



STAFF REPORT
6/7/2023

TO: Planning Commission Chair and Commissioners

FROM: Eva Lara, Planning Technician

SUBJECT: Monarca Salon Studio

SPECIFICS: Conditional Use Permit No. 365 to allow a salon studio at a 5,460 sq. ft. existing commercial building located at 84090 Avenue 50 in the C-G (General Commercial) zone. Humberto Cortez (Applicant)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2023-013 approving Conditional Use permit No. 365 to allow a beauty salon studio located at 84090 Avenue 50 pursuant to the findings and conditions of approval contained in the attached resolution.

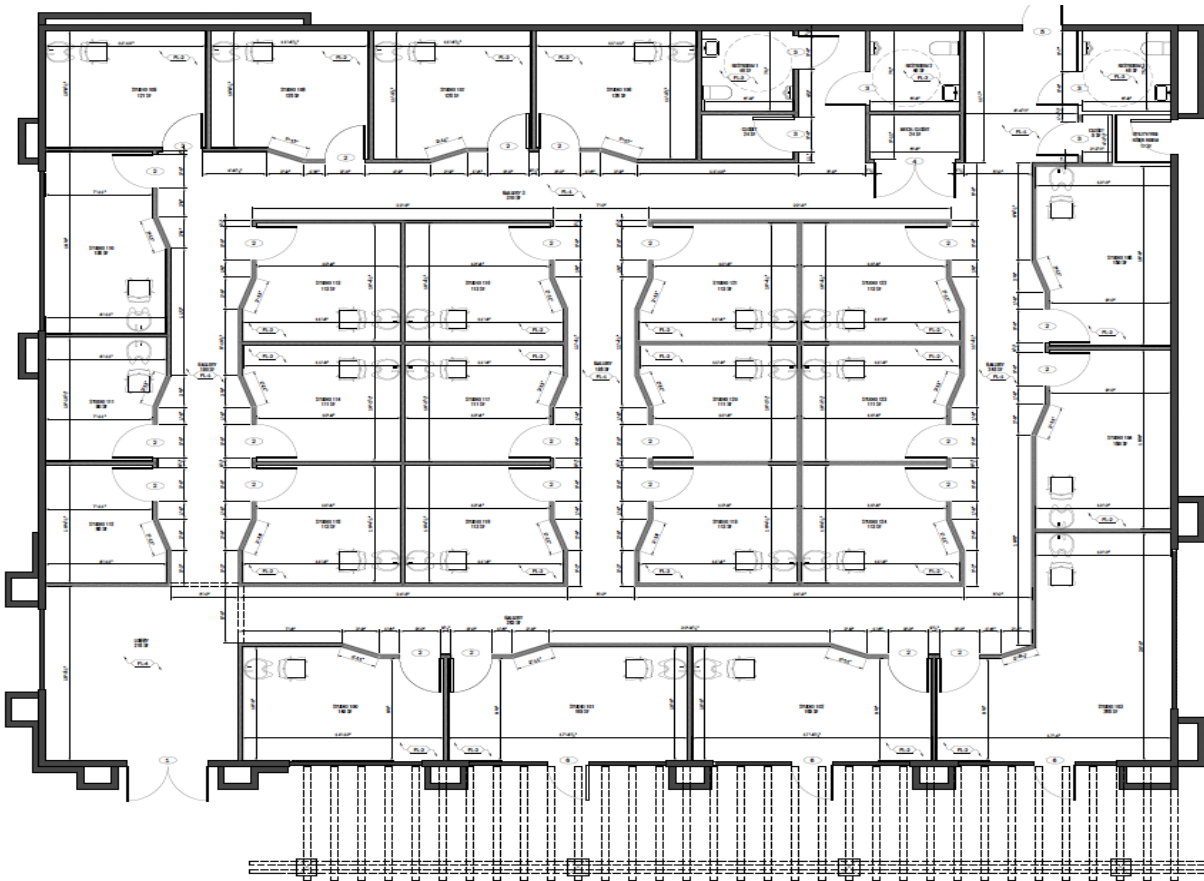
BACKGROUND:

The subject site is an existing stand-alone commercial building, known as Shops 2, located within the 7.19-acre Van Buren Plaza commercial center located at 84090 50th Ave (APN 603-260-054) and constructed in 2008. The commercial center was approved in 2007 and was part of a phased development, which included a 167 lot gated residential community on 12.81 acres to the north of the commercial center. The residential community never developed and the entitlements for the residential community (Tentative Tract Map 34434) are considered expired. The Shops 2 building is on a 1.7 acre side and was previously occupied as an educational facility operated by Coachella Imagine Charter School with approval of Conditional Use Permit (CUP) No. 257 on January 13, 2013. The Coachella Imagine Charter School has since moved into another location. Commercial Pads A and C were intended for drive thru businesses but remain vacant within the commercial center. The applicant, Humberto Cortez, owns the two multi-tenant buildings (Shops 1 and 2) and would like to convert the existing building into 25 rentable salon studios for hair, makeup, and beauty related uses.

DISCUSSION/ANALYSIS:

The applicant, submitted a request for a CUP to allow beauty salon studios within an existing building. The zoning designation where the building is situated is C-G (General Commercial) and allows for beauty salon studios within a single commercial building under a Conditional Use Permit.

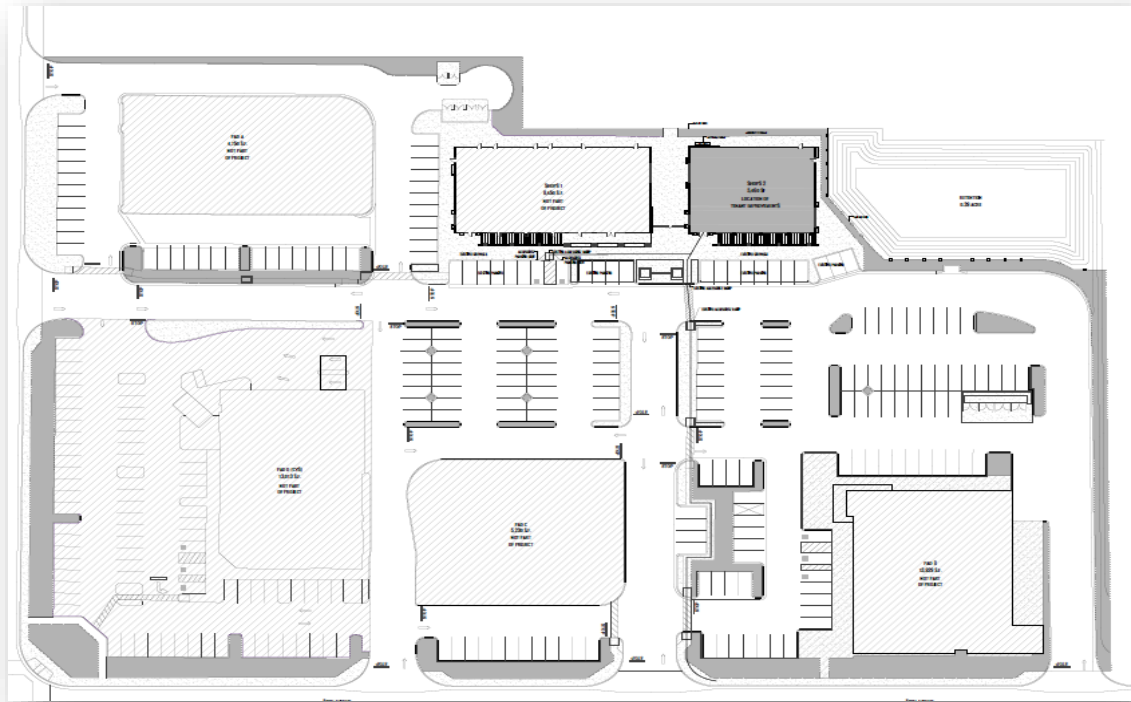
The commercial building would be converted to house 25 individual salon studios. Each client will be able to rent their own salon space for beauty related uses. One main entrance opens into a lobby where halls provide access to each individual studio. Every studio will be fully enclosed, each with their individual door. The studios vary in size, ranging from 90 sf to 265 sf. Most studios will be occupied by one tenant, while the larger studios might be occupied by two. The front facing studios will have two points of access, one from within the building and the other from the front of the building. In addition, two regular and one ADA compliant restroom can be accessed from within the building. The restrooms will be located towards the northeast rear corner of the building.



Floor Plan

Site Plan / Parking and Circulation:

The site is fully developed with five points of access, two from Van Buren Street, and three from Avenue 50. The site provides ample parking spaces for the existing commercial center, plus the structure counts with its own parking lot. The parking lot has sufficient amount of lighting and the parking pavement is in good condition. No site modifications are proposed.



Parking Availability & Points of Access

Landscape:

The previous landscape plan was approved with the CVS convenience store entitlement in 2008. The CVS store has not maintained landscape areas; however, the applicant has currently been maintaining the entire site. In review of images of landscape conditions from 2012 to 2023 it is apparent that landscape conditions of the site have deteriorated significantly and the approved landscape plan is not been maintained (Attachment 5 and 6). There are significant instances of removed trees and hundreds of missing shrubs. Although the landscape plan the applicant submitted as Attachment 4 only proposes to maintain the portion within his responsibility, he plans to contact the management companies within the Van Buren Shopping Plaza, in order to come to an agreement to bring the landscape to compliance in the rest of the shopping center. He has volunteered to maintain the landscape of the entire site as long as the rest of the property owners install their portion of the landscape per the approved plans.

The applicant improved landscape areas around the commercial buildings and parking areas under his ownership, such as adding 3/8" Desert Gold gravel and Palm Trees. The landscape proposed in the landscape plan is suitable for desert environment all year round. A condition of approval has been added to ensure that the landscape is improved with groundcover, shrubs and trees and properly maintained in association with the operation of the CUP.

Hours of Operation:

The hours of operation of the salon businesses will be:

Monday – Saturday: 8AM to 6PM

Sunday: 8AM to 2PM

Environmental Setting:

The subject site is within an existing commercial building at 84090 50th Ave, substantially surrounded by the R-S Residential Single-Family zone.

North: Vacant Lot/ R-PUD Residential Planned Unit Development (expired entitlement)

South: Residential Tract (Valencia)/ R-S Residential Single-Family

East: Residential Tract (Paseo Del Las Palmas)/ R-S Residential Single-Family

West: Residential Tract (La Morada)/ R-S Residential Single-Family

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no expansions of floor area are proposed.

ALTERNATIVES:

1. Adopt Resolution No. PC 2023-13 approving Conditional Use Permit No. 365 with the findings and conditions as recommended by Staff.
2. Deny the proposed Conditional Use Permit
3. Continue this item and provide staff and the applicant with direction.

RECOMMENDATION

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve Conditional Use Permit No. 365 with the findings and conditions listed in Resolution No. PC 2023-13.

Attachments:

1. Resolution No. PC 2023-08 (CUP No. 365)
Exhibit A – Conditions of Approval CUP 365
2. Vicinity Map
3. Salon Studio Floor Plan
4. Landscape Plan – Proposed by applicant
5. Landscape Plan – Van Buren Plaza – conceptual
6. Landscape Comparison exhibit
7. Existing site landscape conditions at Van Buren Plaza
8. Site Plan – Van Buren Plaza