



## REPORT TO PLANNING COMMISSION

**To:** Honorable Chair and Members of the Planning Commission

**From:** Damaris Abraham, Community Development Director

**Prepared by:** Jesse Rodriguez, Assistant Planner

**Date:** March 18, 2025

**Subject:** 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**

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and
2. Adopt 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).

### **Project Location**

The project is located within a 1,117 square-foot tenant suite of an existing multi-tenant commercial center with three separate buildings that includes a variety of retail, office, restaurant, and personal service businesses. The commercial center is currently zoned Commercial Mixed-Use (CMU) within 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.

### **Environmental Setting**

	<b>EXISTING LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
Project Site	Commercial	Commercial Mixed-Use	Commercial Mixed-Use (CMU)
North	Commercial	Neighborhood Commercial	Neighborhood Commercial (C-1)
South	Commercial	Commercial Mixed-Use	Commercial Mixed-Use (CMU)
East	Commercial	Commercial Mixed-Use	Commercial Mixed-Use (CMU)
West	Commercial	Commercial Mixed-Use	Commercial Mixed-Use (CMU)

*Table 1: Environmental Setting*

### **Project Description**

Planning Application 2024-16 is a request for a Conditional Use Permit (CUP No. 2024-09) to allow a massage business use, Natural Foot Spa. The applicant is proposing to establish a new massage business 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 a total of five (5) massage rooms, including three (3) single massage rooms, one (1) couple massage room, and one (1) foot massage room, as well as an entry reception area and ancillary rooms (e.g. storage, restroom, utility closet). Natural Foot Spa 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 and will have three (3) staff members present at a given time to adjust for business flow. The project will involve interior improvements to Unit A to create the massage rooms and will not involve any modifications to the exterior of the building or site.

### **Analysis**

The following analysis provides a discussion of the proposed project's consistency with the commercial development standards and requirements pursuant to the Lake Elsinore Municipal Code (LEMC) as well as the General Plan. In addition, the Design Review Committee, including Staff from Planning, Building and Safety, Fire, and Engineering Departments and the Elsinore Valley Municipal Water District, has reviewed the project and has included recommended conditions of approval to ensure compliance with adopted plans, policies, and regulations.

#### **General Plan and Municipal Code Consistency**

The project site has a General Plan Land Use Designation of Commercial Mixed-Use (CMU). The CMU designation provides for a mixture of commercial and residential uses, such as retail and service-based commercial businesses, medium to high-density residential uses, and similar and compatible uses. The project proposes to establish a massage establishment, which is a service-based commercial business. Therefore, the project is consistent with the General Plan.

The current zoning designation for the subject property is Commercial Mixed-Use (CMU). Per Lake Elsinore Municipal Code (LEMC) Section 17.134.020, massage establishments in the CMU zone are conditionally permitted uses subject to the approval of a Conditional Use Permit. Since the applicant proposes interior improvements only, the project will continue to comply with the required CMU development standards. In terms of the parking requirements for a massage business, one (1) parking space is required for every 250 square feet of unit area (LEMC Section 17.148.030). As such, the massage business is required to provide five (5) parking spaces. The existing commercial center has a total of 88 parking spaces that are shared among all the tenants and customers of the center. Therefore, the project will comply with the parking requirements.

In addition, the massage business has been conditioned to comply with the massage establishment requirements per LEMC Chapter 5.20 which includes obtaining a separate massage establishment permit from the local police department, registering the names of all employees of the massage business, and requiring all massage technicians to have the proper license(s).

### **Environmental Determination**

The proposed project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to Section 15301 (Class 1, Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project will be located within a fully developed multi-tenant commercial building and will utilize one of the existing tenant suites that is 1,117 square feet in size. Only minor modifications will be made to the interior of the unit. No modifications will be made to the exterior of the building.

### **MSHCP Consistency**

The project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is completely disturbed and is developed with an existing commercial center. The project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The project complies with all other applicable requirements of the MSHCP.

### **Public Notice**

Notice of the public hearing for this application has been published in the Press-Enterprise newspaper and mailed to property owners within 300 feet of the subject property. As of the writing of this report, no written comments concerning this application have been received by staff.

### **Attachments**

Attachment 1 – CUP Resolution

(PA 2024-16 Natural Foot Spa)

Attachment 2 – Conditions of Approval

Attachment 3 – GIS Exhibits

Attachment 4 – Project Plans

Attachment 5 – Public Notice Materials

