table and full body massage services within an existing massage business will not adversely affect the public health, interest, safety, nor will it constitute a nuisance or be materially injurious to the tenants or customers of the Mall. The proposed additional massage services will occur within an

existing massage business which occupies an inline unit within the Mall. The business will continue to have an open storefront, providing clear visibility throughout the unit. All massage services will be undertaken in an open room, and customers will remain fully clothed. In addition, the massage business shall comply with all applicable City regulations, and massage businesses are subject to periodic City inspections to ensure continued compliance. Therefore, the proposed use will not constitute a nuisance or otherwise adversely affect the subject property or surrounding area.

ENVIRONMENTAL IMPACT

It has been determined that the project qualifies as a Class 1 Categorical Exemption per the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines for the use of an existing facility (refer to Attachment No. 4).

PUBLIC COMMENTS/NOTICE

A public hearing notice for this item was posted at the City Clerk's Office, City Council Chambers, at the Arcadia Library, and on the City's website on August 27, 2026. It was also mailed to the property owners located within 300 feet of the subject property. As of September 3, 2026, no comments were received regarding this project.

RECOMMENDATION

It is recommended that the Planning Commission adopt Resolution No. 2198 approving Conditional Use Permit No. CUP 26-06 to allow table and full body massage services at an existing massage business, and find that the project is Categorical Exempt under the California Environmental Quality Act (CEQA), subject to the following conditions of approval:

1. The use approved by CUP 26-06 is limited to the provision of table and full body massage services within a massage business, and shall be operated and maintained in a manner that is consistent with the proposal and plans submitted and approved for CUP 26-06. Any changes to the operation of the massage business shall be subject to review and approval by the Development Services Director, or designee. At his/her sole discretion, a requested change may be referred to the Planning Commission for consideration.
2. The approval authorizes a maximum of five (5) table massage stations and a maximum of six (6) chair massage stations. An increase in the scope of massage services shall require review and approval of a new Conditional Use Permit.
3. The hours of operation shall be from 10:00 a.m. to 9:00 p.m., seven (7) days a week. Any changes to the hours of operation shall be subject to review and approval of an Amendment to the Conditional Use Permit.

4. No massage services shall be provided within a private room or enclosed space, or within an area separated by screens, curtains, or similar partitions. Visibility into and throughout the unit shall be maintained at all times.
5. The City reserves the right to require a review of the Conditional Use Permit if complaints are received or if the operation is determined to create adverse impacts inconsistent with the findings of approval.
6. Noncompliance with the plans, provisions and conditions of approval for CUP 26-06 shall be grounds for immediate suspension or revocation of any approvals, which could result in termination of this use.
7. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the property owner/Applicant to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, and Public Works Services Director, or their respective designees. The changes to the existing facility may be subject to building permits after having fully detailed plans submitted for plan check review and approval by the aforementioned City officials.
8. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with CUP 26-06 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action.

Within 15 days' notice from the City of any such action, the Applicant shall provide to the City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. The City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from City that the deposit has fallen below the initial amount, Applicant shall replenish the deposit each and every time in order for City's legal team to continue working on the matter. The City shall only refund to the Developer any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s). In consideration for approval of the Project, this condition shall remain in effect if the entitlement(s) related to this Project is rescinded or revoked, at the request of the Applicant or not.

9. Approval of CUP 26-06 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

PLANNING COMMISSION ACTION

Approval

If the Planning Commission intends to approve this proposal, the Commission should approve a motion to approve Conditional Use Permit Application No. CUP 26-06, stating that the proposal satisfies the requisite findings, and adopting the attached Resolution No. 2198 that incorporates the requisite environmental and Conditional Use Permit findings and the conditions of approval as presented in this staff report, or as modified by the Commission.

Denial

If the Planning Commission intends to deny this proposal, the Commission should approve a motion to deny Conditional Use Permit No. CUP 26-06, stating the finding(s) that the proposal does not satisfy, with reasons based on the record, and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner or other interested party has any questions or comments regarding this matter prior to the September 8, 2026, hearing, please contact Planning Services Manager, Fiona Graham, at (626) 574-5442, or by email at fgraham@ArcadiaCA.gov.

Approved:

A handwritten signature in blue ink, appearing to read 'Lisa L. Flores', with a stylized flourish at the end.

for

Lisa L. Flores
Development Services Director

- Attachment No. 1: Resolution No. 2198
- Attachment No. 2: Aerial Photo with Zoning Information and Photos of the Subject Property and Vicinity
- Attachment No. 3: Floor Plans
- Attachment No. 4: Preliminary Exemption

Attachment No. 1

Resolution No. 2198

RESOLUTION NO. 2198

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING TABLE AND FULL BODY MASSAGE SERVICES AT AN EXISTING MASSAGE ESTABLISHMENT AT THE SHOPS AT SANTA ANITA MALL LOCATED AT 400 S. BALDWIN AVENUE

WHEREAS, on July 6, 2026, an application for Conditional Use Permit No. CUP 26-06 was filed by the business owner, Lijiang Yang, to allow table and full body massage services at an existing massage business (dba: Diamond Massage) located in Unit T-24 at The Shops at Santa Anita Mall ("Mall") at 400 S. Baldwin Avenue ("Project").

WHEREAS, on August 5, 2026, Planning Services completed an environmental assessment for the Project in accordance with the California Environmental Quality Act ("CEQA") and determined that the Project qualifies as a Class 1 Categorical Exemption under Section 15301 of the CEQA Guidelines pertaining to the use of an existing facility; and

WHEREAS, on September 8, 2026, a duly noticed public hearing was held before the Planning Commission on said application, at which time all interested persons were given full opportunity to be heard and to present evidence.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. The factual data submitted by the Development Services Department in the staff report dated September 8, 2026, are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to the Arcadia Development Code, all of the following findings can be made:

Conditional Use Permit

Section 9107.09.050(B) of the Development Code states that the Planning Commission may approve a Conditional Use Permit if all of the required findings can be made.

1. The proposed use is consistent with the General Plan and any applicable specific plan; and is allowed within the applicable zone, subject to the granting of a Conditional Use Permit, and complies with all other applicable provisions of this Development Code and the Municipal Code.

FACT: The proposed table and full body massage service is consistent with the Regional Commercial land use designation of the site which is intended to permit a range of complementary regional-serving commercial uses. The site is zoned Regional Commercial (C-R) and Arcadia Development Code Section 9102.03.020, Table 2-8, allows restricted personal services, such as the proposed table and full body massage services, in the C-R Zone subject to the review and approval of a Conditional Use Permit.

The proposed massage services will be offered within an existing massage business operating at an inline store on the lower level of The Shops at Santa Anita Mall. The storefront is open with no coverings and all massage is undertaken within an open room. Hours of operation will be from 10:00 a.m. to 9:00 p.m., seven (7) days a week, which is consistent with the open hours for the Mall. The proposed massage services are therefore compatible with the existing commercial uses within the Mall and the Regional Commercial land use designation.

For these reasons, the proposed addition of table and full body massage services within an existing massage business will not adversely affect the comprehensive General Plan, is in compliance with all applicable provisions of the Arcadia Development Code and the Arcadia Municipal Code, and is consistent with the following General Plan policy:

Land Use and Community Design Element

- Policy LU-6.7: Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses.

2. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.

FACT: The massage business will continue to occupy an existing 1,218 square foot commercial tenant space within the Mall. The business will include table and full

body massage in addition to the existing chair massage services. All services will continue to be provided indoors within an open room, with no activities occurring outside the unit, no amplified noise, and no other operations that would adversely affect neighboring units or properties. The storefront will remain unobstructed with clear visibility through to all customer areas. All massage will be undertaken fully clothed by licensed massage therapists.

Nearby commercial uses within the Mall include a variety of retail stores and food court vendors. The proposed addition of table and full body massage will increase the range of massage services provided to customers, but not otherwise alter the business operations.

Therefore, the inclusion of table and full body massage at the existing massage business will be compatible with the existing and future commercial uses in the vicinity and will not be detrimental to neighboring properties or the surrounding area.

3. The site is physically suitable in terms of:
 - a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, site improvements loading, and parking.

FACT: The site is physically suitable and adequately developed for the proposed table and full body massage services within an existing massage business.

The commercial unit has adequate space to accommodate the services proposed by the business. The proposed additional services do not require interior tenant improvement and do not require any site modifications or exterior construction. The additional massage services do not impact or change the parking required or provided at the Mall. Therefore, the site is physically suitable to support the proposed addition of table and full body massage within the existing massage business.

b. Streets and highways adequate to accommodate public and emergency vehicle (e.g., fire and medical) access.

FACT: The subject unit is located inside the lower level of the Mall. The Mall is located at the northeast corner of W. Huntington Drive and S. Baldwin Avenue. Both streets are adequate in width and pavement type to carry the traffic generated by the proposed additional services and emergency vehicles. Therefore, the proposed additional massage services will not impact these rights-of-way.

c. Public protection services (e.g., fire protection, police protection, etc.).

FACT: The Fire and Police Departments provide services to the Mall and existing massage business. The proposed addition of table and full body massage services within the existing massage business will not alter or impact the ability of the Fire and Police Departments to provide adequate emergency services to the subject site.

d. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).

FACT: The addition of table and full body massage services within an existing massage business will not require any new plumbing fixtures or new improvements; therefore the utilities and infrastructure will continue to adequately service the site.

4. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

FACT: The addition of table and full body massage services within an existing massage business will not adversely affect the public health, interest, safety, nor will it constitute a nuisance or be materially injurious to the tenants or customers of the Mall. The proposed additional massage services will occur within an existing massage business which occupies an inline unit within the Mall. The business will continue to have an open storefront, providing clear visibility throughout the unit. All massage services will be undertaken in an open room, and customers will remain fully clothed. In addition, the massage business shall comply with all applicable City regulations, and massage businesses are subject to periodic City inspections to ensure continued

compliance. Therefore, the proposed use will not constitute a nuisance or otherwise adversely affect the subject property or surrounding area.

SECTION 3. Pursuant to the provisions of the California Environmental Quality Act ("CEQA"), this Project is subject to a Class 1 Categorical Exemption pertaining to the use of an existing facility per Section 15301 of the CEQA Guidelines.

SECTION 4. For the foregoing reasons, the Planning Commission determines that the Project is categorically exempt from CEQA under CEQA Guidelines Section 15301(a) and approves Conditional Use Permit No. CUP 26-06 to allow table and full body massage within an existing massage business located in unit T-24 at The Shops at Santa Anita Mall at 400 S. Baldwin Avenue, subject to the conditions of approval attached hereto.

SECTION 5. The Secretary shall certify to the adoption of this Resolution.

Passed, approved and adopted this 8th day of September, 2026.

Vincent Tsoi
Chair, Planning Commission

ATTEST:

Lisa L. Flores
Secretary

APPROVED AS TO FORM:

Michael J. Maurer
City Attorney

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RESOLUTION NO. 2198

Conditions of Approval

1. The use approved by CUP 26-06 is limited to the provision of table and full body massage services within a massage business, and shall be operated and maintained in a manner that is consistent with the proposal and plans submitted and approved for CUP 26-06. Any changes to the operation of the massage business shall be subject to review and approval by the Development Services Director, or designee. At his/her sole discretion, a requested change may be referred to the Planning Commission for consideration.
2. The approval authorizes a maximum of five (5) table massage stations and a maximum of six (6) chair massage stations. An increase in the scope of massage services shall require review and approval of a new Conditional Use Permit.
3. The hours of operation shall be from 10:00 a.m. to 9:00 p.m., seven (7) days a week. Any changes to the hours of operation shall be subject to review and approval of an Amendment to the Conditional Use Permit.
4. No massage services shall be provided within a private room or enclosed space, or within an area separated by screens, curtains, or similar partitions. Visibility into and throughout the unit shall be maintained at all times.
5. The City reserves the right to require a review of the Conditional Use Permit if complaints are received or if the operation is determined to create adverse impacts inconsistent with the findings of approval.
6. Noncompliance with the plans, provisions and conditions of approval for CUP 26-06 shall be grounds for immediate suspension or revocation of any approvals, which could result in termination of this use.
7. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the property owner/Applicant to the satisfaction of the Building Official, City Engineer, Deputy Development Services Director, Fire Marshal, and Public Works Services Director, or their respective designees. The changes to the existing facility may be subject to building permits after having fully detailed plans submitted for plan check review and approval by the aforementioned City officials.

8. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold the City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with CUP 26-06 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will notify the Applicant of the claim, action, or proceedings and will cooperate in the defense of the matter. The Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, the Applicant shall provide to the City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. The City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from City that the deposit has fallen below the initial amount, Applicant shall replenish the deposit each and every time in order for City's legal team to continue working on the matter. The City shall only refund to the Developer any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s). In consideration for approval of the Project, this condition shall

remain in effect if the entitlement(s) related to this Project is rescinded or revoked, at the request of the Applicant or not.

9. Approval of CUP 26-06 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

Attachment No. 2

Aerial Photo with Zoning Information and
Photos of the Subject Property and Vicinity

Site Address:

Property Owner(s): Property Owner



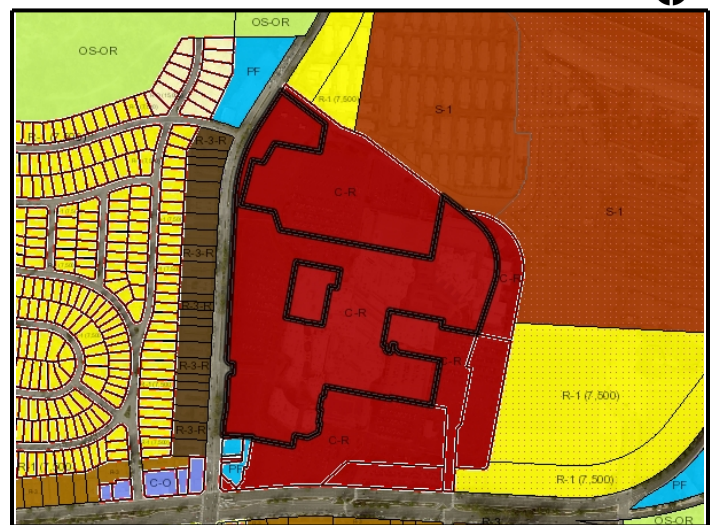
Property Characteristics

Zoning:	C-R
General Plan:	RC
Lot Area (sq ft):	
Main Structure / Unit (sq. ft.):	541,769
Year Built:	1974
Number of Units:	0

Overlays

Architectural Design Overlay:	Yes
Downtown Overlay:	N/A
Downtown Parking Overlay:	N/A
Parking Overlay:	N/A
Racetrack Event Overlay:	N/A
Residential Flex Overlay:	N/A
Special Height Overlay:	N/A

Selected parcel highlighted 



Parcel location within City of Arcadia 

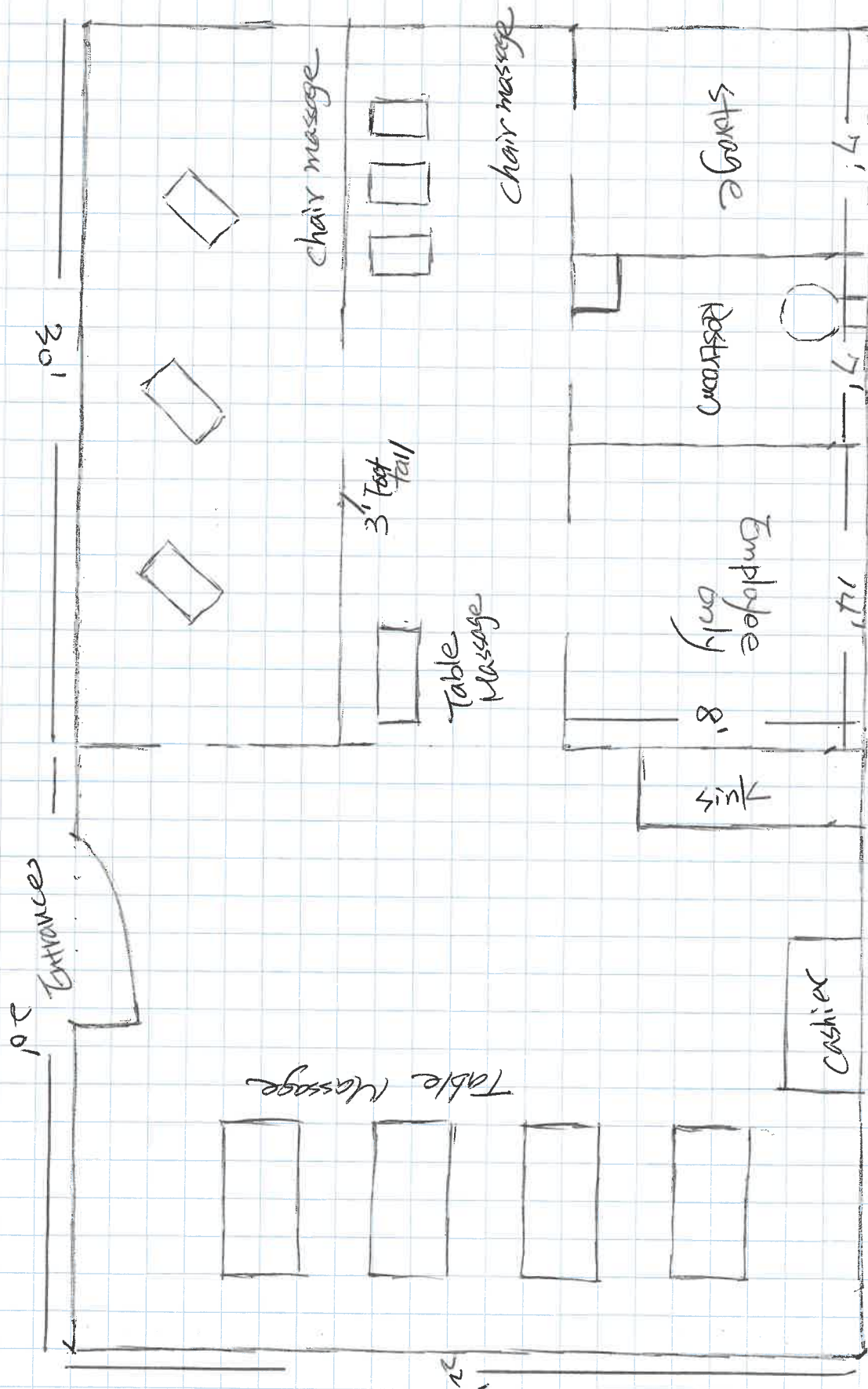






Attachment No. 3

Floor Plans



Diamond Massage #754
 400 S Baldwin Ave
 Arcadia CA 91007



Attachment No. 4

Preliminary Exemption



CITY OF
ARCADIA

PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	Conditional Use Permit No. CUP 26-06 to allow table and full body massage services at an existing massage business (dba: Diamond Massage) located in Unit T-24 at The Shops at Santa Anita Mall, 400 S. Baldwin Avenue	
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	Unit T-24, The Shops at Santa Anita Mall, 400 S. Baldwin Avenue, Arcadia CA 91007	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	Lijiang Yang
	(2) Address	8068 Whitmore Street Rosemead, CA 91770
4. Staff Determination:	The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:	
a. ☐	The proposed action does not constitute a project under CEQA.	
b. ☐	The project is a Ministerial Project.	
c. ☐	The project is an Emergency Project.	
d. ☐	The project constitutes a feasibility or planning study.	
e. ☒	The project is categorically exempt.	
	Applicable Exemption Class:	15301 – Class 1 (use of an existing facility)
f. ☐	The project is statutorily exempt.	
	Applicable Exemption:	
g. ☐	The project is otherwise exempt on the following basis:	
h. ☐	The project involves another public agency which constitutes the Lead Agency.	
	Name of Lead Agency:	

Date: August 5, 2026

Staff: Fiona Graham, Planning Services Manager



**ARCADIA PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, AUGUST 25, 2026**

CALL TO ORDER Commissioner Arvizu called the meeting to order at 6:31 p.m.

Commissioner Arvizu made a motion to run the meeting as Chair in Chair Tsoi's place as he was not present at the start of the meeting.

Commissioner Lee seconded the motion.

Without objection the motion was approved.

ROLL CALL

PRESENT: Chair Tsoi, Commissioners Arvizu, Hui, Lau, and Lee

ABSENT: None

SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS

There was none to Report.

PUBLIC COMMENTS (5 minute time limit per person)

Domenico Tallerico informed the Commission that there was a typographical error of Commissioner's Lee's name on the Planning Commission agenda.

Mr. Tallerico also suggested a revision to the meeting minutes of the Planning Commission meeting on June 23, 2026, to clarify a comment he made at that meeting in his role as Chair of the Planning Commission. The clarification was that "their" on page 5 should say "the Planning Commission's" in reference to the Planning Commission's vote to recommend denial of the Multi-Family SB 330 project at 514 Fairview Avenue.

PLANNING COMMISSION REORGANIZATION

1. Planning Commission Reorganization

Recommended Action: It is recommended that the Secretary initiate the procedure for the reorganization of the Planning Commission

Commissioner Arvizu made a motion to move the reorganization to the end of the meeting.

Commissioner Lee seconded the motion.

Without objection, the motion was approved.

PUBLIC HEARING

2. **Resolution No. 2196** – Single-Family Architectural Design Review No. SFADR 26-02 for a new single-story modern ranch style residence with a standing seam metal roof located at 1419 South Fourth Avenue

CEQA: Exempt

Recommendation: Adopt

Applicant: LCRA Architects

MOTION - PUBLIC HEARING

Commissioner Arvizu introduced the item, and Associate Planner Gary Yesayan presented the staff report.

Commissioner Hui stated she was unclear about what she could comment on and who to ask about the design. She stated that the architectural style of the house does fit within the neighborhood, but the design is too boxy, and believed the front windows look out of place.

Mr. Yesayan said that this is a modern interpretation of the ranch architectural style, and it is supposed to have clean lines. He then deferred Ms. Hui's question to the Project's architect for more input.

Commissioner Arvizu asked if the proposed skylights and solar panels will be visible from the street.

Ms. Graham confirmed they would not be visible from the street.

Chair Tsoi arrived at 6:52 p.m.

Commissioner Arvizu asked if the garage door will be the same material as the windows.

Mr. Yesayan deferred that question to the architect to confirm.

The public hearing was opened.

Gene and Christina Ching, the property owners of 1419 South Fourth Avenue, introduced themselves and talked about their project.

Adele Chang, the Project's architect and applicant, confirmed there will be solar panels that comply with Title 24 standards and they will be located on the south facing side and will not be visible from the street. Ms. Chang stated that the windows will be aluminum-clad wood and the garage door will also be aluminum with frosted glass and will be made to match the windows.

There were no public comments for this item.

Commissioner Lee made a motion to close the public hearing.

Commissioner Hui seconded the motion.

Without objection, the motion was approved.

DISCUSSION

Commissioner Lee stated that the modern ranch style is wonderfully designed and appreciated that the sky lights and solar panels will be concealed from the street-side view. He also stated that this is a standing seam metal roof he is happy to support because the design is well done.

Commissioner Hui disagreed and stated that the design is too modern for the neighborhood and did not like the windows on the front elevation.

Commissioner Lau said the design is beautiful.

Chair Tsoi stated that he personally likes metal roofs. He emphasized that the front exterior elevation is modest and conceals the large scale. Furthermore, he appreciated the architect's intentional design to hide the solar panels and skylights for a seamless look. He was in support of the Project.

Commissioner Arvizu agreed with Commissioner Hui's comments about the front side windows and stated they are too contemporary but does not think it takes away from the design. He liked the fact that the skylights and the solar panels are not visible from the street-side elevation.

MOTION

It was moved by Commissioner Lee, seconded by Commissioner Lau to approve Single-Family Architectural Design Review No. SFADR 26-02 for a new single-story modern ranch style residence with a standing seam metal roof located at 1419 South Fourth Avenue in which the findings were made and is exempt from CEQA.

ROLL CALL

AYES: Chair Tsoi, Arvizu, Hui, Lau, and Lee
NOES: None
ABSENT: None

The motion was approved.

There is a ten (10) day appeal period. Appeals are to be filed by 5:30 p.m. on Tuesday, September 8, 2026.

PUBLIC HEARING

3. **Resolution No. 2195** – Amending Conditional Use Permit No. CUP 19-06 to allow performing arts instruction, accessory consulting and photography services and increase the maximum number of students to 25 at an existing music school within the Arcadia Hub Shopping Center located at 1229 S. Baldwin Avenue

CEQA: Categorically Exempt

Recommendation: Adopt

Applicant: Willington Liu

MOTION- PUBLIC HEARING

Commissioner Arvizu introduced the item, and Planning Services Manager Fiona Graham presented the staff report.

Commissioner Lee asked if adults are permitted to take classes at this school in addition to the proposed 4- to 18-year-olds and if the Conditional Use Permit (CUP) has a sunset clause.

Ms. Graham stated that the application only requested school-aged students but deferred the question to the Applicant.

Ms. Graham stated that there is no sunset clause in the CUP and it would only expire if the business ceased operation and the property was left vacant for a year or more.

Commissioner Lee asked if the business has received any noise complaints from neighboring tenants.

Ms. Graham stated that there is no record of noise complaints from neighboring businesses.

Commissioner Arvizu asked if neighboring businesses received a notice about the proposed amendment.

Ms. Graham stated that only property owners receive the public hearing notice and not the unit occupants.

The public hearing was opened.

Willington Liu introduced himself as the founder of the Creation Talent Academy and the Applicant for the CUP Amendment. He addressed the noise mitigation and stated that the existing sound proofing will remain in place, sound will stay at normal classroom levels, and there will be no exterior amplification or outdoor performances. In response to Commissioner Lee's question about student ages, he stated that they provide services to adults, however the number of adult students is limited and therefore do not have group lessons for them, but they offer private lessons as an option.

Commissioner Hui asked what is the average age for their group classes.

Mr. Liu explained that they split age groups into children, youth, and teens for all the classes they offer.

Commissioner Hui stated that parking is an issue and asked if reserved parking is allowed.

Ms. Graham stated that a formal proposal must be submitted and it would be reviewed administratively to determine if it is feasible considering there are multiple tenants using the parking lot.

Assistant City Attorney Kellan Martz also noted that it depends on any lease agreements that the property owner may have with other tenants including parking agreements.

Chair Tsoi asked if they have recitals or performances where students and families would be on site at the same time.

Mr. Liu stated that they have small showcases for the students, but they do not host recitals because the space size does not permit that. However, they do rent venues or perform at festivals or events at other locations.

Jessica Xu, a student at Creation Talent Academy, spoke in favor of the proposal.

There were no other speakers for this item.

Chair Tsoi made a motion to close the public hearing.

Commissioner Lau seconded the motion.

Without objection, the motion was approved.

DISCUSSION

Commissioner Hui stepped away from the dais at 7:45 p.m.

Commissioner Lee was happy to support the proposal.

Commissioner Lau said student education is the foundation of the future and was very impressed with the Applicant's great management skills and business brand. He stated that there would be nearly no impact on the public and was in support of approving the Project.

Chair Tsoi said he is also in support of the proposed amendment because it is a good use for the area. He stated that he is very familiar with the plaza and does not believe there will be an impact on the parking.

Commissioner Arvizu said that performing arts are great and concurred with the Commission and was in support of the Project.

MOTION

It was moved by Commissioner Lee, seconded by Chair Tsoi to approve the amendment to Conditional Use Permit No. CUP 19-06 to allow performing arts instruction, accessory consulting and photography services and increase the maximum number of students to 25 at an existing music school within the Arcadia Hub Shopping Center located at 1229 S. Baldwin Avenue in which the findings were made and is exempt from CEQA.

ROLL CALL

AYES:	Chair Tsoi, Arvizu, Lau, and Lee
NOES:	None
ABSENT:	None
Abstained:	Hui

The motion was approved.

Commissioner Hui returned to the dais at 7:50 p.m.

There is a ten (10) day appeal period. Appeals are to be filed by 5:30 p.m. on Tuesday, September 8, 2026.

PLANNING COMMISSION REORGANIZATION

Ms. Graham called for nominations for the Planning Commission Vice Chair.

Commissioner Arvizu nominated Commissioner Hui.

Commissioner Lau nominated Commissioner Lee.

There was a 3-2 vote in favor of Commissioner Hui's appointment to the Vice Chair position.

CONSENT CALENDAR

4. Minutes of the June 23, 2026, Regular Meeting of the Planning Commission

Commissioner Hui motioned to approve the amended minutes incorporating the change suggested by Domenico Tallerico of the June 23, 2026, Regular Planning Commission Meeting, and seconded by Commissioner Arvizu

ROLL CALL

AYES: Chair Tsoi, Commissioners Arvizu and Hui

NOES:

ABSTAINED: Commissioners Lau and Lee

The motion was approved.

5. Minutes of the July 28, 2026, Regular Meeting of the Planning Commission

Commissioner Lee motioned to approve the minutes of the July 28, 2026, Regular Planning Commission Meeting, and seconded by Commissioner Arvizu

ROLL CALL

AYES: Commissioners Arvizu, Hui, Lau, and Lee

NOES:

ABSTAINED: Chair Tsoi

The motion was approved.

MATTERS FROM CITY COUNCIL LIAISON

Mayor Pro Tem David Fu reported on the following subjects:

1. The City Council has started a micro mobility study regarding the use of e-bikes and e-scooters to establish policies within the City for safety reasons.
2. The City Council is looking into the subject of foreign engagement in light of recent events.
3. Provided an update on the response to the proposed removal of 34 protected Oak trees at Santa Anita Park for LA28 Cross Country Course. He reported that LA28 and Santa Anita Park are hosting a community meeting on August 27 to discuss the proposal with the residents.

4. The City is working on preventative measures in anticipation of the El Niño weather event expected this winter.

MATTERS FROM THE PLANNING COMMISSONERS

Chair Tsoi apologized for being late to the meeting. He also thanked Commissioner Lee for the nomination for the Chair position at the last meeting.

Commissioner Hui stated for the record that she would have voted in favor of approving item no. 2 should she have been present for roll call.

Commissioner Hui informed the Commission about the fall concert at that the Arcadia Performing Arts Center on September 26.

Commissioner Lee suggested that the City should consider a sunset clause on the conditions of approval of Conditional Use Permits.

Mr. Martz stated that it is not allowed for legal purposes because the CUP is approved for and runs with the property.

MATTERS FROM ASSISTANT CITY ATTORNEY

Assistant City Attorney Kellan Martz had nothing to report.

MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS

Ms. Graham reported that there will be two items for the September 8 meeting, including a new CUP for an existing massage business at The Shops at Santa Anita Mall and an application for the redevelopment of the Conserv Fuel gas station at 701 W. Huntington Drive. The September 22 meeting is anticipated to be cancelled.

ADJOURNMENT

The Planning Commission adjourned the meeting at 8:18 p.m., to Tuesday, September 8, 2026, at 6:30 p.m. in the City Council Chamber.

Chair, Planning Commission

ATTEST: _____
Lisa L. Flores
Secretary, Planning Commission