

IMAGE Studios **Project Description** June 2025

The Applicant requests a conditional use permit to operate IMAGE Studios (salon studios) in an existing building at 9089 Foothills Boulevard on the southeast corner of Blue Oaks Boulevard and Foothills Boulevard.

Project Site. The use is proposed in an existing 25,253 square foot (sf), single-story building at 9089 Foothills Boulevard. The 0.78-acre parcel is southeast of the Foothills Boulevard and Blue Oaks Boulevard intersection. The building (Building A-1) is one of five in the Blue Oaks Technical Center north of Albertsons Drive and west of Niblick Drive. Eureka Development Company, LLC owns the property.

Industrial properties surround the site to the north, east, west and vacant land to the south. The surrounding light industrial buildings are occupied by commercial and light industrial uses, and salon services occupy some of the surrounding buildings.

Building Use. The 9809 Foothills Boulevard building was constructed in 2001. Metro Calvary Church previously occupied a portion (Suite 900) of the building and operated under a separate use permit. Other tenants in the building include a golf equipment wholesale company and a real estate office.

Land Use Designation/Zoning. The site is a portion of Parcel 50 of the North Industrial Plan Area (NIPA-PCL50). The site's General Plan/Specific Plan land use designation is Light Industrial (LI), and the zoning is Light Industrial (M1). The proposed salon suites use is consistent with the definition of Personal Services which is a commercial use type. Personal Services are permitted in the M1 zone district with a conditional use permit (RMC 19.14.020).

Proposed Project. The Applicant proposes Image Studios salon studios in a 6,789 sf portion of the 25,253 sf 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. Salon studios would range from 100 to 185 sf in size each and improved with modern salon furnishings (sink, chairs, cabinets) 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.

Operations. Occupancy would be approximately 30-45 people at any single time, including salon operators and customers. Many operators do not work full-time, and each salon would accommodate one to two customers during services. Business hours would be approximately 9 am to 7 pm daily.

Exterior Improvements. No improvements or modifications are proposed to the project site, landscaping, or building exterior.

Parking. The parking standard for Personal Services is one off-street parking space per 300 square feet (RMC 19.26.030(A)(4)). Under the Personal Services parking standard (one space per 300 sf), the 6,789 sf use would require 23 off-street parking spaces.

At the February 5, 2015, Planning Commission/Design Committee Workshop regarding parking, City staff evaluated parking standards for salon studio uses, similar to the proposed IMAGE Studios project. The analysis determined that the Personal Services parking standard may understate parking demands for salon studios. The analysis considered a parking standard of one space per 200 sf or one space per 250 sf. Under each of these standards, the project would require 28 (one space per 250 sf) to 34 (one space per 200 sf) parking spaces.

Discontinuation of the previous church use would eliminate the church's parking demand, and the proposed IMAGE Studios would increase demand by approximately 28 to 34 spaces. The Blue Oaks Technical Center (9089, 9087, 9085, 9083, 9081 Foothills Boulevard) includes 356 parking spaces to serve the five buildings.