

File PL 22-3754  
Conditional Use Permit  
9249 Las Tunas Drive

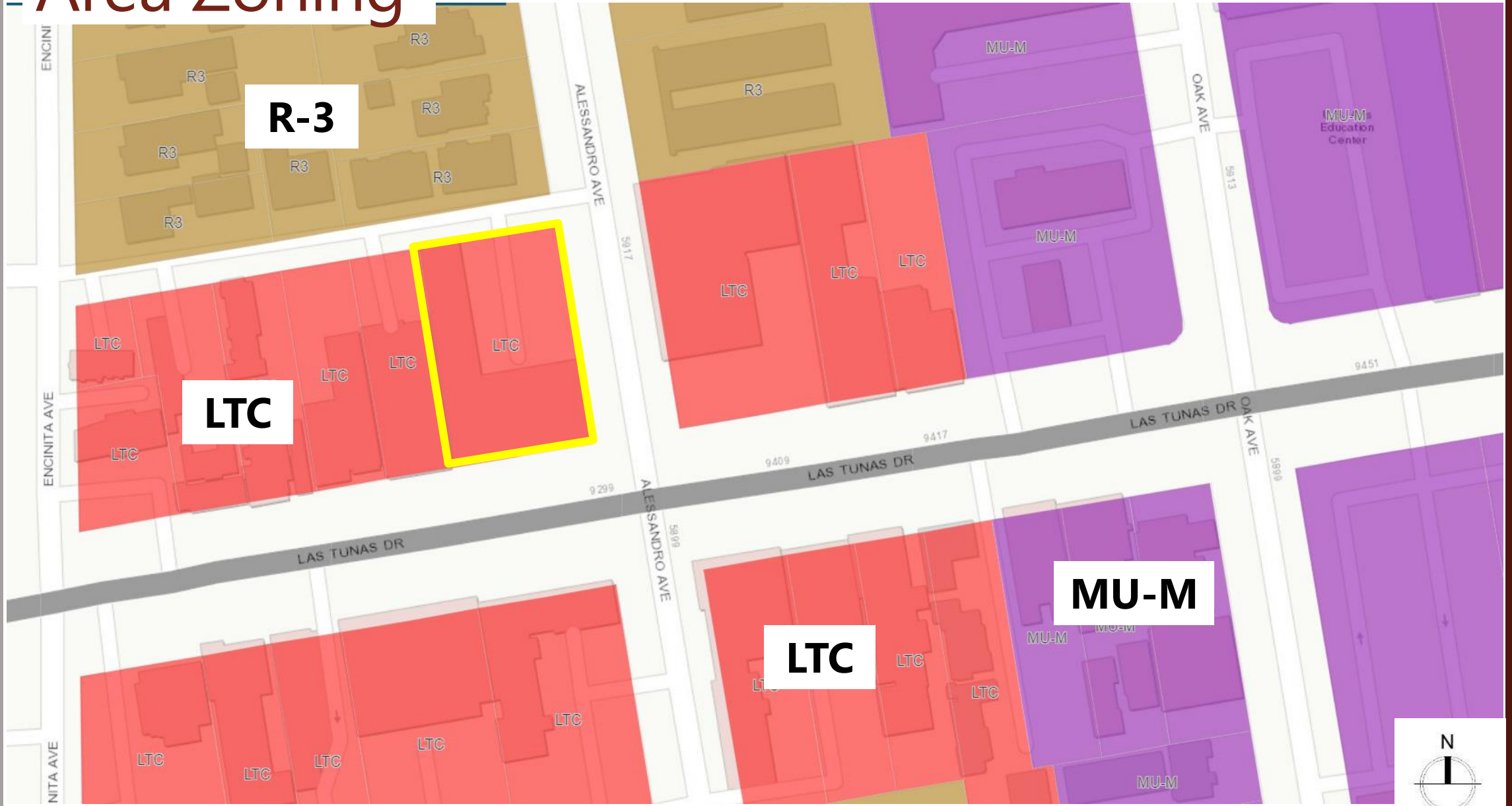


Planning Commission Meeting  
January 24, 2023

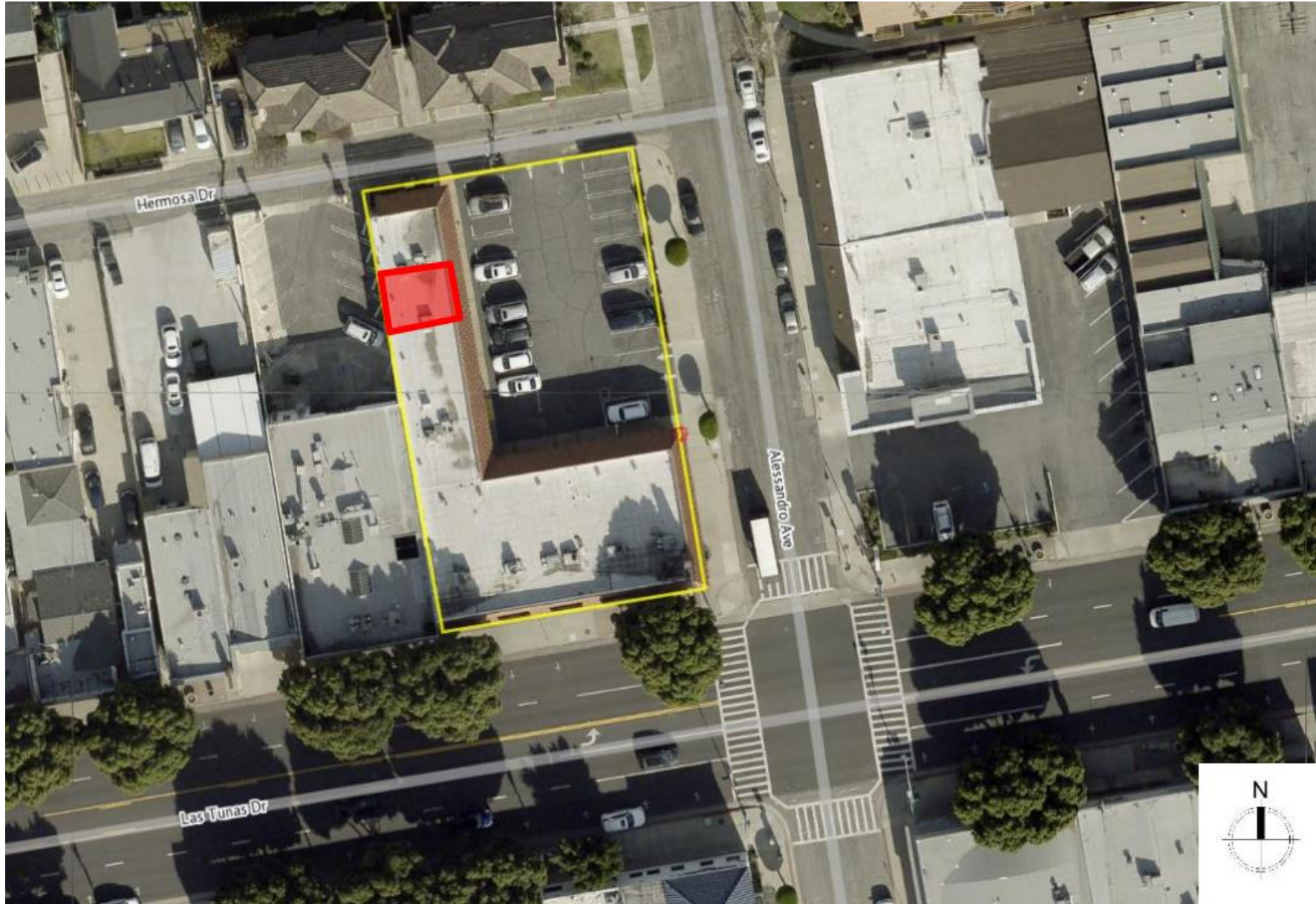
# Project Description

- Establish a day spa operating daily from 10:00 a.m. to 6:00 p.m.
- Unit size is 475 sq.ft.
- A Conditional Use Permit is required for a new day spa

# Area Zoning



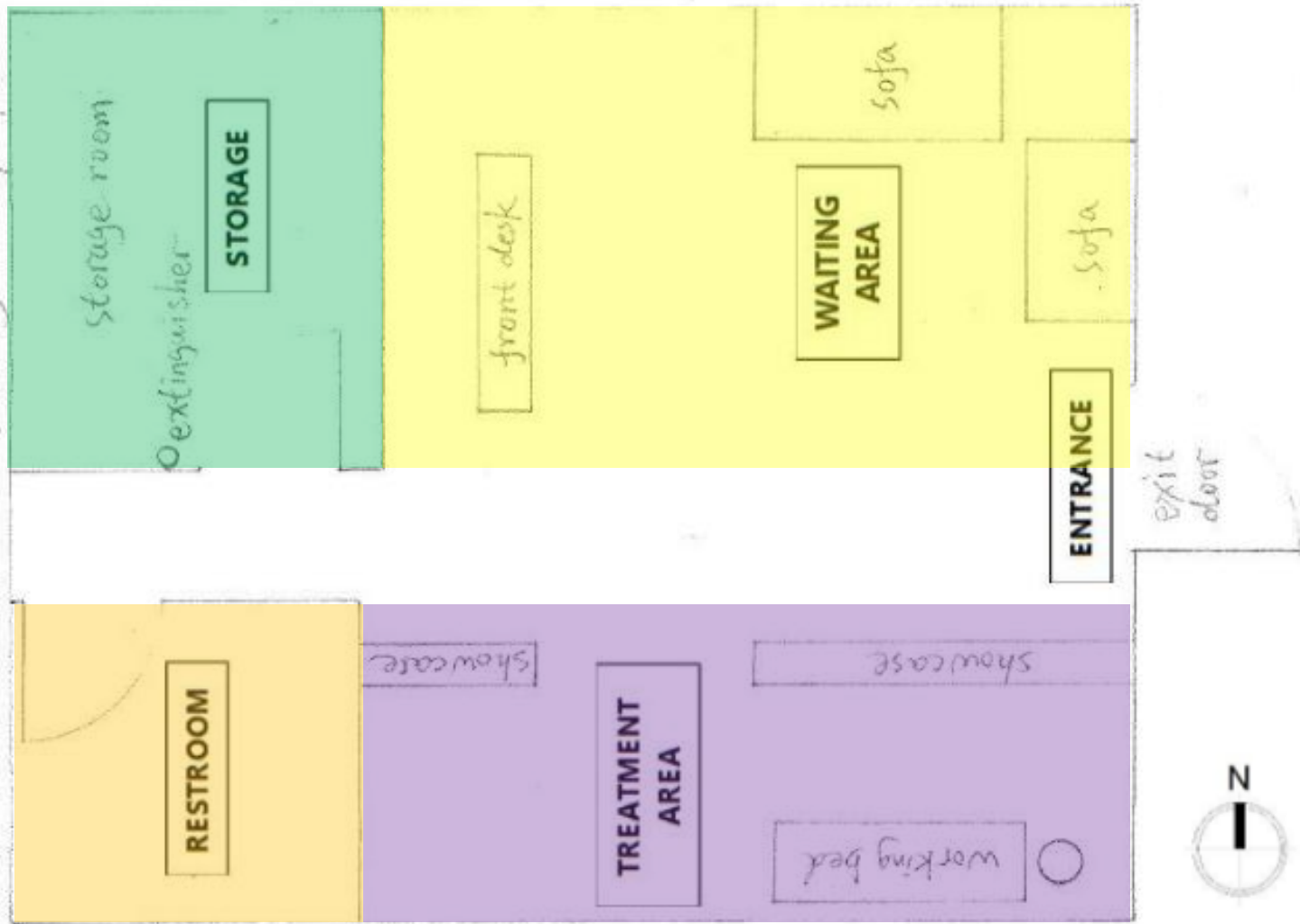
# Aerial



# Storefront



# Floor Plan



# Analysis

- Land Use Compatibility
- Traffic and Parking
- Property Maintenance

# Land Use Compatibility

- Variety of uses in the area:
  - Retail
  - Dog groomer
  - Personal services (beauty, nail, and hair salons)
  - Restaurant
  - Art gallery
  - Tutoring business
  - Massage business
  - Three vacancies



# Land Use Compatibility

- No window covers (Condition 1)
- No locks on treatment rooms (Condition 2)
- Facials and skin treatments limited to shoulders and above (Condition 3)
- Background checks required (Condition 4)
- Valid state license(s) (Condition 5)
- Move tall shelves (Condition 7)

# Traffic and Parking

- Center's parking lot consists of 21 spaces
- Previous use jewelry store (retail) 1 space per 333 square feet
- Proposed use day spa (personal service) 1 space per 333 square feet

# Maintenance

- Existing sign removed (Condition 9)
- Site well maintained (Condition 10)



# Required Findings

- Complies with the 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

# Recommendation

Adopt Resolution finding the project exempt from CEQA and approve File PL 22-3754 subject to the conditions of approval.

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