

PL 21-2876  
Conditional Use Permit  
9511 Las Tunas Drive  
Day Spa



August 24, 2021

Planning Commission Meeting

# Proposal

- Beauty, facials, and hair conditioning services
- No massage
- Hours: 11am-8pm, daily
- 2 employees
- Previous Use: acupuncture
- No changes to site or tenant space

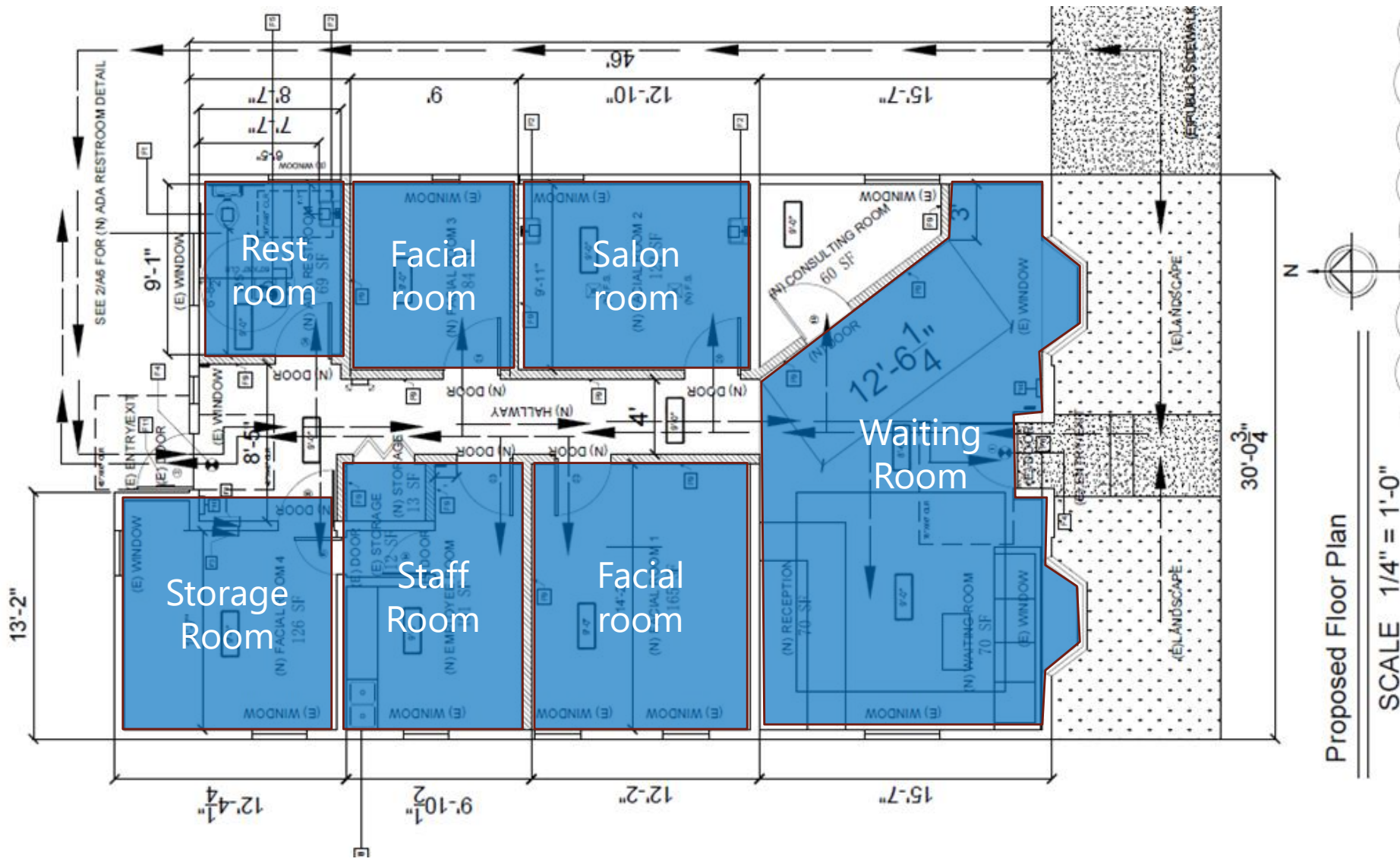
# Proposal



# Proposal



# Floor Plan



# Required Findings

- Complies with zoning code
- Consistent with general plan/specific plan
- Compatible with adjacent land uses
- Adequate access to/from/within site; adequately served by public facilities/services
- Not detrimental to property/improvements or general welfare of city

# Analysis

Land Use Compatibility

Parking

Property Maintenance

# Land Use Compatibility

Zoning: DC, Downtown Core





# Land Use Compatibility



Lot Size: 4,950 S.F.  
Building Size: 1,452 S.F.  
2 parking spaces

# Land Use Compatibility

- Surrounded by personal service businesses, offices, retail, day spas, vocational schools
- R-3 zone 100 feet away on Primrose Ave
- Conditions will minimize impacts to residents
- Also ensure use doesn't change

# Land Use Conditions

- **Condition 7:** Conduct business activities indoors
- **Condition 11:** Limit hours to 8am-8pm
- **Condition 10:** Prohibit loitering
- **Condition 12:** Keep exterior doors unlocked
- **Condition 14:** Patrons and visitors must enter through front door; no intercoms or warning systems

# Land Use Conditions

- **Condition 1:** Waiting areas visible from building exterior; no obstructed views
- **Condition 2:** Locks prohibited on treatment rooms
- **Condition 3:** Skin treatments limited to shoulders and above
- **Condition 4:** Background checks for employees
- **Condition 5:** Valid state license for owner/employees
- **Condition 17:** Subject to inspections by City, LASD, Health Department, etc.

# Parking

- 1 space; 1 disabled space
- Parking Requirement: 1 per 333 S.F.
- Required parking less than previous use
- New use not an “intensification”
- No additional parking required

# Property Maintenance

- **Condition 9:** Maintain property free of trash, debris, weeds



## Correction to Exhibit A

- **Condition 12:** ~~All exterior doors, except a rear entrance for employees only, must remain unlocked during business hours, unless there is no staff available to assure the security of clients and employees who are behind closed doors.~~

## Correction to Exhibit A

- **Condition 13:** All patrons and visitors must enter through the front door, **which must always remain ~~un~~locked**. No intercoms or warning systems may be installed or used for the business.



# Recommendation

- Adopt Resolution finding that the project is exempt from CEQA and approving File 21-2876 subject to the proposed recommended conditions of approval

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