

File PL 22-3708  
Conditional Use Permit  
9510 Las Tunas Drive

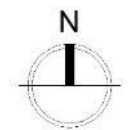
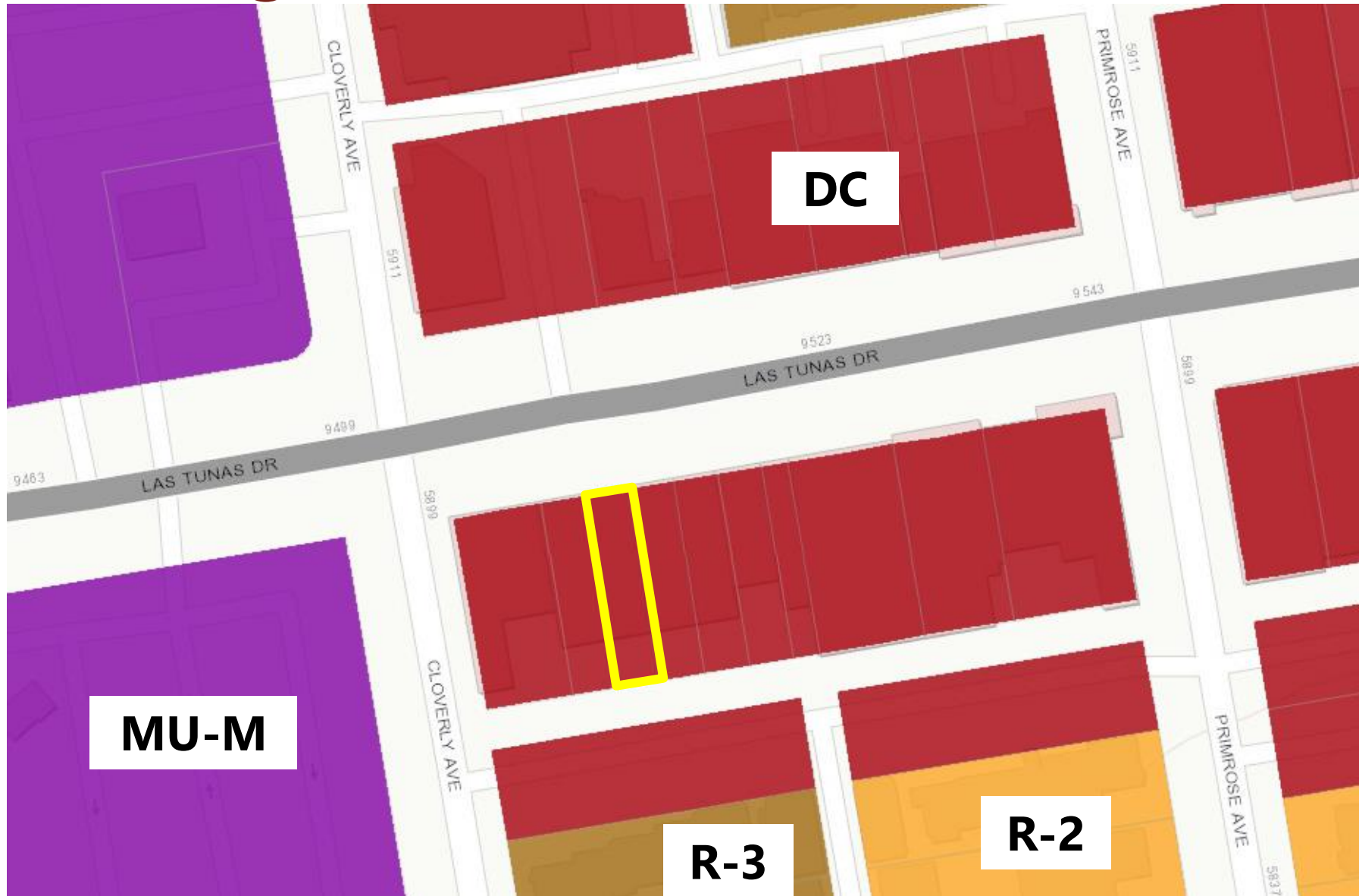


Planning Commission Meeting  
January 24, 2023

# Project Description

- Establish a day spa operating daily
  - 10:00 a.m. to 8:00 p.m. Sunday through Thursday
  - 10:00 a.m. to 9:00 p.m. Friday and Saturday
- Unit size is 2,000 sq.ft.
- Existing hair salon
- A Conditional Use Permit is required for a new day spa

# Area Zoning



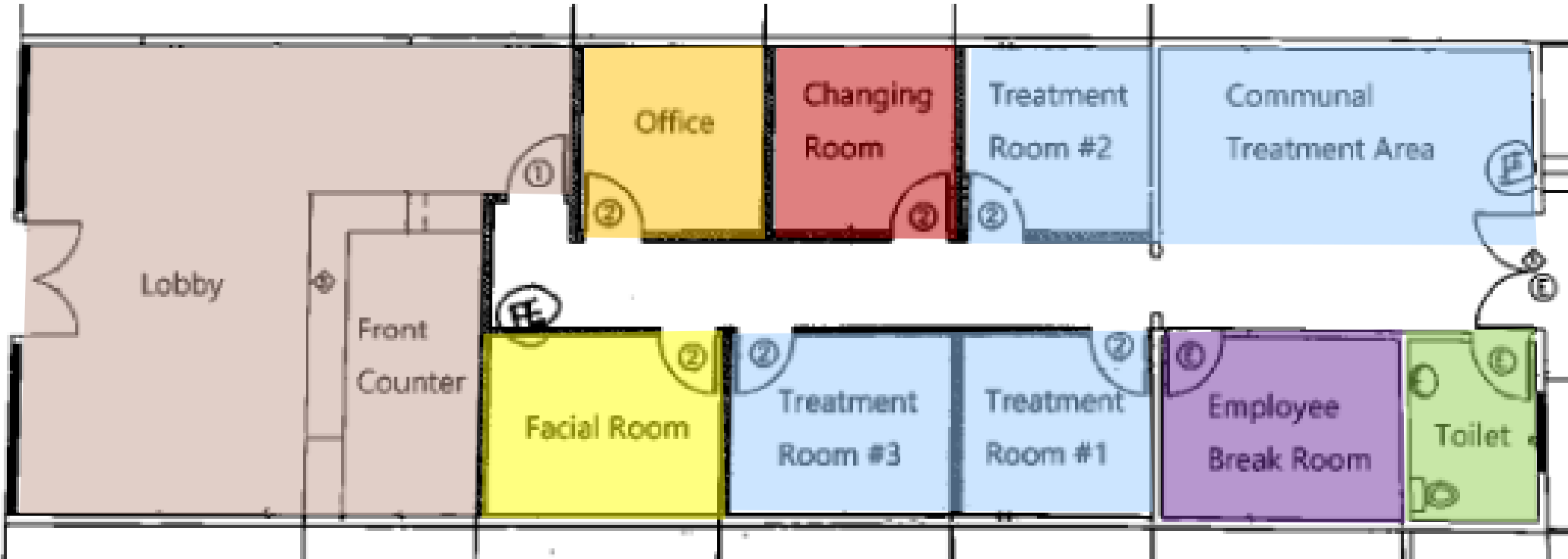
# Aerial



# Storefront



# Floor Plan



# Analysis

- Land Use Compatibility
- Traffic and Parking
- Property Maintenance

# Land Use Compatibility

- Variety of uses in the area:
  - Bank
  - Personal services (eyebrow, barber, nail and hair salons)
  - Accountant
  - Adult English school
  - Martial arts studio
  - Dance studio



# 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)

# Traffic and Parking

- Public parking lot consists of 58 spaces and street parking
- Existing use hair salon (personal service) 1 space per 333 square feet
- Proposed use day spa (personal service) 1 space per 333 square feet

# Maintenance

- Standard property maintenance (Condition 8)
- Final sign permits (Condition 16)
- Repair holes from previous wall sign (Condition 17)
- Remove temporary banner (Condition 18)
- Remove/modify window sign (Condition 19)

# 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 22-3708 subject to the conditions of approval.

File PL 22-3708  
Conditional Use Permit  
9510 Las Tunas Drive



Planning Commission Meeting  
January 24, 2023