

**ITEM 5.3:**      **Conditional Use Permit – 9077 Foothills Boulevard – NIPA PCL 50 – Charis Day Spa**  
**Conditional Use Permit – File #PL24-0926**

**REQUEST**

The applicant requests a Conditional Use Permit to operate a massage and day spa in the Light Industrial (M1) zone district.

Applicant – Laura Hummel, Charis Day Spa  
Property Owner – Meduri Automotive, LLC

**SUMMARY RECOMMENDATION**

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues associated with this request. The applicant has reviewed and agrees with all recommended conditions of approval.

**BACKGROUND**

The project site is located at 9077 Foothills Boulevard, on the south side of Albertsons Drive between Niblick Drive and Foothills Boulevard, within the North Industrial Plan Area (Figure 1). The subject property has a zoning designation of Light Industrial (M1) and a General Plan land use designation of Light Industrial (LI).

On November 18, 1999, the Design Committee approved a Design Review Permit to allow the construction of a card lock fuel facility (Roseville Fuel Plaza), which includes a service canopy for six (6) fuel islands, an 11,386 square foot truck service building with three (3) service bays and two (2) wash bays, and a 2,494 square foot office/deli building. Also included was an Administrative Permit to approve a 16-space parking reduction and a Voluntary Merger request to merge two (2) existing parcels into one (1) 3.09-acre parcel. The applicant was not able to record the lot merger prior to the expiration of the entitlement. As a result on March 7, 2001, the Subdivision Committee approved a Voluntary Merger (VM 01-01) to merge two (2) parcels into one 3.09-acre parcel. This lot merger was recorded. In April 2004, a Parcel Map was administratively approved to create two (2) separate parcels to allow the deli/office building and associated parking to be on a separate parcel from the Roseville Fuel Plaza.

Charis Day Spa is requesting a Conditional Use Permit (CUP) to allow the continued operation of an existing massage and day spa within the 2,494-square-foot restaurant and office building. Approval of the CUP would allow the personal services use within the M1 zone district.



use is less than what was originally approved (e.g. an office). The proposed massage and day spa meet the minimum requirements for parking and therefore conforms with the Zoning Ordinance.

**Table 1: Parking Table**

Tenant	Sq. ft.	Parking Ratio	# of spaces req.
Restaurant	1,494	1/100	15
Charis Day Spa	1,000	1/300	3
Midas	11,386	1/400	28
	5 bays	1/bay	5
<b>Total Required</b>			<b>51 spaces</b>
Administrative Permit Parking Reduction			-16
Spaces Required			35
Spaces Provided			36
<b>Excess spaces</b>			<b>1 space</b>

- 3. The location, size, design and operating characteristics of the proposed use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

The M1 zone district is intended to include offices, light industrial, and research and development uses that generate very limited noise, vibration, odor, dust, smoke, light or other pollutants. The proposed use is similar in operations to an office and would not conflict or be adversely impacted by the surrounding uses.

The hours of operation for Charis Day Spa will be similar to surrounding businesses such as the restaurant, offices, and auto repair. According to the Business Operation Plan (Exhibit A), there are a total of five (5) employees who all work by appointment only; no walk-in customers are accepted at this location. Clients will book online or by contacting the practitioner directly. Hours of operation vary depending on the availability of the practitioner, however, the earliest appointment that is anticipated is 9:00 am Monday through Saturday, and the latest appointment will be 7:00 pm Monday through Saturday. Occasionally there will be one practitioner who will schedule appointments on Sundays. Additionally, the applicant has also provided the current workdays for the practitioners which shows that, there will only be one day a week (Tuesday) in which four (4) practitioners and four (4) clients could be present. However, given the part time nature of the work schedules it is anticipated this situation would rarely occur.

Based on the hours of operation, the number of employees, and the practitioner’s availability, the proposed project will be compatible with the operation of the Roseville Fuel Plaza and the surrounding businesses in the area.

**PUBLIC OUTREACH**

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)’s website. A notice of the public hearing was published in the Roseville Press Tribune on February 28, 2025, and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

## **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alterations to Land Use Limitations, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with the exemption classification, the project does not result in any changes in land use or density.

## **RECOMMENDATION**

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the **CONDITIONAL USE PERMIT – 9077 FOOTHILLS BOULEVARD – NIPA PCL 50 – CHARIS DAY SPA CONDITIONAL USE PERMIT – FILE #PL24-0926** subject to five (5) conditions of approval.

### **CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT, FILE #24-0926**

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **March 13, 2027**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one (1) year from **March 13, 2028**. (Planning)
2. The operations are approved as shown in Exhibits A-B and as conditioned or modified below. (Planning)
3. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements. At a minimum the applicant shall secure a Certificate of Occupancy for the change in use. (Building)
4. The applicant shall obtain and keep current all permits as required by the Police Department in compliance with Municipal Code Chapter 9.10 relating to Massage Establishments. (Police)
5. The approved hours of operation shall be Monday through Sunday from 9:00 am – 7:00 pm. (Planning)

## **EXHIBITS**

- A. Business Operation Plan
- B. Floor Plan

**Note to Applicant and/or Developer:** Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.