



# CITY OF SOUTH EL MONTE

COMMUNITY DEVELOPMENT DEPARTMENT

## Planning Commission NOTICE OF PUBLIC HEARING

### Conditional Use Permit No. 22-03 for property located at 1648 Tyler Avenue

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of South El Monte will hold a public hearing to consider an application by Xiaoping Chen LLC for Conditional Use Permit No. 22-03 which would allow for the operation of a massage establishment (Sunny Spa) at the following location: 1648 Tyler Avenue, Suite A, South El Monte, CA 91733.

Said public hearing will be held before the Planning Commission of the City of South El Monte in the Council Chambers, located at 1415 Santa Anita Avenue, South El Monte, CA, and remotely by dialing **669-900-6833** and using access code **876 3307 9092** or by logging on to: <https://us02web.zoom.us/j/87633079092> on **Tuesday, December 20, 2022 at 6:00 p.m.**, at which time proponents and opponents of the proposed interim rules and requirements will be heard. Additional information on this item, including Staff Reports, and other pertinent documents are available for review with the Planning Division.

Any interested party or their representative may appear at the meeting and comment on the project. Written comments may also be mailed, delivered to the City no later than 5:00 p.m. December 15, 2022 at the address provided below or emailed to [customercare@soelmonte.org](mailto:customercare@soelmonte.org). If you challenge the matter in Court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City at, or prior to, the public hearing. The file can be viewed at City Hall, 1415 Santa Anita Avenue, Monday through Thursday from 7:00 a.m. to 5:30 p.m. except for major holidays. Digital copies can be requested via email at [customercare@soelmonte.org](mailto:customercare@soelmonte.org).

DATED THIS 8<sup>th</sup> DAY OF DECEMBER, 2022

---

Guillermo Arreola  
Planning Manager