



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: June 8, 2022

PLANNER: David Carrillo, Assistant Planner

SUBJECT: **Conditional Use Permit 22-165, Ashiatsu by the Sea Massage,** a request to consider a massage establishment at a multi-tenant suite, within a commercial plaza, located at 1401 North El Camino Real, Suite 100, within the Neighborhood Commercial 2 Zoning District.

REQUIRED FINDINGS

The following findings shall be made to approve the proposed project. The draft Resolution (Attachment 1) and analysis section of this report provide an assessment of the project's compliance with these findings.

Conditional Use Permit, Section 17.36.020, to allow a massage establishment at a commercial suite.

1. The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed.
2. The site is suitable for the type and intensity of use that is proposed.
3. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.
4. The proposed use will not negatively impact surrounding land uses.

BACKGROUND

The project site is a 17,700 square-foot through lot between North El Camino Real and Calle Valle. The lot is known as "Plaza Bonita" and is developed with two detached commercial multi-tenant buildings, courtyards, and underground parking accessible from Calle Valle. Suite 100, the subject suite, is located on the eastern building and at the front of the property along North El Camino Real. Customers access the suite from either North El Camino Real, or from the rear of the property when using the underground parking lot. Surrounding land uses include Bonito Canyon Park to the north, commercial buildings to the east and west, and residential to the south. Image 1 below is an aerial view of the site.

Image 1 – Aerial View of Property***Development Management Team Meeting***

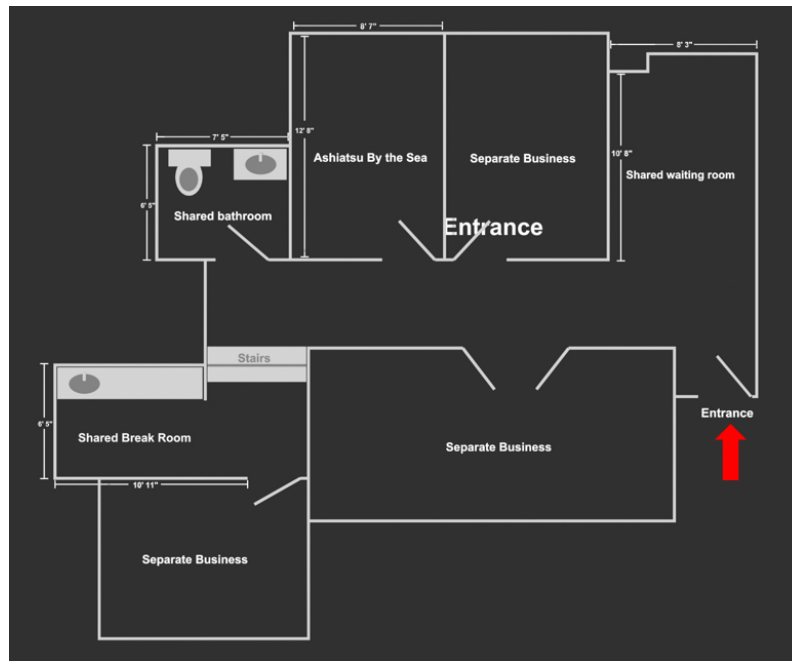
The City's Development Management Team (DMT) reviewed the project and recommends approval with conditions included in Attachment 1, Exhibit A.

Noticing

Public notices were distributed and posted per City and State requirements. Staff has not received any public comments on this item to-date.

PROJECT DESCRIPTION

The applicant proposes to operate a massage establishment, Ashiatsu by the Sea, within a multi-tenant suite, Suite 100, at 1401 North El Camino Real. The suite consists of four rooms – one would be occupied by the massage establishment and the other three are occupied by counseling, real estate, and loan offices. Shared spaces are also provided within the suite, such as a break room, bathroom, and a waiting room. Image 2 below is a floor plan which shows the layout of Suite 100, and the proposed 110 square-foot massage room. The proposed hours for massage services are between 10:00 A.M. and 5:00 P.M. Massage services include ashatsu massages, Himalayan hot stone massages, and pregnancy massages. At the moment, the applicant will operate as a sole provider, and does not intend to have massage technicians.

Image 2 – Proposed Floor Plan**PROJECT ANALYSIS**

The Conditional Use Permit process is intended to encourage uses to be located in a manner that is: 1) consistent with the City's zones; 2) sensitive to community and neighborhood identity; and 3) minimizes impacts to adjacent uses.

The proposed massage establishment is proposed within the Neighborhood Commercial 2 Zoning District, where primary massage services are conditionally permitted with approval of a Conditional Use Permit. In general, commercial zones in San Clemente support the daily needs of residents and visitors by providing a range of services, including retail, office, and personal. Additionally, neighborhood commercial zones are intended to be less intense than community or regional commercial zones. The proposed massage establishment complements and contributes to the existing mix of services available for residents and visitors within the existing commercial plaza, Plaza Bonita. The massage establishment would maintain the envisioned low intensity-level of pedestrian activity in the subject zone since massage patrons are individually serviced at one time for a time period ranging approximately between 30 to 60 minutes.

The site accommodates the massage establishment as is without the need to make major exterior and interior changes. The site's Spanish Colonial Revival architecture will be preserved as the courtyards and buildings will remain intact. The existing underground parking lot supports Plaza Bonita, and no additional parking is required since there is no intensification of parking from the previous chiropractor's (medical) office which occupied the subject room. A parking ratio of one parking space per 200 square feet is required for both medical and massage uses. Therefore, required parking for the massage is the same

(.55) as the previous chiropractor’s office. Interior changes to the subject room are minimal and are limited to the arrangement of massage equipment and a portable washbasin for compliance with the Massage Zoning Ordinance. Visibility of the subject suite is maintained as the suite’s entrance adjoins and is visible from North El Camino Real.

To mitigate impacts to adjacent uses, several conditions of approval have been added which require a suite manager to be on site during service hours, the installation of surveillance cameras to capture the suite’s entrance, and the installation of an exterior light fixture at the entry to further illuminate exterior surroundings. The suite manager is intended to facilitate access to the suite by City officials and any investigations in the event any misconduct is reported. Additionally, massage services must terminate no later than 7:00 P.M. A change to the hours of operation, would require an amendment to the Conditional Use Permit, subject to Zoning Ordinance Section 17.12.180.

The applicant has obtained support from the OCSD and the City’s Development Management Team, including the Code Compliance Division, with special conditions of approval. The OCSD completed a background check on the operator and concluded the operator is in good standing with no record of illegal activity related to massage services. Additionally, the applicant complies with Zoning Ordinance provisions, including but not limited to, certification through the California Massage Therapy Council (CAMTC). For these reasons, staff is supportive of the Conditional Use Permit, subject to conditions of approval. The applicant and suite tenants have reviewed and agree to the conditions of approval.

GENERAL PLAN CONSISTENCY

Table 3 summarizes how the proposed use is consistent with applicable General Plan policies.

Table 3 - General Plan Consistency

| Policies and Objectives | Consistency Finding |
|---|---|
| 1. <u>LU Goal No. 8</u> . “Provide a diversity of land use areas that complement one another and are characterized by differing functional activities and intensities of use” | Consistent. The massage establishment contributes to the mix of local-serving commercial uses that help meet the needs of nearby residents. |

| Policies and Objectives | Consistency Finding |
|--|---|
| <p>2. <u>UD Policy 3.06.</u> <i>“We require Police Department review of uses that may be characterized by or historically associated with high levels of noise, nighttime activities, and/or rates of crime; and impose appropriate conditions or land use and design controls to prevent adverse impacts on adjacent uses.”</i></p> | <p>Consistent. The OCSD completed a background check on the operator and concluded the operator is in good standing with no record of illegal activity related to massage services.</p> |

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA)

The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine the project is Categorical Exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because the request involves the operation of a massage establishment within an existing commercial suite without increasing the site’s commercial floor area.

CALIFORNIA COASTAL COMMISSION REVIEW

The project does not require Coastal Commission review.

ALTERNATIVES:

The Planning Commission may take any of the following actions:

1. Approve the application(s).
2. Modify the conditions of approval to effect desired changes prior to approval.
3. Deny the application(s). If the Commission wishes to pursue this option, the hearing will need to be continued to allow the appropriate resolution(s) to be prepared.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project is Categorical Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and

2. Adopt Resolution PC 22-012, approving Conditional Use Permit 22-165, Ashiatsu by the Sea Massage, subject to attached conditions of approval.

Attachments:

1. Resolution No. PC 22-012
Exhibit A - Conditions of Approval
2. Location Map
3. Photos
4. Floor Plan

RESOLUTION NO. PC 22-012

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 22-165, ASHIATSU BY THE SEA MASSAGE, TO ALLOW A MASSAGE ESTABLISHMENT AT A MULTI-TENANT SUITE, WITHIN A COMMERCIAL PLAZA, LOCATED AT 1401 NORTH EL CAMINO REAL, SUITE 100

WHEREAS, on January 10, 2022, an application was submitted by Sheila Neumann, 221 Avenida Victoria, Unit B, for Conditional Use Permit (CUP) 22-165, and deemed complete on March 15, 2022; a request to allow a massage establishment at a multi-tenant suite, within a commercial plaza, located at 1401 North El Camino Real, Suite 100, within the Neighborhood Commercial 2 Zoning District. The site's legal description is N TR 795 BLK 2 LOT 25 TR 795 BLK 2 LOT 25 AND BLK 2 LOT 26, and Assessor's Parcel Number 057-170-65; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities). This is recommended because the request involves the operation of a massage establishment within an existing commercial suite without increasing the site's commercial floor area; and

WHEREAS, on January 13, 2022, February 3, 2022, and April 14, 2022, the City's Development Management Team (DMT) reviewed the proposed project and determined it complies with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, on June 8, 2022, the Planning Commission of the City of San Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, The Planning Commission of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

The Class 1 exemption specifically exempts from further CEQA review the operation, repair, maintenance, and minor repair of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This exemption covers interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Here, the request consists of the operation of a massage establishment within an existing commercial suite without increasing the site's commercial floor area. Additionally, the request meets parking requirements. Thus, the project qualifies for the Class 1 exemption.

Furthermore, none of the exceptions to the use of the Class 1 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. There are no sensitive resources on the project site or in the vicinity. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. Thus, the Class 1 exemption applies, and no further environmental review is required.

Section 3. Conditional Use Permit Findings

With respect to Conditional Use Permit (CUP) 22-165, the Planning Commission finds as follows:

- A. The proposed use is permitted within the subject zone and complies with all the applicable provisions of the Zoning Ordinance, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed, in that:
 1. The massage establishment contributes to the mix of local-serving commercial uses that help meet the needs of nearby residents, consistent with Primary Goal No. 8 of the Centennial General Plan Land Use Element, which states: *"Provide a diversity of land use areas that complement one another and are characterized by differing functional activities and intensities of use"*;
 2. The Orange County Sheriff's Department (OCSD) completed a background check on the operator and concluded the operator is in good standing with no record of illegal activity related to massage services. Therefore, the OCSD supports the approval of CUP 22-165 for massage services,

consistent with Urban Design Element Policy 3.06, which states: “We require Police Department review of uses that may be characterized by or historically associated with high levels of noise, nighttime activities, and/or rates of crime; and impose appropriate conditions or land use and design controls to prevent adverse impacts on adjacent uses.”

3. The proposed use is located in a zone that allows massage uses as a conditionally permitted use that must comply with special zoning, operation, facility, and licensing requirements in the Municipal Code to ensure the proposed use is compatible with the neighborhood and consistent with the intent of the zone; and
- B. The site is suitable for the type and intensity of use that is proposed, in that:
1. Parking requirements are satisfied. The new massage service does not intensify parking;
 2. No major exterior building or site changes are proposed as part of this request;
 3. The request involves the use of existing commercial space and maintains floor area intensity to accommodate the massage establishment; and
 4. The suite is located in an area visible from the public right-of-way, common pedestrian corridors, and a courtyard on the property.
- C. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity, in that:
1. Parking requirements are satisfied. The new massage service does not intensify parking;
 2. No major exterior building or site changes are proposed as part of this request;
 3. The request involves the use of existing commercial space and maintains floor area intensity to accommodate the massage establishment;
 4. The proposed tenant has not been convicted for criminal violations, nor has the tenant had a license revoked or suspended;
 5. The Code Compliance Division reviewed the application and has no concerns given the location’s visibility from common and public areas and the operator’s track record. Code Compliance staff supports the request as conditioned;
 6. The Orange County Sheriff’s Department (OCSD) completed a background check on the operator and concluded the operator is in good standing with no record of illegal activity related to massage services. Therefore, the OCSD supports the approval of CUP 22-165 for massage services;

7. The massage technician for the business holds an active license from the California Massage Therapy Council (CAMTC); and
 8. The proposed use must comply with special operational, facility, attire, sanitation, and licensing requirements in the Municipal Code for massage establishments (17.28.185) and must meet Conditions of Approval (attached as Exhibit A). These requirements and conditions apply to ensure the proposed use is compatible with surrounding uses and properties. This includes but is not limited to requiring massage technicians be certified with the California Massage Therapy Council (CAMTC) to get a City business technician license, limiting hours of operation, requiring information to be posted in a visible location on various items, such as services provided, staffing, and more.
- D. The proposed use will not negatively impact surrounding land uses, in that:
1. Parking requirements are satisfied. The new massage service does not intensify parking;
 2. No major exterior building or site changes are proposed as part of this request;
 3. The request involves the use of existing commercial space and maintains floor area intensity to accommodate the massage establishment;
 4. The proposed tenant has not been convicted for criminal violations, nor has the tenant had a license revoked or suspended;
 5. The Code Compliance Division reviewed the application and has no concerns given the location's visibility from common areas and the operator's track record. Code Compliance staff supports the request as conditioned;
 6. The Orange County Sheriff's Department (OCSD) completed a background check on the operator and concluded the operator is in good standing with no record of illegal activity related to massage services. Therefore, the OCSD supports the approval of CUP 22-165 for massage services;
 7. The massage technician for the business holds an active license from the California Massage Therapy Council (CAMTC); and
 8. The proposed use must comply with special operational, facility, attire, sanitation, and licensing requirements in the Municipal Code for massage establishments (17.28.185) and must meet Conditions of Approval (attached as Exhibit A). These requirements and conditions apply to ensure the proposed use is compatible with surrounding uses and properties. This includes but is not limited to requiring massage technicians be certified with the California Massage Therapy Council (CAMTC) to get a City business technician license, limiting hours of operation, requiring information to be

posted in a visible location on various items, such as services provided, staffing, and more

Section 4. Planning Commission Approval.

Based on the foregoing recitals and findings, and the written and oral comments, facts, and evidence presented, the City of San Clemente Planning Commission approves Conditional Use Permit 22-165, Ashiatsu by the Sea Massage, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Planning Commission on June 8, 2022.

Chair

CERTIFICATION:

I HEREBY CERTIFY this Resolution was adopted at a regular meeting of the City of San Clemente Planning Commission on June 8, 2022, carried by the following roll call vote:

- AYES: COMMISSIONERS:
- NOES: COMMISSIONERS:
- ABSTAIN: COMMISSIONERS:
- ABSENT: COMMISSIONERS:

Secretary of the Planning Commission

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT 22-165, ASHIATSU BY THE SEA MASSAGE

1.0 GENERAL CONDITIONS OF APPROVAL

- | | | |
|-----|---|---------------|
| 1.1 | Within 30 days of receipt of the signed conditions of approval, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City, unless an extension is granted by the City Planner. | Planning |
| 1.2 | The applicant shall defend, indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner. Applicant shall pay all costs, The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning |
| 1.3 | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval. Any modifications to the project shall be reviewed by the City Planner in accordance with Zoning Ordinance Section 17.12.180. | Planning |
| 1.4 | The applicant shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws. | All |
| 1.5 | Use of the subject property shall conform to all occupancy requirements, including posting of signs related to the maximum occupancy limitations. | Code Comp |
| 1.6 | Conditional Use Permit 22-165 shall be deemed to have expired if within one year of approval the project is not commenced, or the project permitted by the approved application has lapsed, as defined by Zoning Ordinance Section 17.12.150. | Planning * |

- 1.8 The Applicant (including any property owners and managers, and their designees) understands and agrees that no window, banner, or temporary signage is part of this review, nor is any such signage approved or permitted by this permit. Window, banner, and temporary signage shall comply with Zoning Ordinance Table 17.84.030A & Section 17.84.030(H), and any applicable Master Sign Programs. Applicant understands and agrees that as a condition of approval of this permit that Applicant is aware of the City's window, banner, and temporary sign regulations and that compliance with those regulations is a term of the subject permit's approval by the City. As such, any violation of the City's regulations related to window, banner, or temporary signs shall constitute a violation of SCMC Section 8.52.030(Y), as discussed in accompanying conditions of approval. [Citation - Section 17.16.240.D of the SCMC] Code Comp **
- 1.9 If for any reason City Staff determines the message use is not in compliance with the conditions of approval or intent of the Zoning Code related to the Minor Conditional Use Permit, the permit may be revoked and/or sent to the decision making body for modification. Any request for expansion of the use must be approved by the decision making body as an amendment to Conditional Use Permit 22-165. Planning **
- 1.10 The Applicant (including any property owners and managers, and their designees) understands and acknowledges that banners and any temporary signage must meet the City's standards as to placement and time frame displayed according to the City's Municipal Code 17.84.010. No human, moving, or event-related signs placed off-site are permitted. Code Comp **
- 1.11 The Applicant (including any property owners and managers, and their designees) understands and agrees that no window, banner, or temporary signage is part of this review, nor is any such signage approved or permitted by this permit. Window, banner, and temporary signage shall comply with Zoning Ordinance Table 17.84.030A & Section 17.84.030(H), and any applicable Master Sign Programs. Applicant understands and agrees that as a condition of approval of this permit that Applicant is aware of the City's window, banner, and temporary sign regulations and that compliance with those regulations is a term of the subject permit's approval by the City. As such, any violation of the City's regulations related to window, banner, or temporary signs shall constitute a violation of SCMC Section 8.52.030(Y), as discussed in accompanying conditions of approval. [Citation - Section 17.16.240.D of the SCMC] Code Comp **
- 1.12 These conditions of approval shall be posted in a conspicuous Code

- location clearly visible to employees to ensure they are informed of and adhere to requirements and policies for all operations of the business. Comp
**
- 1.13 The Applicant (including any lessee, or other person or entity with the responsibility to manage the subject property, future property owners and managers, and their designees) shall obtain approval, from the Planning Division, of an exterior light fixture near the entry to Suite 100, to further illuminate exterior surroundings. Planning
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- 1.14 The Applicant (including any lessee, or other person or entity with the responsibility to manage the subject property, future property owners and managers, and their designees) shall obtain, and provide to the Planning Division, written acknowledgement of the massage business from all tenants within Suite 100. Planning
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- 4.0 PRIOR TO ISSUANCE OF BUILDING PERMITS**
- 4.1 The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution. Planning
- 7.0 OPERATIONAL CONDITIONS OF APPROVAL**
- 7.17 The Applicant (including any property owners and managers, and their designees) shall use her/his best judgment and best management practices to ensure commercial activities on the premises will be conducted in a manner that will not be disruptive to neighbors. The business owner/property owner shall be responsible for ensuring compliance with the San Clemente Municipal Code (SCMC), and all conditions of approval contained herein. The Applicant (including any property owners and managers, and their designees) hereby understands that noncompliance with regulations and conditions of approval, shall be immediate grounds for citation pursuant to SCMC Section 8.52.030(Y), which states, "It is declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this City to maintain such premises in such manner that ... A structure, improvement, property, and/or land use is not in compliance with terms and/or conditions of any City of San Clemente issued permit or approval," and any subsequent revision of this section of the code. [Citation - Section 8.52.030(Y) of the SCMC] Code
Comp
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- 7.18 The Applicant (including any property owners and managers, and their designees) shall be responsible for ensuring that no noise-generating maintenance activities on the subject property are conducted between the hours of ten (10:00) p.m. and seven (7:00) Code
Comp
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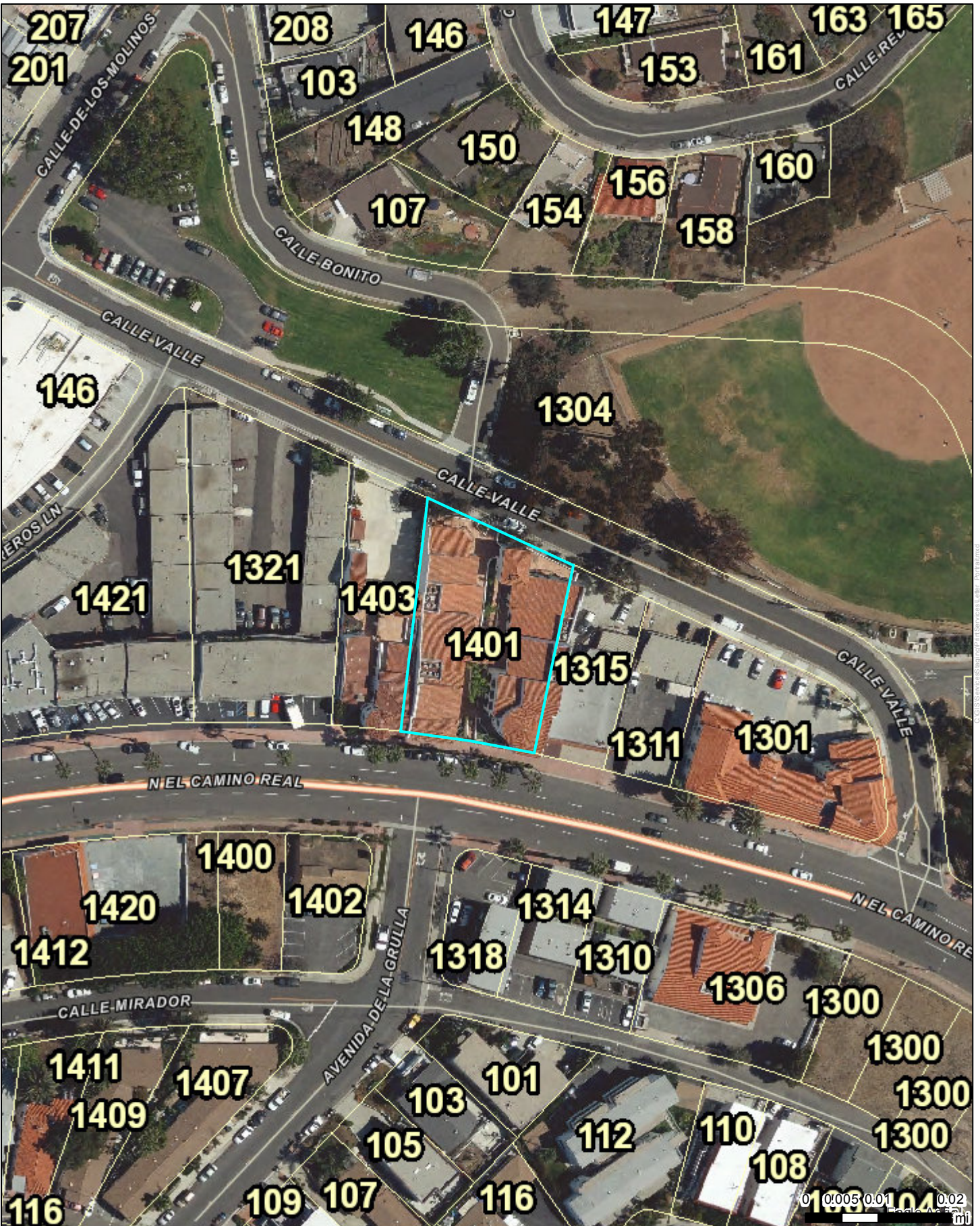
a.m. Such prohibited activities include, but are not limited to, dumping trash into outside trash bins, the use of parking lot sweepers, and the use of high-pressure washers. [Citation - Section 8.48.070(P) of the SCMC]

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|------|---|--------------------|
| 7.19 | The Applicant (including any property owners and managers, and their designees) shall be responsible for ensuring that no loud and excessive noise-generating activities on the subject property in connection with loading or unloading any vehicle or the opening and destruction of bales, boxes, crates and containers are conducted between the hours of ten (10:00) p.m. and seven (7:00) a.m. [Citation - Section 8.48.070(O) of the SCMC] | Code Comp ** |
| 7.21 | The applicant, or designee, shall provide a recognizable and readable window sign at the main entrance identifying the establishment as a massage establishment, in accordance with Zoning Ordinance Sections 17.84.030. | Planning ** |
| 7.26 | The Applicant (including any property owners and managers, and their designees) shall abide by all applicable laws, including Orange County Health Department laws. | Code Comp ** |
| 7.27 | The Applicant (including any property owners and managers, and their designees) shall ensure that discharge of washwater and other pollutants is prohibited from entering the storm drain system. Applicant must prevent pollutants (e.g. sediment, trash, food waste etc.) and any washwater used during cleanup from entering the storm drain system. | Code Comp ** |
| 7.28 | A manager of the business shall be on the premises at all times, and available to respond to issues raised by representatives from the Orange County Sheriff's Department, Orange County Fire Authority, or City of San Clemente Code Compliance, during the hours of operation. | Code Comp ** |
| 7.29 | Prior to commencement of massage services, the applicant, or designee, shall submit to the Planning Division, the name, phone number, e-mail address, and home address of the suite manager(s) overseeing Suite 100 at 1401 North El Camino Real. In the event a change of suite manager(s) occurs, the applicant, or designee, shall notify the Planning Division and provide updated contact information of said suite manager(s). | Planning ** |
| 7.30 | During massage service hours, a suite manager identified with the Planning Division shall be present within Suite 100, and available to respond to issues raised by representatives from the Orange County Sheriff's Department, Orange County Fire Authority, or City of San Clemente Code Compliance. | Planning ** |

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|------|---|--------------------------------|
| 7.31 | The Applicant (including any lessee, or other person or entity with the responsibility to manage the subject property, future property owners and managers, and their designees) shall maintain surveillance cameras at the subject property in a fully operational condition during hours of operation, and installed in a fashion to capture the entry of Suite 100 at all times, and shall store all footage for a minimum of 30 days. | Planning ** |
| 7.32 | The applicant, or designee, shall provide footage of the premises, including angles of view towards Suite 100, to City staff upon request. | Planning ** |
| 7.33 | Massage services shall terminate no later than 7:00 p.m., daily. A massage begun any time before 7:00 p.m. must nevertheless terminate at 7:00 p.m. | Planning ** |
| 7.34 | Massage services shall be provided in the treatment room, within Suite 100, as identified on the approved conceptual floor plan. | Planning ** |
| 7.35 | The Applicant (including any lessee, or other person or entity with the responsibility to manage the subject property, future property owners and managers, and their designees) shall provide access to all areas of the shared tenant suite (Suite 100) when requested by City employees for the purposes of inspections, pursuant to Zoning Ordinance Section 17.28.185(I). | Planning Code Comp ** |

* Denotes a modified Standard Condition of Approval

** Denotes a project-specific Condition of Approval



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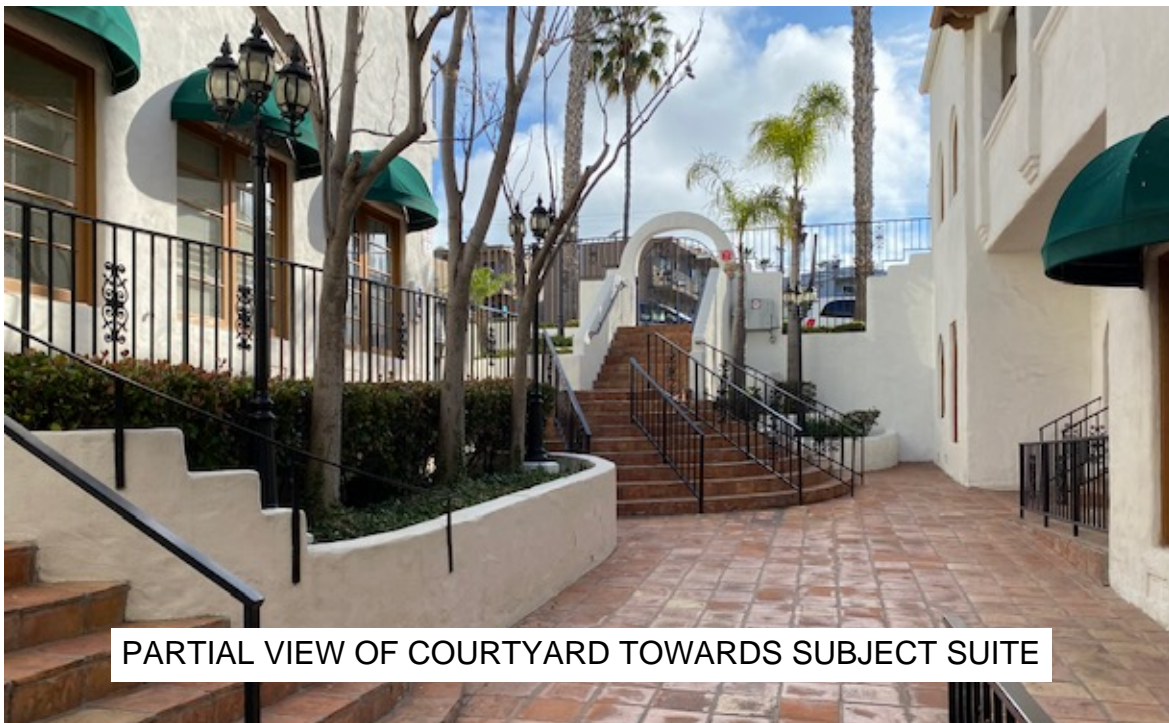


CUP 22-165, ASHIATSU BY THE SEA MASSAGE
1401 N. EL CAMINO REAL

SITE PHOTOGRAPHS



STREET VIEW OF PLAZA AND SUITE ENTRANCE



PARTIAL VIEW OF COURTYARD TOWARDS SUBJECT SUITE

SITE PHOTOGRAPHS



FRONT VIEW OF SUITE 100

FLOOR PLAN

