

ADMINISTRATIVE HEARING AGENDA REPORT

SUBJECT: Request for a Minor Use Permit to establish a hair salon in the Crossroads Commercial Center (PD 69-98) on a property zoned Service Commercial with Planned Development overlay (C-S-PD). The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines.

PROJECT ADDRESS: 3165 Broad Street, Suite 118

BY: Eva Wynn, Assistant Planner

Phone Number: (805) 781-7172

FILE NUMBER: USE-0151-2026

Email: ewynn@slocity.org

APPLICANT: Honey Blowout Bar

RECOMMENDATION

Approve the request for a Minor Use Permit to establish and operate a salon (personal services) in the Service Commercial zone (C-S-PD) within a Planned Development overlay (PD 69-98), based on the recommended findings and conditions of approval.

SITE DATA

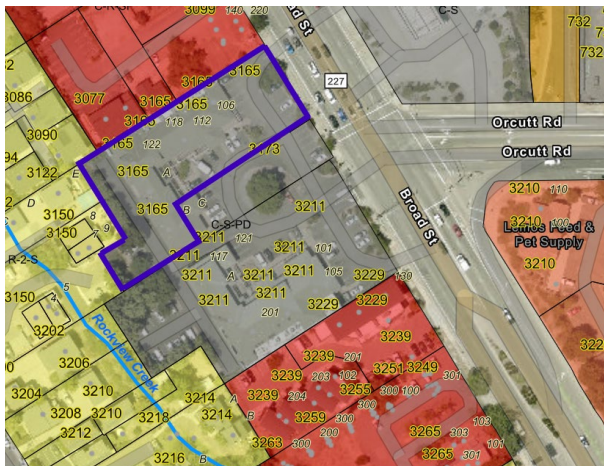
Applicant	Honey Blowout Bar	
General Plan Land Use Designation	Services and Manufacturing	
Zone	Service Commercial with Planned Development Overlay (C-S-PD)	
Site Area	0.7 acres	
Environmental Determination	Categorically exempt from environmental review under CEQA Guidelines Section 15301 (Existing Facilities)	

Figure 1 – Project Site

SUMMARY

Honey Blowout Bar, owned and represented by Missy Valdez, has applied for a Minor Use Permit to operate a salon located in the Service Commercial zone (C-S-PD) within a Planned Development (PD 69-98) at 3165 Broad Street, Suite 118. The project has been evaluated for consistency with the General Plan, Municipal Code and Zoning Regulations, and conditions of Planned Development overlay and was found to be consistent with all applicable regulations.

Based on this evaluation, Staff recommends approval of the request to operate a salon at 3165 Broad St, Suite 118.

1.0 PROJECT BACKGROUND

1.1 Planned Development Approval

The Crossroads Commercial Center was established with a Planned Development overlay (PD 1437), approved by [Ordinance No. 1142 \(1989 Series\)](#). The ordinance amended the zoning map to rezone the project area, including 3165 & 3211 Broad St, from C-S-S to C-S-PD and established a master use list for the development. On July 7, 1998, the City Council approved an amendment to the Planned Development list of allowed uses with [Ordinance No. 1341 \(1998 Series\)](#) (PD 69-98). The record of approvals indicates the Planned Development and list of uses were created to permit a mixed-use site, with residential and commercial units, and to ensure the compatibility of all commercial uses with residential development on site.

1.2 Site and Setting

The site area is an approximately 0.7-acre parcel in the Service Commercial (C-S-PD) zone on the west side of Broad Street at Orcutt Road. The site contains a 2-story mixed-use structure with commercial and residential units. The proposed Minor Use Permit is for an existing 1,400 square foot commercial space within the Crossroads Commercial Center at 3165 Broad Street, Suite 118.

Present Use & Development	Developed property with an existing mixed-use building and site improvements such as access and parking.
Topography	Relatively flat
Access	Broad Street
Zones & Surrounding Uses	North: C-R-SF; residential, commercial retail South: C-R-SF; personal services, commercial retail East: C-S, C-C-S; service station and commercial uses West: R-2-S; residential

1.3 Project Description

The Applicant has applied for a Minor Use Permit to operate a hair salon located in the Service Commercial zone (C-S-PD) within a Planned Development overlay (PD 69-98) at 3165 Broad Street, Suite 118. The applicants are proposing to operate from 8:00 AM to 6:00 PM on Mondays through Fridays and 9:00 AM to 5:00 PM on Saturdays within an existing 1,400 square foot tenant space. Operations are proposed as primarily by appointment to manage client flow throughout the day, and no new construction or additional building square footage is proposed as part of the project (see Attachment A - *Project Description*).

2.0 PROJECT ANALYSIS

Per the approved master use list for PD 69-98, establishment of a hairstylist (i.e. hair salon) requires approval of a Minor Use Permit in the C-S-PD at 3165 Broad St. Approval of the Use Permit and any subsequent modifications are subject to requirements, outlined in [Section 17.110.060](#) (*Criteria for Approval*) and [Section 17.110.070](#) (*Required Findings*), for consistency

with applicable standards and limitations of the General Plan, Zoning Regulations, and previous approvals on the site. Staff has evaluated the project against relevant standards and guidelines and found it to be in compliance as discussed in the following analysis.

2.1 Consistency with the General Plan

The project is located in the Services and Manufacturing land use designation, which the [Land Use Element](#) (LUE) describes as intended for a wide range of service and manufacturing uses to meet the needs of the City and some demands of the region. Certain areas may be reserved through special zoning provisions for certain types of uses to assure compatibility among the wide range of potential uses, and to assure adequate land for certain types of uses (Table 1 – *General Plan Land Use Designations*).

2.2 Consistency with Zoning Regulations

The project is located in the Services Commercial Zone with a Planned Development overlay (C-S-PD). PD 69-98 conditionally allows barbers, hair stylists, and manicurists that are consistent with the Planned Development overlay, prior approvals on-site, and applicable City policies within the C-S-PD Zone.

Mixed Use Requirements

Municipal Code (M.C.) Section 17.70.130 provides regulations and requirements related to mixed-use projects, which combine residential and commercial uses on a site. Specifically, M.C. Section [17.70.130\(D\)\(4\)](#) restricts uses or activities that may be incompatible with residential uses, or that have the potential to affect the health or safety residents due to the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts. To ensure compatible mix of the proposed use of a salon and existing residential uses on site, the Applicant will minimize potentially negative impacts by operating during hours consistent with M.C. Section [17.70.130\(F\)\(4\)\(b\)](#). The Applicant's operations are proposed from 8:00 AM to 6:00 PM on Mondays through Fridays, 9:00 AM to 5:00 PM on Saturdays, and will be closed on Sundays. The proposed use is required to adhere to the City's Noise Ordinance. In addition, the original development of the residential units required installation of additional noise insulation in the residential units flooring, which separates the residential spaces from the commercial spaces. As proposed, the use is compatible with performance standards for mixed-use developments, and the project will minimize adverse impacts related to sound by existing design. While no changes to the tenant space are proposed by the Applicant, Condition No. 2 requires a building permit submittal due to the change in occupancy from the previous use. Staff's review of the permit record indicates the previous use in Suite 118 as commercial retail (2015), and a change in occupancy was not submitted when the tenant space became a salon.

Parking Requirements

The Planned Development overlay requires that 6 spaces be maintained for the six (6) residential units in the development, but does not include a separate parking requirement for the list of allowed or conditionally allowed commercial uses, so the parking requirement for the proposed salon defers to the parking standards in the Zoning Regulations. Per Table 3-4: Parking Requirements by Use in M.C. Section [17.72.030](#), the parking requirement for personal services (hair salon) is 1 space per 300 square feet. The 1,400-sf proposed salon requires five (5) parking spaces based on this requirement. As calculated in the parking calculations provided in the project submittal (Attachment B), the site contains 104 parking spaces, 93 of which are currently allotted for

commercial use. Six (6) parking spaces are retained for the residential units on site, and there is an excess of five (5) parking spaces for future uses. Parking is available on site to serve the proposed salon as required by M.C. Section [17.72.030](#) and PD 69-98.

3.0 ENVIRONMENTAL REVIEW

The project is categorically exempt under Class 1, Existing Facilities; Section 15301 of the State California Environmental Quality Act (CEQA) Guidelines, because the project consists of the operation, permitting, leasing, licensing, and minor alteration of an existing private structure for a new salon use within an existing building located within an urbanized area. The project will not have a significant effect on the environment. No new construction or additional building square footage is proposed as part of the project. Any construction would be limited to minor interior tenant improvements to accommodate the proposed salon.

4.0 ATTACHMENTS

- A - Project Description
- B - Parking Calculation
- C - Aerial Site Plan
- D - Floor Plan

ACTION

- Approve, based on findings and subject to conditions listed below
- Approve as modified, based on findings and subject to conditions listed below
- Deny
- Continue to: _____ to allow

- Continue indefinitely to allow:

FINDINGS

1. As conditioned, the project is consistent with the General Plan because it furthers the goals of the Commercial Services land use designation and Commercial and Industrial Land Use Element policies by revitalizing an existing, vacant commercial space within a mixed-use development. The salon will provide a service that is compatible with, and would not result in an adverse impact to, surrounding uses which include retail, residential, office, personal services, and restaurants.
2. As conditioned, the use is consistent with applicable Zoning Regulations and PD 69-98 because the use is compatible with surrounding uses in the mixed-use development and neighborhood. Barbers, hair stylists, and manicurists are conditionally allowed by PD 69-98, subject to the requirements of a Minor Use Permit, and in compliance with all other applicable provisions of the Zoning Regulations and Municipal Code.
3. The site is physically suitable in terms of (a) its design, location, shape, size, and operating characteristics of the proposed modifications, (b) traffic generation and provision of public and emergency vehicle (e.g., fire and medical) access, (c) public protection services (e.g., fire protection, police protection, etc.), and (d) the provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal). The project site is within a developed site and surrounded by other developed properties, has access to the City's circulation system, and will be served by existing utility services. Additionally, the project is sufficiently served by adequate vehicle parking onsite and does not include activities that generate service or utility demands beyond those anticipated with uses permitted in the vicinity.
4. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the conditions and code requirements on this Minor Use Permit require that the project comply with all relevant performance standards for the approved use (salon – personal services).
5. The project is categorically exempt under Class 1, Existing Facilities; Section 15301 of the State California Environmental Quality Act (CEQA) Guidelines, because the project consists of the operation, permitting, leasing, licensing, and minor alteration of an existing private structure for a new salon use within an existing building located within an urbanized area. The project will not have a significant effect on the environment. No new construction or additional building square footage is proposed as part of the project.

CONDITIONS

Please note the project conditions of approval do not include mandatory code requirements. Code compliance will be verified during the plan check process, which may include additional requirements applicable to your project.

Planning Division

1. Approval under this Minor Use Permit is limited to the operation of a hair salon (personal services) in the tenant space, as depicted and described in the plans and materials submitted with this Use Permit application. Said activities shall be confined to the areas addressed as 3165 Broad St, Suite 118 and approved under this application.

2. A building permit is required for the proposed hair salon use. Plans submitted for a building permit shall be in substantial conformance with the use described and approved in this submittal, and shall provide sufficient detail to verify code compliance to the satisfaction of the Chief Building Official.
3. Operation of the hair salon (personal services) use approved under this Use Permit shall be conducted in a manner consistent with the conditions of approval for the Crossroads Commercial Center (PD-98) and performance standards for mixed-use developments.
4. The proposed use shall operate in accordance with the submitted project description. The Use Permit shall be reviewed by the Community Development Director for compliance with conditions of approval, or to determine whether a modification of the Use Permit is necessary upon significant change to the business as represented in the applicant's submitted project application materials, or in the event of a change in ownership which may result in deviation from the project description or approved plans.
5. If the City receives substantiated evidence supporting the conclusion that a violation of this Use Permit, or of City ordinances has occurred; and if the Community Development Director determines the violations have not been adequately resolved, the Use Permit shall be reviewed at an Administrative Hearing. At the time of the Use Permit review, to ensure on-going compatibility of the uses on the project site, conditions of approval may be added, deleted, modified, or the Use Permit may be revoked.
6. This Use Permit does not include the review of any interior or exterior modifications and is limited to the use of the project site. Any future proposed exterior modifications shall be reviewed separately for consistency with the General Plan, Zoning Regulations, and Community Design Guidelines.

INDEMNIFICATION

The applicant shall defend, indemnify and hold harmless the City and/or its agents, officers and employees from any claim, action or proceeding against the City and/or its agents, officers or employees to attack, set aside, void or annul, the approval by the City of this project, and all actions relating thereto, including but not limited to environmental review ("Indemnified Claims"). The City shall promptly notify the applicant of any Indemnified Claim upon being presented with the Indemnified Claim and City shall fully cooperate in the defense against an Indemnified Claim."

NOTICE OF OPPORTUNITY TO PROTEST

The applicant acknowledges and agrees that the project conditions of approval stated herein provide adequate and proper notice pursuant to Government Code 66020 of the applicant's right to protest any requirement for fees, dedications, reservations, other exactions, and that any protest in compliance with Section 66020 must be made within ninety (90) days of the date that notice was given.

DISCLOSURE

The conditions of approval and additional information provided as code requirements and/or informational notes in this letter of approval do not represent an exhaustive list of mandatory code requirements. The additional information provided is intended for the applicant's reference for subsequent permitting steps and requirements. Once detailed construction documents for the building permit application are submitted, the project will be reviewed for code compliance, which

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may result in additional requirements that were not identified or reported in the planning review process.

Project Description – Minor Use Permit

3165 Broad Street, Suite 118

Honey Blowout Bar & Salon

The proposed project consists of the operation of a hair salon (Honey Blowout Bar & Salon) within an existing tenant space located at 3165 Broad Street, Suite 118 in the Crossroads Center commercial development in San Luis Obispo.

The salon will provide personal care services including blowouts, hair styling, hair coloring, and hair extension services. The business will operate entirely within the existing building and no exterior modifications, building expansions, or site changes are proposed.

The interior layout includes approximately six styling chairs, three shampoo stations, a break room, storage area, and restroom facilities. No interior construction, alterations, or tenant improvements are proposed. The project consists solely of occupancy of an existing tenant space.

The salon will operate Monday through Friday from 8:00 AM to 6:00 PM and Saturday from 9:00 AM to 5:00 PM and will be closed on Sundays. The business is expected to have approximately 2 to 4 employees on site at any given time. Services are primarily appointment-based, which helps manage client flow throughout the day.

The project site is part of the existing Crossroads Center commercial development approved under Planned Development PD 69-98. The proposed use will utilize the existing building and shared parking facilities serving the center.

Based on Municipal Code Section 17.72.030, personal service uses require one parking space per 300 square feet. The approximately 1,400 square foot tenant space requires approximately 5 parking spaces. As demonstrated in the submitted parking analysis, the existing on-site parking supply is sufficient to accommodate the proposed use.

No changes to parking, access, circulation, or site improvements are proposed.

Parking Analysis – Crossroads Center

3165 Broad Street, Suite 118
San Luis Obispo, CA
Honey Blowout Bar & Salon – Minor Use Permit

Project Summary

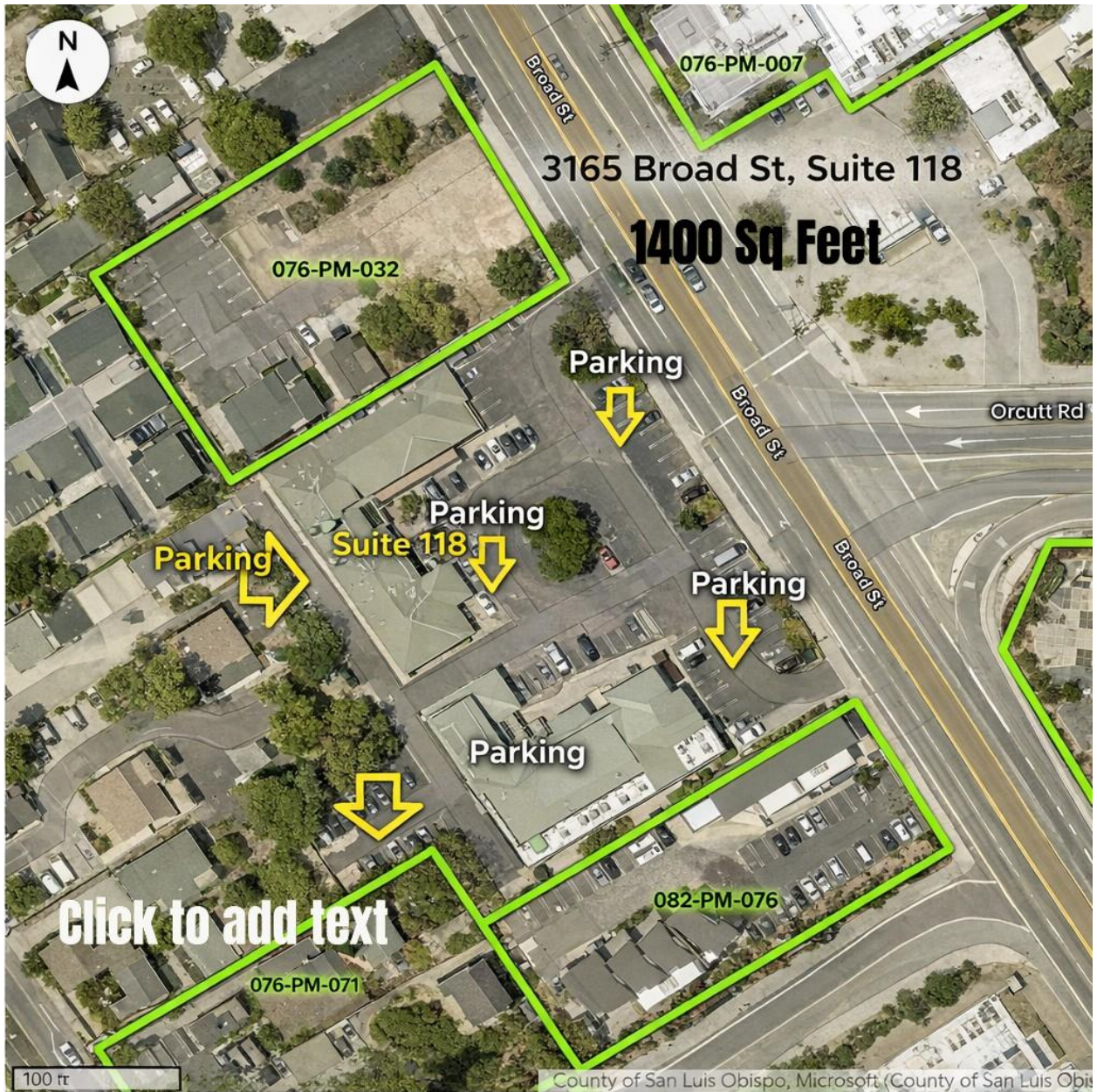
The project consists of a hair salon within an existing 1,400 sq ft tenant space. No site or building modifications are proposed.

Tenant / Use	Area (SF)	Rate	Spaces
Cool Cat Café (Restaurant)	2,500	1/100	25
Nucci's Italian (Restaurant)	1,000	1/100	10
Crepe Shop (Restaurant)	1,200	1/100	12
SLO Water (Retail)	1,000	1/300	4
House of Brows (Personal Services)	800	1/300	3
Vacant Office	1,200	1/300	4
Honey Blowout Bar (Salon)	1,400	1/300	5
My Dream Massage	800	1/300	3
Liquor Store	1,500	1/300	5
Audio Ecstasy	1,500	1/300	5
Land FX	1,500	1/300	5
Visiting Angels	1,200	1/300	4
Creating SLO	1,200	1/300	4
Vacant Space	975	1/300	4

Parking Summary

Total Required: 93 spaces
Total Provided: 104 spaces
Net Surplus: +11 spaces

Attachment C - Arial Site Plan



3165 Broad St. Suite 118

