

# Planning Commission

September 24, 2007

# HAI Ritage 'Hous

- 9242 Hudson Blvd, Suite 3
- Multi-tenant building
- General Business uses
- Seeking to allow therapeutic massage which is allowed as a CUP
- Moved in 2006



# HAI Ritage 'Hous

- “Therapeutic Massage The process by which a practitioner applies massage therapy techniques, and may apply adjunctive therapies, with the intention of positively affecting the health and well being of the client. The rubbing, stroking, kneading, tapping, positioning, causing movement and applying touch and pressure to the body. Adjunctive therapies may include (1) Application of heat, cold, water, mild abrasives, electrotherapy, topical preparations not classified as prescription drugs; (2) the use of mechanical devices and tools which mimic or enhance manual actions; and, (3) instructed self-care and management. Massage therapy shall not include techniques traditionally practiced by chiropractors. Therapeutic Massage shall be performed only by a person who has provided the City with proof of Professional Liability Insurance and/or National Certification.” [sic]

# HAI Ritage 'Hous

- Conditional Use Permit Criteria in City Code:
  - Effects on the health, safety, morals, convenience, or general welfare of surrounding lands
  - Traffic and Parking conditions
  - Effects on utility and school capacities
  - Effect on property values of surrounding lands
  - Effect of the proposed use on the Comprehensive Plan
- Burden is on the city

# HAI Ritage 'Hous

- Staff is recommending approval:
  - The use would not negatively affect the health, safety, morals, convenience, or general welfare of surrounding lands.
  - It would not affect traffic or parking conditions given the use has existed on the site for over one year and staff is not aware of any complaints.
  - The use would have no effect on utility or school capacities.
  - The proposed use would have no effect on property values of surrounding lands.
  - The use would be consistent with the Comprehensive Plan.
- With the following condition:
  - Therapeutic massage to be performed only in conjunction with a formal Salon or Spa.

# HAI Ritage 'Hous



# Carmelite Monastery

- Master Plan previously approved in early 1990's
- Requesting to amend Master Plan for site
- Addition of a detached garage



# Carmelite Monastery





# Carmelite Monastery

- Staff is recommending approval:
  - Impacts to neighbors would be minimal
  - Reasonable request given use of property
- Conditions
  - Proposed structure must meet setbacks
  - Septic system meet requirements