

ITEM 5.2: Conditional Use Permit – 9089 Foothills Boulevard – NIPA PCL 50 – IMAGE Studios – File #PL25-0346

REQUEST

The applicant requests a Conditional Use Permit to allow IMAGE Studios (salon studios) to operate in a Light Industrial (M1) zone district.

Applicant – Kris Steward, Plan Steward, Inc.
Property Owner – Eureka Development Company, 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 four (4) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

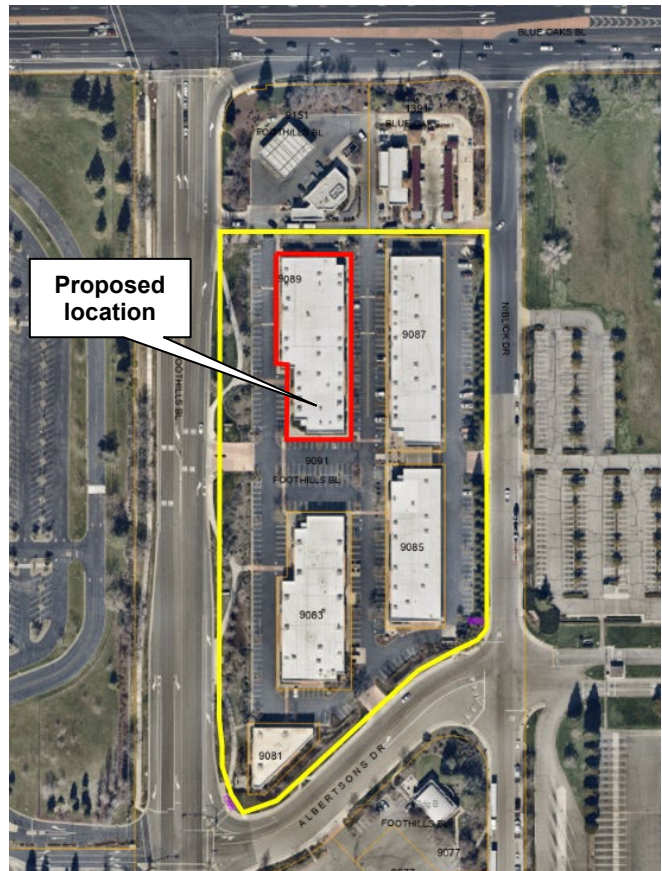
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located at 9089 Foothills Boulevard within the City’s North Industrial Planning Area (NIPA) (see Figure 1). The NIPA is not subject to a specific plan, but is a recognized planning subarea of the City approved in 1995. The site has a zoning designation of Light Industrial (M1) and a land use designation of Light Industrial (LI). The 25,253-square-foot building is one of five in the Blue Oaks Technical Center, located north of Albertsons Drive and west of Niblick Drive. The surrounding light industrial buildings are occupied by commercial and light industrial uses. The project site is located adjacent to Foothills Boulevard to the west, a gas station to the north, and commercial and light industrial uses to the east and south.

The Blue Oaks Technical Center was approved by the Planning Commission through the City’s Design Review Permit process under file #DRP 97-61 on July 23, 1998. This entitlement allowed the construction of five (5) buildings totaling 98,387 square feet on 10.1 acres, including associated parking and landscaping improvements. A Tentative Subdivision Map was approved

Figure 1: Project Site



concurrently (file #SUBD 97-17) to subdivide the 10.1-acre parcel into eight (8) parcels ranging in size from 0.21 to 5.05 acres. Subsequently on September 13, 2001, the Planning Commission approved the request for a Conditional Use Permit (CUP) to allow Calvary Baptist Church to occupy approximately 13,000 square feet at 9089 Foothills Boulevard, Suite 900 (file #CUP 01-19). An Administrative Permit (file #AP 01-41) for a parking reduction was also approved to allow a reduction in shared parking. The church no longer occupies the building.

The current request is for a CUP to allow Image Studios (salon studios) to operate within the space previously occupied by Calvary Baptist Church. The salon studios will operate within a 6,789-square-foot portion of the 25,253-square-foot building. The space would be subdivided into approximately 30 to 34 single and double salon studios for operation by hairstylists, estheticians, nail techs, and other beauty and wellness professionals. These uses are considered personal service uses, which require a CUP in the M1 zone district. The CUP process allows the Planning Commission the opportunity to review the project's compatibility with surrounding uses.

EVALUATION AND FINDINGS

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a Conditional Use Permit (CUP). The three findings are listed below in *italicized, bold print* and are followed by an evaluation of the proposal in relation to each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan.

The project site has a land use designation of Light Industrial (LI). The site is located within the North Industrial Planning Area, which is not subject to a Specific Plan. Primary uses allowed in the LI land use designation include research and development (which may include manufacturing and assembly), electronics assembly, warehousing, intensive commercial uses (e.g., auto body repair, landscaping material sales, retail and wholesale lumberyards). Secondary uses include commercial uses (e.g., banks, restaurants, commercial day care centers, florist, etc.) and are further regulated by the zoning designation. The proposed salon suites are considered “personal services” which is not considered a primary or secondary use in the LI land use designation; however, this use is listed as conditionally compatible with the M1 district. When potential for conflict between uses occurs, the General Plan relies on the Zoning Ordinance through the CUP process to evaluate the appropriateness of a use. A CUP allows potential incompatibilities between land uses to be addressed and conditions to be added to minimize conflicts. With approval of the CUP, the project is consistent with the General Plan.

2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.

The Zoning Ordinance does not contain development standards specific to personal services but does contain standards for required parking spaces and building height. The proposed business will utilize an existing building, with no new buildings or structures proposed. The Zoning Ordinance requires personal service uses to provide one (1) parking space per 300 square feet. However, staff has applied a more stringent parking ratio (1 space per 200 square feet) to salon suites based on the nature of the business. Based on this ratio, the project requires 34 parking spaces. The Blue Oaks Technical Center provides a total of 356 parking spaces among the five buildings. Based on the current mix of tenants within the center, the total parking requirement for all uses is 355 spaces, resulting in a surplus of one (1) space (see Attachment 1 – Parking Table). Therefore, there is sufficient parking to accommodate the proposed salon studios, and the project is consistent with the Zoning Ordinance.

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 salon studio suites will occupy 6,789 square feet of the 25,253-square-foot building. As mentioned, the space would be subdivided into approximately 30 to 34 single and double salon studios for operation by hairstylists, estheticians, nail techs, and other beauty and wellness professionals. The salon studios would range from 100 to 185 square feet in size each. Beauty and wellness professionals will rent the turn-key salons weekly and operate their small-scale salon within each studio. Restrooms, waiting areas, and a laundry room would be shared among the salon studios.

The space would have approximately 30 to 45 people at any single time, including salon operators and customers. Many operators will not work full-time, and each salon would accommodate one to two customers during services. The hours of operation will be approximately 9 a.m. to 7 p.m. daily. Many of the businesses in the center do not operate on the weekends, which would provide greater parking availability for the salon patrons.

Based on the information presented above and with the conditions of approval, staff has not identified any potential adverse effects of this project upon the public health, safety and welfare, or upon property or improvements in the vicinity of the project site and therefore supports approval of the request.

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 August 1, 2025, and was also distributed to all property owners within 300 feet of the site, interested persons, and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

The project is categorically except from the provisions of the California Environmental Quality Act (CEQA) Guidelines per Section 15305 pertaining to minor alterations to land use limitations and pursuant to Section 305 of the City of Roseville CECA Implementing Procedures. Consistent with this 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 as listed in the staff report and approve the **CONDITIONAL USE PERMIT – 9089 FOOTHILLS BOULEVARD – NIPA PCL 50 – IMAGE STUDIOS – FILE #PL25-0346** subject to four (4) conditions of approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT – FILE #PL25-0346

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **August 14, 2025** and if not effectuated shall expire on **August 14, 2027**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)

2. The project is approved as identified and shown in Exhibits A—C, and as conditioned or modified below. Any modifications to the operations shall require approval of a Conditional Use Permit Modification. (Planning)
3. The approved hours of operation shall be Monday through Sunday from 9:00 am – 7:00 pm. (Planning)
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)

ATTACHMENT

1. Parking Table

EXHIBITS

- A. Operational Description
- B. Site Plan
- C. 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.