



CITY OF EL MONTE

Economic Development Department Planning Division

NEW MESSAGE REGULATIONS

Effective Date: May 5, 2016 (per City Council Ordinance No. 2878)

Permitted Zones: New massage businesses are only allowed on properties zoned C-3 (General Commercial) and C-4 (Heavy Commercial).

Conditional Use Permit (CUP) Required: New massage businesses in the C-3 and C-4 zones require approval of a CUP.

- New massage businesses also need to be at least 1,000 feet from any existing massage business.
- The CUP process requires the submittal of an application packet and fees to Planning Division and a public hearing before the City's Planning Commission. The Commission would then vote on the application.
- Please note: it may take several months to process a CUP. In addition, you will need to comply with all other requirements of the City's new regulations and existing State laws.

Existing massage businesses in a C-3 or C-4 zone: Those existing massage businesses that do not have a CUP must apply for and have received approval of a CUP by May 6, 2019. If a CUP is not obtained by that date, then the business must cease operations.

Existing massage businesses that are not in a C-3 or C-4 zone: Those existing massage businesses must cease operations by May 6, 2021. However, the Ordinance allows existing businesses to request an extension for an additional three years.

Current Massage
Establishments
Location Map
2015

