



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

	EXISTING LAND USE	GENERAL PLAN	ZONING
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



RESOLUTION NO. 2025-

**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)**

Whereas, Owen Liu has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2024-16 (Conditional Use Permit No. 2024-09) to establish a new massage business (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 massage establishment 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). The project site 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;

Whereas, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) process to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria;

Whereas, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives;

Whereas, Section 17.415.070.A of the Lake Elsinore Municipal Code (LEMC) provides that certain uses have operational characteristics that, depending on the location and design of the use, may have the potential to negatively impact adjoining properties, businesses, or residents and therefore are permitted subject to the issuance of a Conditional Use Permit, which allows the City to comprehensively review and approve the use;

Whereas, pursuant to Section 17.415.070.B of the LEMC, the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying Conditional Use Permits; and

Whereas, on March 18, 2025, at a duly noticed Public Hearing, the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE
ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS
FOLLOWS:**

Section 1: The Commission has considered the Project prior to making a decision and has found it acceptable.

Section 2: That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

1. *The project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes as it is not located within a Criteria Cell.*
2. *The project site is developed with existing commercial uses. The project is proposing to remodel the interior of an existing multi-tenant commercial building. As such, the Riparian/Riverine Areas and Vernal Pool Guidelines as set forth in Section 6.1.2 of the MSHCP are not applicable.*
3. *The project is consistent with the Protection of Narrow Endemic Plant Species Guidelines as set forth in MSHCP Section 6.1.3 and the Additional Survey Needs and Procedures as set forth in MSHCP Section 6.3.2 because the project is not located within any Narrow Endemic Plant Species Survey Areas or Critical Species Survey Areas.*
4. *The project is consistent with the Fuels Management Guidelines because the project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas.*
5. *The project is exempt from MSHCP local development mitigation fees pursuant to LEMC Section 16.85.090.B because the project involves remodeling to an existing development project and will not result in additional usable square footage.*

Section 3: The Commission hereby finds and determines that the Project is categorically exempt from California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. "CEQA") and CEQA Guidelines (14. Cal. Code Regs. §§15000 et seq.), specifically pursuant to Section 15301 (Class 1, Existing Facilities), because the project proposes to establish a massage business within a fully developed multi-tenant commercial building. Only minor modifications will be made to the interior of the unit. No modifications will be made to the exterior of the building.

Section 4: That in accordance with LEMC Section 17.415.070.C. Findings, the Commission makes the following findings regarding Conditional Use Permit No. 2024-09:

1. That the proposed use, on its own merits and within the context of its setting, is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.

The proposed project is located in the Commercial Mixed-Use (CMU) General Plan Land Use Designation within the Lake Elsinore Hills District. The CMU designation provides for a mixture of commercial and residential uses, such as retail and service-based commercial businesses. The proposed massage establishment is a service-based business and therefore, the project is consistent with the General Plan. Furthermore, the new business contributes to the main goal of the Lake Elsinore Hills District because it provides a new service business to support the planned residential developments.

2. The proposed use will not be detrimental to the general health, safety, comfort, or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.

The proposed use is located within an existing fully developed multi-tenant commercial building. The proposed use will not cause either directly or indirectly any detrimental

effects to the existing surrounding community. The project has been adequately conditioned, including compliance with the massage establishments pursuant to LEMC Chapter 5.20, to avoid any potential negative impacts associated with the conversion and operation of the proposed use.

3. The Site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers, and other features required by this title.

The proposed use is located within an existing tenant of suite of a fully-developed multitenant commercial center that has been previously reviewed for consistency with the development standards. The use does not propose any changes to the site exterior and only interior improvements to the tenant suite are proposed. Furthermore, the project has been analyzed by all applicable City departments and it has been determined that the proposed use meets all applicable sections of the LEMC and will complement the existing uses, based on the submitted plans and attached conditions of approval.

4. The Site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.

The proposed use is located within an existing built environment, inclusive of streets. The existing streets are of adequate size to facilitate safe and convenient transportation to and from the site.

5. In approving the subject use at the specific location, there will be no adverse effect on abutting properties or the permitted and normal use thereof.

The project has been thoroughly reviewed and conditioned by all applicable City departments and outside agencies, thereby eliminating the potential for any adverse effects.

6. Adequate conditions and safeguards pursuant to LEMC 17.415.070.B, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to ensure the development of the property in accordance with the objectives of this chapter and the planning district in which the site is located.

The Design Review Committee, including staff from Planning, Building and Safety, Fire, and Engineering Departments as well as the Elsinore Valley Municipal Water District, has reviewed the project and have included recommended conditions of approval to ensure compliance with adopted plans, policies, and regulations. Furthermore, the project will be required to demonstrate compliance with the conditions of approval and other requirements pursuant to LEMC Section 17.415.050 prior to the issuance of a building permit and/or City business license.

Section 5: Based upon the evidence presented, the above findings, and the Conditions of Approval imposed upon the Project, the Commission hereby approves Conditional Use Permit No. 2024-09.

Section 6: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 18th day of March 2025.

John Gray, Chair

Attest:

Damaris Abraham,
Community Development Director

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Damaris Abraham, Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2025-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on March 18, 2025, and that the same was adopted by the following vote:

- AYES
- NOES:
- ABSTAIN:
- ABSENT:

Damaris Abraham,
Community Development Director

CONDITIONS OF APPROVAL

PROJECT: PA 2024-16/CUP 2024-09
PROJECT NAME: Natural Foot Spa
PROJECT LOCATION: APNs: 363-172-018 and 363-172-019
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL

1. Planning Application No. 2024-16 (Conditional Use Permit No. 2024-09) proposes to establish a new massage establishment, Natural Foot Spa. The project is located within a 1,117 square-foot tenant suite of an existing multi-tenant commercial center. The massage establishment 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. The business proposes to operate daily from 10:00 AM to 9:00 PM. The project site 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.
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants (Indemnitees) from any claim, action, or proceeding against the Indemnitees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning the approval, implementation, and construction of CUP 2024- 09, which action is bought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167, including the approval, extension, or modification of CUP 2024-09 or any of the proceedings, acts or determinations taken, done, or made prior to the decision, or to determine the reasonableness, legality or validity of any condition attached thereto. The Applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by Indemnitees and costs of suit, claim or litigation, including without limitation attorneys' fees, penalties and other costs, liabilities and expenses incurred by Indemnitees in connection with such proceeding. The City will promptly notify the applicant of any such claim, action, or proceeding against the City. If the project is challenged in court, the City and the applicant shall enter into formal defense and indemnity agreement, consistent with this condition.
3. Within 30 days of Project approval, the applicant shall sign and complete an "Acknowledgement of Conditions," and shall return the executed original to the Community Development Department for inclusion in the case records.

PLANNING DIVISION

4. Conditional Use Permit No. 2024-09 shall lapse and become void two years following the date on which the Conditional Use Permit became effective, unless one of the following: prior to the expiration of two years, a building permit related to the conditional use permit is issued

and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the approval pursuant to subsections (A), (B) and (C) of Lake Elsinore Municipal Code (LEMC) Section 17.415.070.D.2. Subject to the provisions of LEMC Section 17.415.070.I, a conditional use permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the Conditional Use Permit application.

5. The Applicant shall meet all applicable City Codes and Ordinances.
6. The applicant shall at all times comply with Section 17.176 (Noise Ordinance) of the LEMC.
7. An application for modification, expansion or other change in a Conditional Use Permit shall be reviewed according to the provisions of the LEMC, Title 17 in a similar manner as a new application.
8. A business license shall be obtained prior to a certificate of occupancy of the proposed establishment.
9. The use shall be operated as a Massage Establishment. Additionally, all future massage practitioner(s) or massage therapist(s), working under a conditionally approved Massage Establishment, must hold a valid massage practitioner or massage therapist certification issued by the California Massage Therapy Council (CAMTC) or apply for the City of Lake Elsinore Massage Technician Permit, pursuant to City's provisions contained in LEMC Chapter 5.20.
10. Business hours shall be Monday through Sunday from 10:00 AM to 9:00 PM. In the event the applicant proposes to modify the hours of operation, the modification shall be subject to review by the Community Development Director. The Community Development Director may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
11. There shall be no loitering in or around the business.
12. All events shall be conducted entirely indoors within the interior of the business's tenant suite(s). No events shall be conducted outdoors without an approved Temporary Use Permit or Special Event Permit, as applicable, obtained prior to conducting any outdoor events on the subject property.
13. Conditional Use Permit No. 2024-09 shall be limited to the floor plan prepared by the applicant and included in the staff report. In the event the applicant proposes to modify the floor plan, the modification shall be subject to review by the Community Development Director or designee. The Community Development Director or designee may approve the modification or refer the matter to the Planning Commission if judged to be substantial.

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14. If operation of this use triggers concerns related to parking, noise, traffic, or other impacts, at the discretion of the Community Development Director, this Conditional Use Permit may be referred back to the Planning Commission for subsequent review at a Public Hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said Conditional Use Permit.
 15. All Conditions of Approval shall be reproduced on page one of building plans prior to their acceptance by the Building and Safety Division, Community Development Department. All Conditions of Approval shall be met prior to the issuance of each individual Certificate of Occupancy.
 16. Any proposed exterior signage shall comply with LEMC Section 17.196.180 requirements.
 17. If any of the conditions of approval set forth herein fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation.

BUILDING DIVISION

18. The Applicant shall meet all applicable Building Codes in effect at the time, including requirements for the occupancy.
19. Any internal or external modifications to the building shall require a building permit.

CITY OF LAKE ELSINORE FIRE MARSHAL

20. The applicant/operator shall comply with all requirements of the Riverside County Fire Department Lake Elsinore Office of the Fire Marshal.

I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above named project and do hereby agree to accept and abide by all Conditions of Approval as approved by the Planning Commission of the City of Lake Elsinore on _____. I also acknowledge that all Conditions shall be met as indicated.

Date: _____

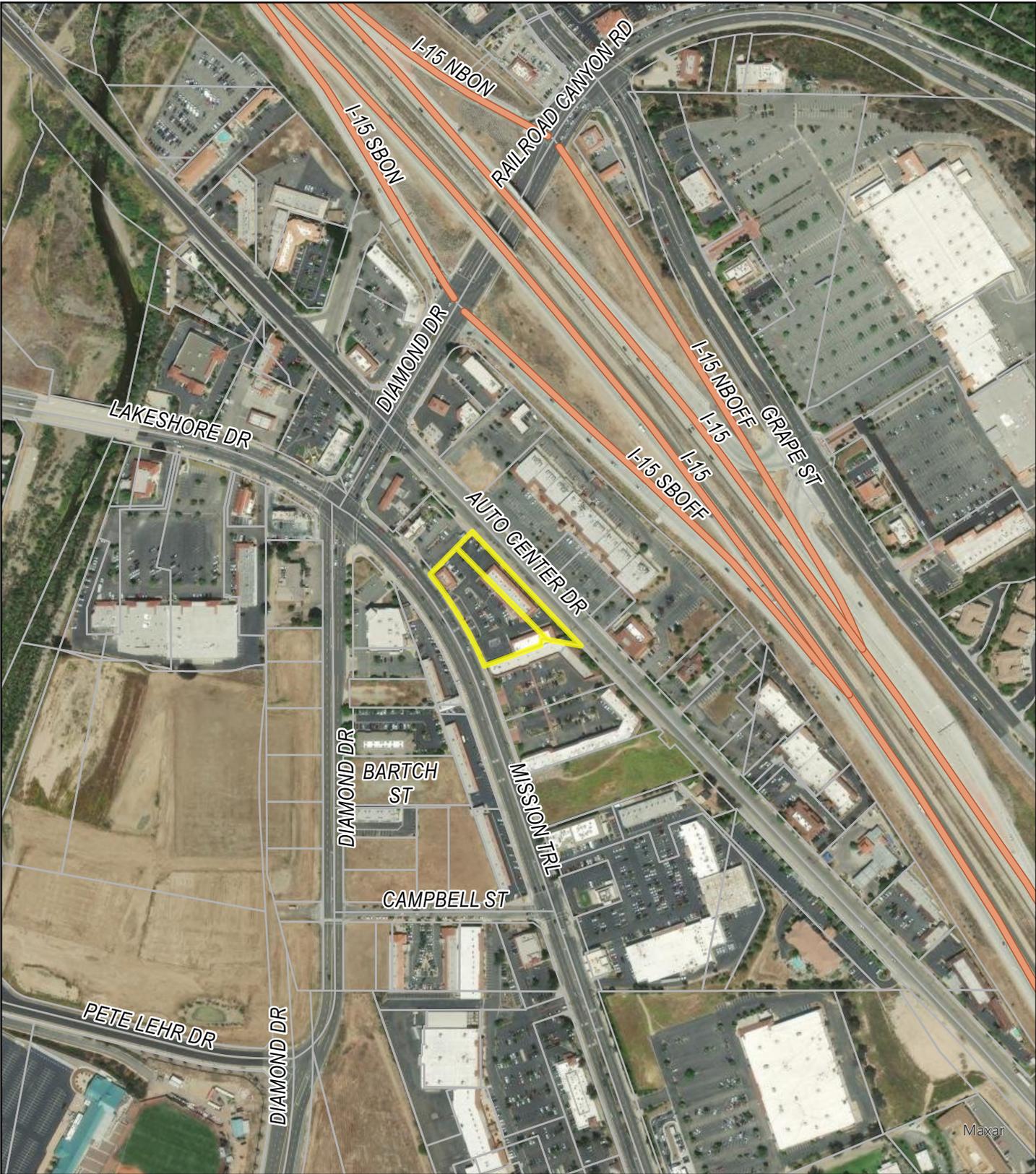
Applicant's Signature: _____

Print Name: _____

Address: _____

Phone Number: _____

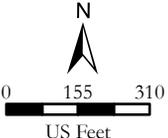
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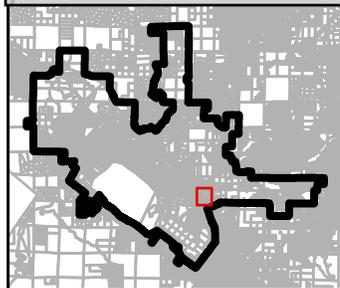
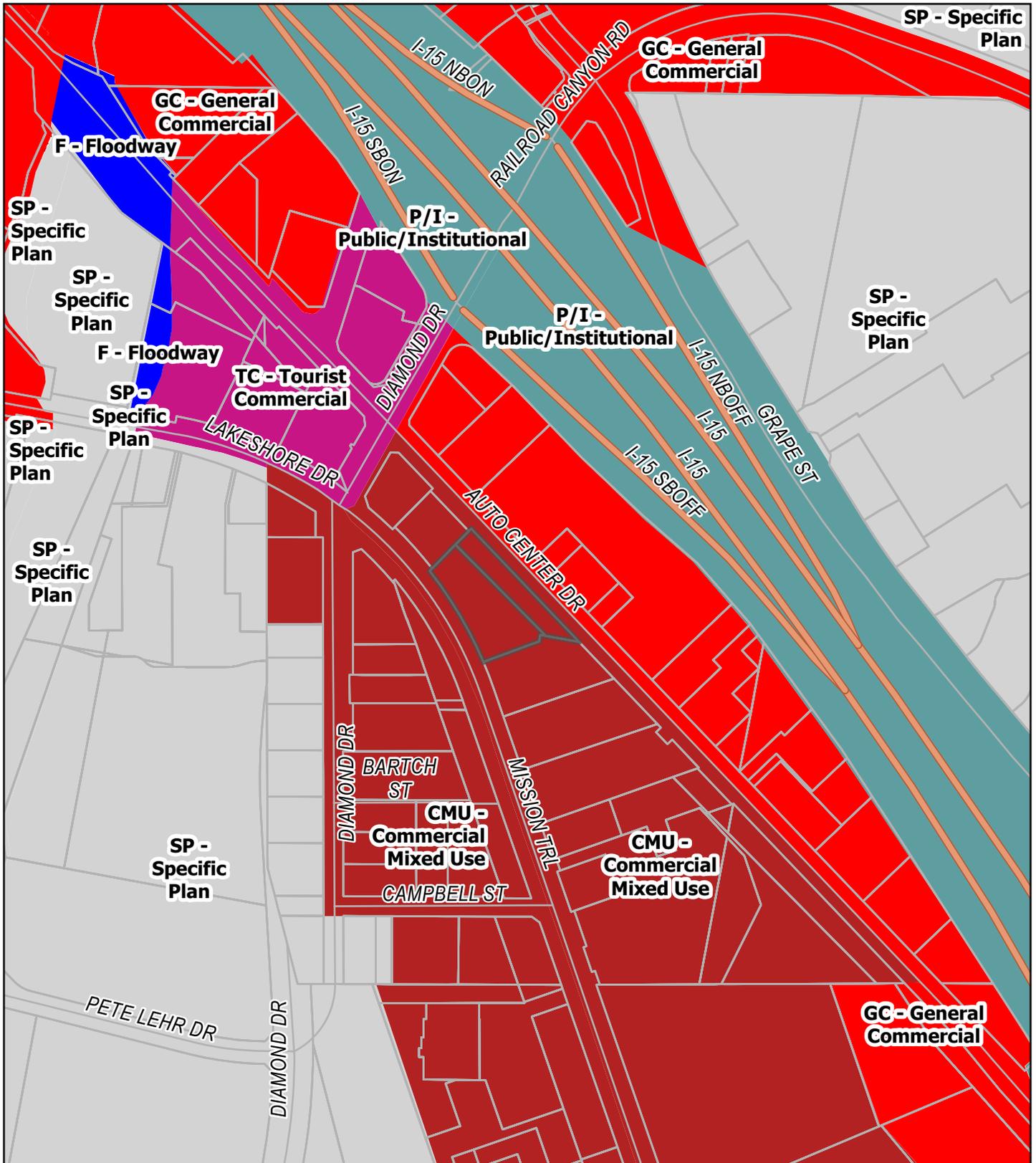


Aerial Map

Planning Application No. 2024-16
CUP No. 2024-09

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

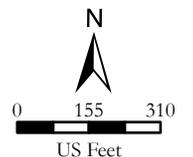


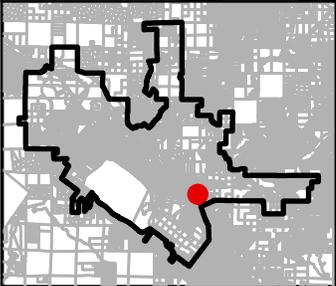
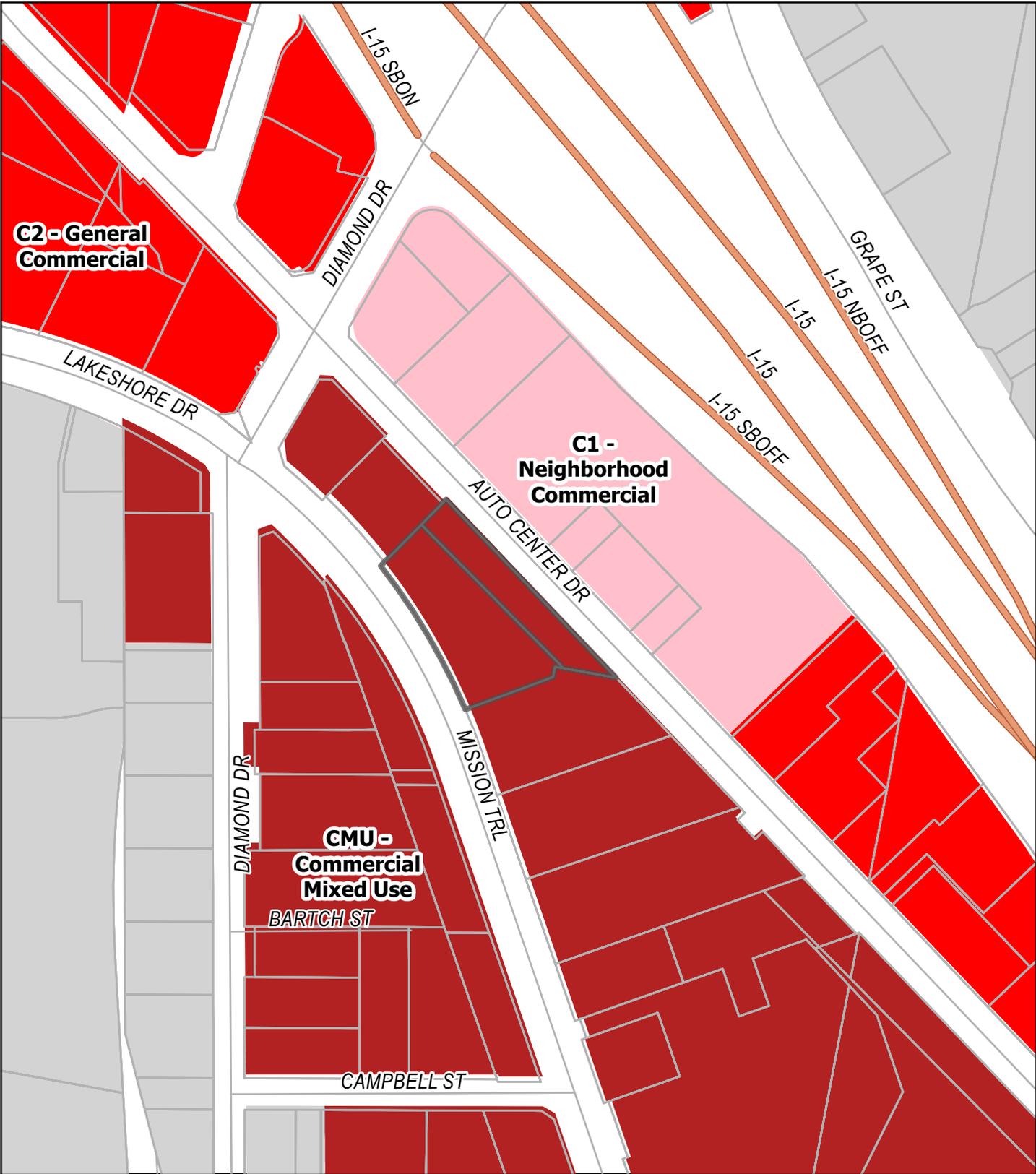


General Plan Exhibit

Planning Application No. 2024-16
CUP No. 2024-09

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet

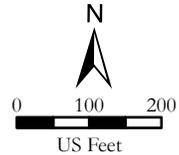


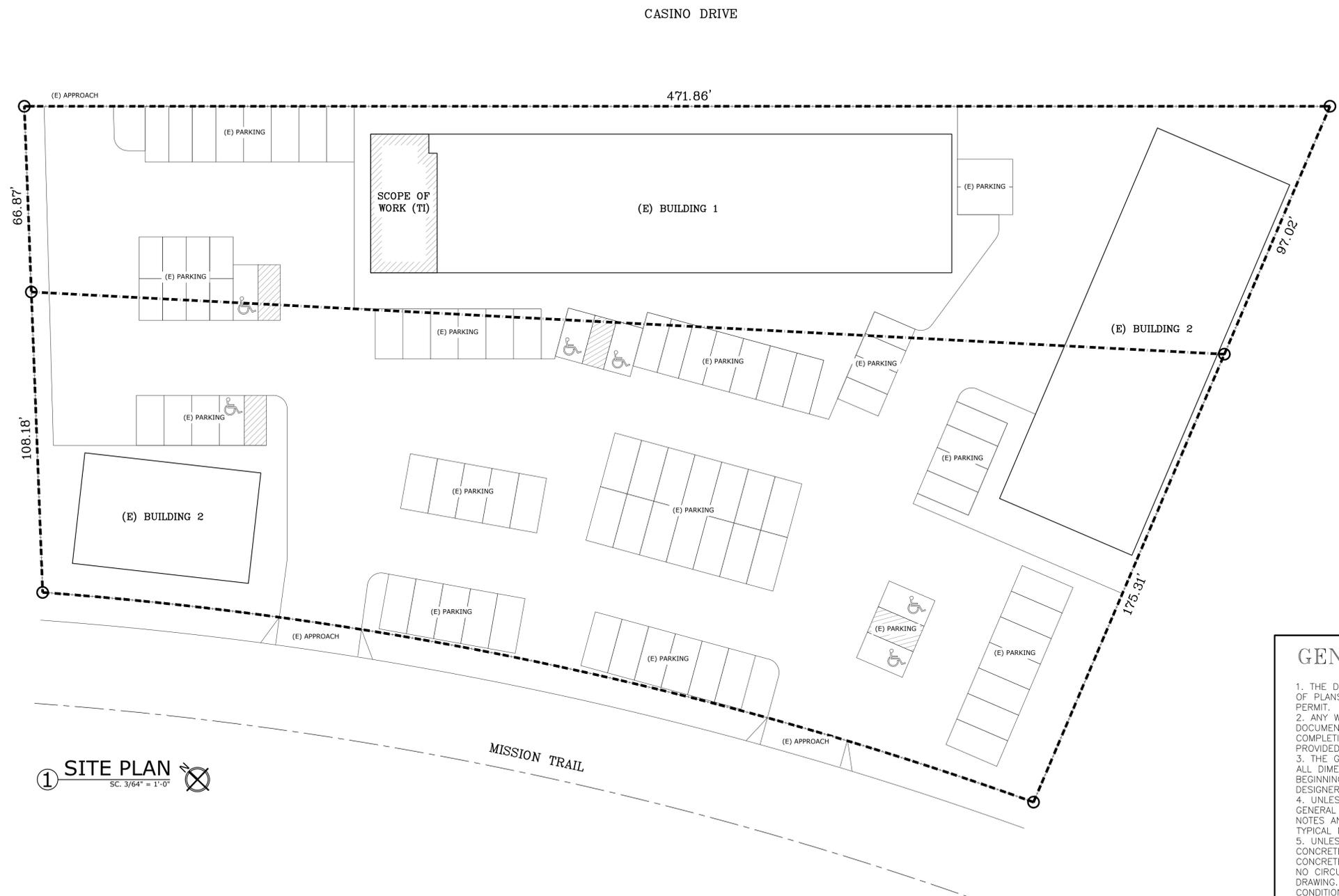


Zoning Exhibit

Planning Application No. 2024-16
 CUP No. 2024-09

Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet



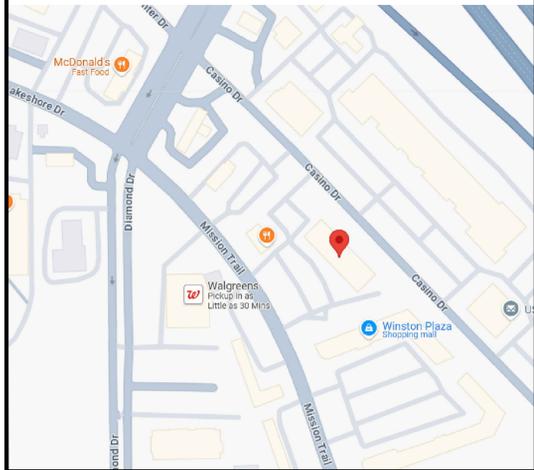


① **SITE PLAN**
 SC. 3/64" = 1'-0"

GENERAL NOTES

1. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS, FOR BID PURPOSES, PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. ANY WORK OR MATERIALS NOT DIRECTLY NOTED IN THE CONTRACT DOCUMENTS, BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE INTENT THEREFORE ARE IMPLIED AND ARE TO BE PROVIDED FOR AS IF SPECIFICALLY DESCRIBED.
3. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER.
4. UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL AND TYPICAL NOTES AND DETAILS.
5. UNLESS OTHERWISE NOTED, DIMENSIONS ARE GIVEN TO FACE OF CONCRETE OR STUDS. FLOOR HEIGHT DIMENSIONS ARE GIVEN TO FINISH CONCRETE OR PLYWOOD FLOOR EXCLUSIVE OF FLOOR COVERING. UNDER NO CIRCUMSTANCES, SHALL A DIMENSION BE SCALED FROM THE DRAWING. CONTRACTOR SHALL VERIFY ALL SITE AND EXISTING CONDITIONS AND ALL DIMENSIONS PRIOR TO EXECUTION OF THE WORK.
6. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL EXISTING UTILITIES IN THE SITE AND TO PROTECT THEM FROM ANY DAMAGE. ANY REPAIR AND REPLACEMENT DUE TO THE PROSECUTION OF THIS WORK SHALL BE AT CONTRACTOR'S OWN EXPENSE.
7. CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING AND EARTHWORK OPERATIONS. IF ANY STRUCTURES SUCH AS CESSPOOLS, EXISTING FOUNDATION AND ETC. ARE FOUND, ENGINEER SHALL BE NOTIFIED.
8. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DOES NOT INDICATE THE METHOD OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING AND SHORING TO PROTECT THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
9. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE LOCAL GOVERNING BUILDING CODES AS ADOPTED AND AMENDED C.A.C. TITLE 24 HANDICAPPED REQUIREMENT.
10. REPLACE ALL BROKEN, CRACKED OR UPHEAVED CURB, CURB AND GUTTER, SIDEWALK AND DRIVEWAY APRONS AS MAY BE REQUIRED BY THE CITY ENGINEER.
11. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
12. THE CONTRACTOR SHALL FURNISH ADEQUATE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES, ETC. AS REQUIRED TO SAFELY EXECUTE ALL WORK, AND SHALL BE FULLY RESPONSIBLE FOR SAME.
13. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE ENGINEER OF THE LOCATION OF DISPOSAL SITES. THE DISPOSAL SITE MUST ALSO FULFILL THE REQUIREMENTS OF THE GRADING ORDINANCES.
14. MATERIAL FOR FILLING OR BACKFILLING SHALL CONSIST OF THE EXCAVATED MATERIAL AND/OR IMPORTED BORROW AND SHALL BE FREE OF ORGANIC MATTER OR OTHER DEBRIS. BACK FILL AROUND THE EXTERIOR PERIMETER OF WALLS ARE SUPPORTED BY THE CONSTRUCTION OF LATERAL SUPPORT.

VICINITY MAP



SHEET INDEX

- ARCHITECTURAL**
- A-0 - OWNER & CONSULTANT, SCOPE OF WORK, PROJECT SUMMARY, SHEET INDEX, VICINITY MAP, SITE PLAN.
 - A-1 - EXISTING & PROPOSED FLOOR PLAN.
 - A-2 - EXISTING ELEVATIONS.

OWNER & CONSULTANT

OWNER
 -

ARCHITECTURAL
 IZMO DESIGN
 1700 W. CAMERON AVE., #212,
 WEST COVINA, CA 91790
 (626) 869-8008

PROJECT SUMMARY

JOB ADDRESS: 31736 MISSION TRAIL, SUITE A,
 LAKE ELSINORE, CA 92530.

APN: 363-172-018.

LEGAL DESCRIPTION:
 58 ACRES M/L IN POR BLKS 12 & 17 MB 006/308 SD HEALDS FIRST ADD TO ELSINORE.

ZONE: CMU

OCCUPANCY GROUP: B

TYPE OF CONSTRUCTION: VB

FIRE SPRINKLERED: N/A

LOT SIZE: 0.58 ACRES

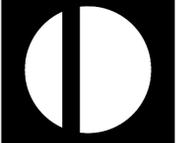
NUMBER OF STORIES: 1

FLOOR AREA: 1,117 SQFT (SCOPE OF WORK)

APPLICABLE CODES:
 2022 CALIFORNIA BUILDING CODE (CBC),
 CALIFORNIA MECHANICAL CODE (CMC),
 CALIFORNIA ELECTRICAL CODE (CEC),
 CALIFORNIA PLUMBING CODE (CPC),
 CALIFORNIA ENERGY CODE (CEnc),
 CALIFORNIA FIRE CODE (CFC) AND
 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN),
 2024 CITY OF LAKE ELSINORE MUNICIPAL CODE

SCOPE OF WORK

- RE-LAYOUT TENANT SPACE (1,117 SQFT.) WITH THE TOTAL OF 5 MASSAGE ROOMS: 3 SINGLE, 1 COUPLE & 1 FOOT MASSAGE



IZMO DESIGN

1700 W. Cameron Ave, #212
 West Covina, CA 91790
 t: 626-869-8008
 izmodesigncorp@gmail.com
 www.izmo-design.com

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PLANNING SUBMITTAL	XX-XX-2024
BUILDING SUBMITTAL	XX-XX-2024

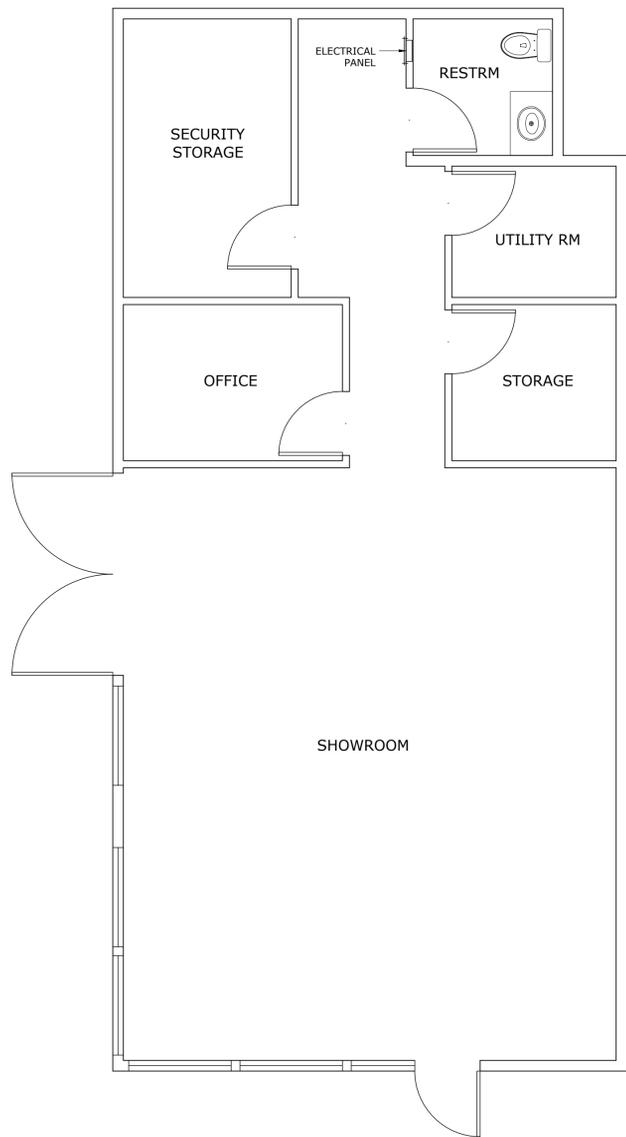
REVISIONS		
No.	DATE	DESCRIPTION
Δ 1	1/7/2025	PLNG PC-1

TENANT IMPROVEMENT
 31736 MISSION TRAIL, SUITE A,
 LAKE ELSINORE, CA 92530

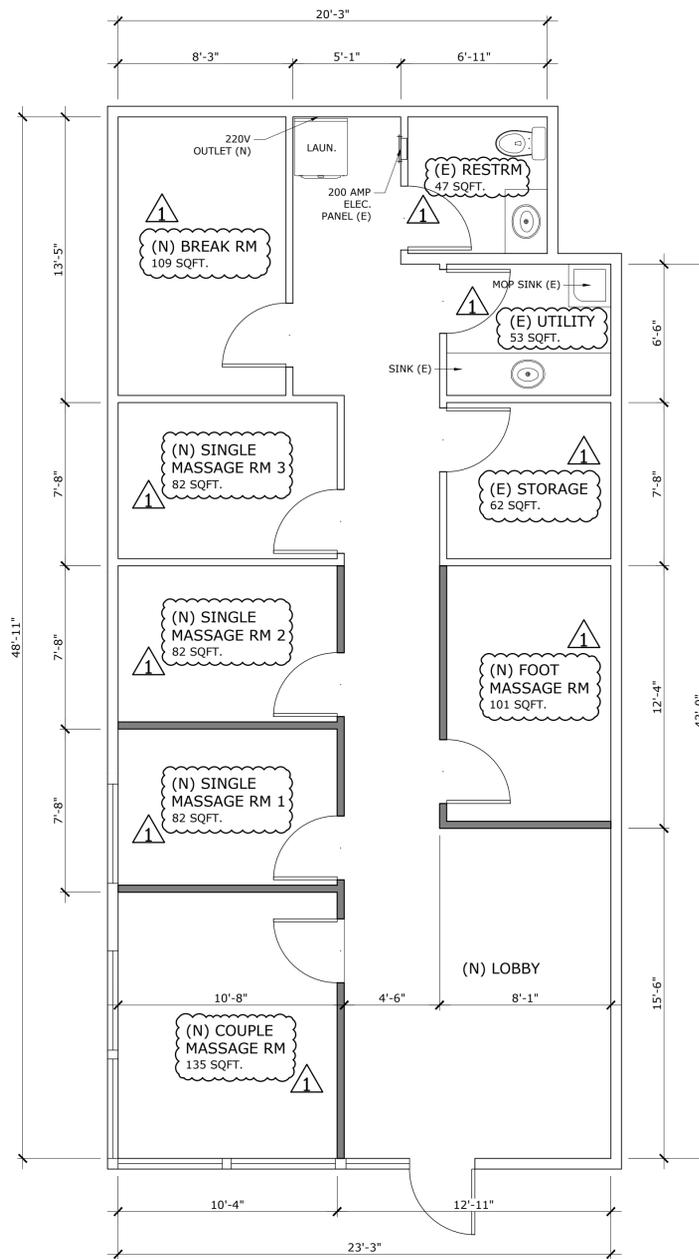
JOB No.	
DRAWN BY	GH
DATE	1/7/2025
SCALE	REF. DWGS.
SHEET No.	

A-0

AHJ STAMP APPROVAL



1 EXISTING FLOOR PLAN
SC. 1/4" = 1'-0"

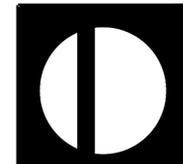


1 PROPOSED FLOOR PLAN
SC. 1/4" = 1'-0"

PROPOSED 5 MESSAGE ROOMS TOTAL:
3 SINGLE, 1 COUPLE & 1 FOOT MESSAGE

WALL LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN



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Submittal	
PLANNING SUBMITTAL	XX-XX-2024
BUILDING SUBMITTAL	XX-XX-2024

REVISIONS

No.	DATE	DESCRIPTION
1	1/7/2025	PLNG PC-1

TENANT IMPROVEMENT
31736 MISSION TRAIL, SUITE A,
LAKE ELSINORE, CA 92530

JOB No.
DRAWN BY GH
DATE 1/7/2025
SCALE REF. DWGS.
SHEET No.

A-1

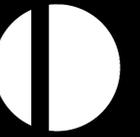
AHJ STAMP APPROVAL



② EXISTING SIDE ELEVATION
N.T.S.



① EXISTING FRONT ELEVATION
N.T.S.



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Submittal	
PLANNING SUBMITTAL	XX-XX-2024
BUILDING SUBMITTAL	XX-XX-2024

REVISIONS

No.	DATE	DESCRIPTION

TENANT IMPROVEMENT
31736 MISSION TRAIL, SUITE A,
LAKE ELSINORE, CA 92530

JOB No.	
DRAWN BY	GH
DATE	1/7/2025
SCALE	REF. DWGS.
SHEET No.	

A-2

AHJ STAMP APPROVAL



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on March 18, 2025, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the following:

Planning Application No. 2024-16 (Mission Tr Massage Parlor): The proposed project is a request by Owen Liu for a Conditional Use Permit (CUP No. 2024-09) to establish a new massage establishment within an existing 1,117 square-foot (sq. ft.) multi-tenant commercial building. The proposal includes a total of five (5) massage rooms: three (3) single massage rooms, one (1) couple massage room, and one (1) foot massage room. The project site is located at 31736 Mission Trail, Unit A within the Commercial Mixed-Use District (CMU) (APN: 363-172-018 and 363-172-019).

The proposed project is exempt from California Environmental Quality Act (CEQA), pursuant to 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 CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to jmatie@Lake-Elsinore.org.

If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the Public Hearing described in this notice, or in written correspondence delivered to the City prior to or at the Public Hearing. If you require accommodation to participate in a Public Hearing, please contact the Administrative Secretary at (951) 674-3124 ext. 297. All Agenda materials are available for review on the City's website at www.lake-elsinore.org the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Jesse Rodriguez, Assistant Planner in the Planning Division at Jrodriguez@lake-elsinore.org or (951) 777-7454.

Damaris Abraham,
Community Development Director

THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

City of Lake Elsinore
130 South Main Street
Lake Elsinore, California 92530

Account Number: 5209153
Ad Order Number: 0011722913
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 03/07/2025
Total Amount: \$323.06
Payment Amount: \$0.00
Amount Due: \$323.06
Notice ID: WKlhUjmhBowMDfyfBjNU
Invoice Text: [https://res.cloudinary.com/dgqq2xsfd/image/upload/q_auto:best/enotice-production/documentcloud/notices/1741034761992/eeeeeee.jpg] NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on March 18, 2025, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the following: Planning Application No. 2024-16 (Mission Tr Massage Parlor): The proposed project is a request by Owen Liu for a Conditional Use Permit (CUP No. 2024-09) to establish a new massage establishment within an existing 1,117 square-foot (sq. ft.) multi-tenant commercial building. The proposal includes a total of five (5) massage rooms: three (3) single massage rooms, one (1) couple massage room, and one (1) foot massage room. The project site is located at 31736 Mission Trail, Unit A within the Commercial Mixed-Use District (CMU) (APN: 363-172-018 and 363-172-019). The proposed project is exempt from California Environmental Quality Act (CEQA), pursuant to 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 CEQA Guidelines Section 15301 (Class 1: Existing Facilities). ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to jmatie@Lake-Elsinore.org [jmatie@Lake-Elsinore.org]. If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the Public Hearing described in this notice, or in written



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Damaris Abraham,
Community Development Director
The Press-Enterprise
Published: 3/7/25

City of Lake Elsinore
130 South Main Street
Lake Elsinore, California 92530

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011722913

FILE NO. 0011722913

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/07/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: March 7, 2025.
At: Riverside, California

Signature



AFFIDAVIT OF NOTIFICATION LIST

Application No. 2024-16

Applicant Name WEN WANG

Project Name/Location MISSION TR MASSAGE PALLOU / 31736 MISSION TR #A

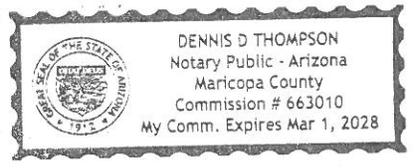
I certify that on 6th day of FEBRUARY, 2025, we prepared a notification list and a radius map, including properties entirely and partially within 600 feet of the most exterior boundaries of the property being considered in the above referenced project known as (Property Address) 31736 MISSION TR #A. The property owner names and addresses listed on the notification list, provided in an excel spreadsheet on a CD or external hard drive, were taken from the latest records of the Riverside County Assessor. Such names are recorded in the records of the Riverside County Assessor as being the present owner or owners of both the subject property and the property/properties within the required mailing radius of the subject property. AVN # 363 172 018, 019

[Signature] 2/6/25

Applicant/Representative Signature MALICIST PRESAL - DATA MAPPING SOLUTIONS, LLC
This instrument was acknowledged before me on this 6 day of FEB, 2025, by

In witness whereof I hereunto set my hand and official seal.

[Signature]
Notary Public



My Commission expires on: Mar 01, 2028

Pursuant to Government Code Sections 65090-65096 notification lists shall be from the most recent Assessor Tax rolls. In order for the application to be deemed complete please return the completed, notarized affidavit to the assigned case planner at your earliest convenience.

363-172-018,019
JACK & HILDA MALKI TRUST
31076 FLYING CLOUD DR
LAGUNA NIGUEL CA 92677

363-130-013/172-001,002
AT&SF RR
740 E CARNEGIE DR
SAN BERNARDINO CA 92408

363-130-044
MCDONALDS CORP
P O BOX 884
MURRIETA CA 92564

363-130-069
CHEVRON USA INC
P O BOX 1392
BAKERSFIELD CA 93302

363-130-077
STATE OF CALIF
464 W FOURTH ST
SAN BERNARDINO CA 92401

363-141-003
VERMEULEN PROP 5
2677 N MAIN ST #930
SANTA ANA CA 92705

363-150-005
THOMAS F/JEEP JESSUP/CRAIG &
MONICA HEMPEL
151 DIAMOND DR
LAKEELSINORE CA 92530

363-150-006-031/210-061
JIC CP DIAMOND DEV
13974 BOQUITA DR
DEL MAR CA 92014

363-150-038
LAURA C /JAMES WOLFE
8502 E CHAPMAN AVE #319
ORANGE CA 92869

363-150-039,040
WALGREEN CO/W UNION
P O BOX 1159
DEERFIELD IL 60015

363-150-041
TERRENCE B /DOUGLAS C JONES
P O BOX 2427
PALM SPRINGS CA 92263

363-150-042
DMSD PROP
41760 IVY ST #201
MURRIETA CA 92562

363-162-019,042
MAXSON HOLDINGS
17668 GRAND AVE
LAKE ELSINORE CA 92530

363-162-024
DANIEL CHING YAU YANG
18975 BRAMHALL LN
ROWLAND HEIGHTS CA 91748

363-162-030,039
LYNN FAMILY REVOCABLE LIVING TR DTD
02/07/2006
18975 BRAMHALL LN
ROWLAND HEIGHTS CA 91748

363-162-041
DIAMOND LAKE LP
448 E FOOTHILL BLVD #207
SAN DIMAS CA 91773

363-162-043
JAMES /LAURA C WOLFE
8502 E CHAPMAN AVE #319
ORANGE CA 92869

363-162-045
LAKE ELSINORE MEDICAL
8721 W SUNSET BLVD
LOS ANGELES CA 90069

363-164-001
SEBASTIAN SERGIO/MIREYA BEATRIZ
CERDA
31866 CORTE MENDOZA
TEMECULA CA 92592

363-164-002,003
SAADAT FAMILY TRUST/FARID SAADAT
26866 ORCHID TREE AVE
MURRIETA CA 92562

363-164-004,005
NAIMAH D POWELL
19726 LONGBRANCH WAY
CORONA CA 92881

363-164-006
DIAMOND PROFESSIONAL PLAZA
425 DIAMOND DR #102
LAKE ELSINORE CA 92530

363-171-003
SMBD INV
200 4TH AVE
NASHVILLE TN 37201

363-171-004
ELSINORE DYNASTY HOLDINGS/LAKE
ELSINORE INV
250 DIAMOND DR
LAKEELSINORE CA 92530

363-171-006-008,021
ASHOK/KAY TALWAR
31461 GLENBRIDE RD
WESTLAKE VILLAGE CA 91361

363-171-010
FUGATE J LARRY
208 S MAIZE RD
WICHITA KS 67209

363-171-011
POURSHIRAZI HOMAYOUN & NEGAR
YOUSSEFI LIVING TRUST D
8152 E BAILEY WAY
ANAHEIM CA 92808

363-171-012-014,022
E&R RANCHO PACIFIC INC
10470 FOOTHILL BLVD #100
RANCHO CUCAMONGA CA 91730

363-171-025
KICK EXPRESS LP/GIUSEPPE NAPOLI
31706 CASINO DR
LAKE ELSINORE CA 92530

363-171-026
GIUSEPPE /VITINA NAPOLI
31797 PASEO LA BRANZA
SAN JUAN CAPO CA 92675

363-172-005
CIRCLE K STORES INC
PO BOX 52085
PHOENIX AZ 85072

363-172-015,017
CHI MING/RU YU FAN
2008 KANOLA RD
LA HABRA HEIGHTS CA 90631

363-172-023
VROOM PROP
29801 SANTA MARGARITA PKWY
RANCHO SANTA MARGARITA CA 92688

363-172-006
BCC HERITAGE PLAZA LLC
41140 CHACO CANYON RD
MURRIETA CA 92562

363-172-016
IMPERIAL STATIONS INC
3199 RED HILL AVE #B
COSTA MESA CA 92626

373-210-019
COMMUNITY ACCESS NETWORK NON
PROFIT CORP
2275 S MAIN ST #201
CORONA CA 92882

363-172-012,021
RONALD EUGENE /DEBRA ANN
ARMSTRONG
38142 STONE MEADOW DR
MURRIETA CA 92562

363-172-021
RONALD EUGENE /DEBRA ANN
ARMSTRONG
204 POCAHONTAS ST
WILLIAMSBURG VA 92562

373-210-020,060
LEVC GROUP
5850 CANOGA AVE #650
WOODLAND HILLS CA 91367