



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Damaris Abraham, Interim Assistant Community Development Director

**Date:** April 22, 2025

**Subject:** Notice of Decision – Planning Commission Approval of Planning Application No. 2024-16 (Natural Foot Spa) – A Conditional Use Permit for a New 1,117 Square-foot Massage Establishment within Unit A of an Existing Multi-tenant Commercial Center Located at 31736 Mission Trail

**Applicant:** Owen Liu

### **Recommendation**

Receive and File the Notice of Decision for Planning Application No. 2024-16 approved by the Planning Commission on March 18, 2025.

### **Background**

Planning Application No. 2024-16 is a request for a Conditional Use Permit (CUP No. 2024-09) to allow a massage establishment (Natural Foot Spa) within an existing multi-tenant commercial center. The proposed project will be located in one of the corner suites, Unit A, which is 1,117 square feet in size. The project proposes only interior improvements to construct five (5) massage rooms (three single massage rooms, one couple massage room, and one foot massage room).

The business will provide a range of therapeutic services, including cupping, deep tissue massage, foot massage, and full-body massage. Session durations will range from 30 to 120 minutes, with customers having the option to schedule appointments in advance or visit as walk-ins. The business proposes to operate daily from 10:00 AM to 9:00 PM.

The proposed project is located within an existing Commercial Mixed-Use (CMU) zoned multi-tenant commercial center in the Lake Elsinore Hills District. The commercial center is located near the intersection of Diamond Drive and Mission Trail at 31736 Mission Trail, which includes Assessor Parcel Numbers (APNs) 363-172-018 and 363-172-019.

(Subject Matter 1- 4 words only)

On March 18, 2025, the Planning Commission, by a 4-0 vote, took the following actions:

1. Found that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and
2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2024-09 FOR A NEW 1,117 SQ. FT. MASSAGE ESTABLISHMENT (NATURAL FOOT SPA) WITHIN UNIT A OF AN EXISTING MULTI-TENANT COMMERCIAL CENTER LOCATED AT 31736 MISSION TRAIL (APN: 363-172-018 AND 363-172-019).

### **Discussion**

The Planning Commission voted 4-0 to approve the project at its regular meeting on March 18, 2025. There were no public comments received in writing or made during the hearing. The applicant was in attendance for the public hearing.

The Planning Commission's decision is final, and no action by the City Council is required unless the City Council, by majority vote, elects to review and reconsider the Commission's decision by ordering the matter set for a future noticed public hearing according to Section 17.410.110.F of the Lake Elsinore Municipal Code (LEMC), or the applicant or an interested person files a complete appeal application within 15 days of this notice appearing on the City Council's Agenda.

### **Fiscal Impact**

The time and cost related to processing this application have been covered by fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. Project approval does not fiscally impact the City's General Fund. Mitigation to protect the City fiscally have already been included in the Conditions of Approval.

### **Attachments**

Attachment 1 – Planning Commission Staff Report

Community Development