



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Assistant Community Development Director

Date: March 12, 2024

Subject: Notice of Decision – Planning Commission Approval of Planning Application No. 2023-36 (Lake Oasis Spa) for a Conditional Use Permit for a new massage establishment within a 1,530 sq. ft. suite within an existing multi-tenant building located at 31900 Mission Trail

Applicant: Michelle (Shuanglin) Hu

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2023-36, approved by the Planning Commission on February 6, 2024.

Background

Planning Application No. 2023-36 (Conditional Use Permit No. 2023-13) proposes to establish a massage establishment within an existing multi-tenant commercial building within the Mission Trail Center. The proposed project will be located in one of the tenant suites, approximately 1,530 sq. ft. in size. The project proposes five (5) full-body massage rooms, a gender-neutral shower room, a gender-neutral restroom, and a separate reception area at the suite entry. This area will also serve as an office for daily administrative work. The facility will be open from 10:00 AM to 8:00 PM seven (7) days a week and will have two (2) to three (3) employees working different shifts. The facility expects to serve eight (8) to twelve (12) clients on a daily basis.

The project is located within an existing multi-tenant commercial building within the Mission Trail Center near the intersection of Campbell Street and Mission Trail, more specifically referred to as 31900 Mission Trail, Suite 150 (APN: 363-172-006).

On February 6, 2024, the Planning Commission by a 5-0 vote:

1. Found that the proposed project was exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities); and



2. Adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2023-36 (CONDITIONAL USE PERMIT NO. 2023-13) TO ESTABLISH A NEW MASSAGE ESTABLISHMENT IN AN EXISTING 1,530 SQUARE FOOT UNIT WITHIN A MULTI-TENANT BUILDING LOCATED AT 31900 MISSION TRAIL SUITE 150 (APN: 363-172-006).

Discussion

The Planning Commission voted 5-0 to approve the project at its regular meeting on February 6, 2024. There were no public comments. Only the applicant attended the 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 Planning Commissioner'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 Measures to protect the City fiscally have already been included in the Conditions of Approval.

Attachments

Attachment 1 – Planning Commission Staff Report