

**RESOLUTION NO. 2025-54**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CANYON LAKE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 25-03 TO PERMIT THE ESTABLISHMENT OF A BODY ART BUSINESS IN THE GENERAL COMMERCIAL C-1 ZONE, LOCATED AT 24370 CANYON LAKE DRIVE, SUITE 9, CANYON LAKE, CA 92587 (APN 355-404-001)**

**WHEREAS**, Sandy Castaneda, the applicant, has filed an application with the City of Canyon Lake for Conditional Use Permit No. 25-03 to establish a Body Art use, consistent with Section 9.1 C and E of the City of Canyon Lake Zoning Ordinance, located at 24370 Canyon Lake Drive, Suite 9, (Assessor's Parcel Number: 355-404-001) within the Eastport Market Shopping Center, City of Canyon Lake, California; and

**WHEREAS**, the General Commercial C-1 Zone allows uses not specifically listed in the C-1 General Commercial Zone to be deemed compatible with other listed uses, as provided for in Section 9.1 E of the Zoning Ordinance; and

**WHEREAS**, contact with the City Fire, Building, and Police Departments, and Riverside County Health Department identified appropriate conditions of approval for this type of operation; and

**WHEREAS**, notice of a public hearing of the City Council of the City of Canyon Lake to consider Applicant's application was given in accordance with applicable law; and

**WHEREAS**, the City Council has considered the staff report and all of the information, testimony, and evidence presented during the City Council hearing; and

**WHEREAS**, the establishment of a body art business is permitted with the approval of a Conditional Use Permit; and

**WHEREAS**, this application is to approve a Conditional Use Permit to permit a body art use within the Eastport Market Shopping Center at 24370 Canyon Lake Drive, Suite/Unit 9, Canyon Lake, CA 92587; and

**WHEREAS**, Canyon Lake's Land Use Ordinance No. 348, Section 18.28 (e) provides that, in order for a conditional use permit to be granted, the applicant must demonstrate that the proposed use will not be detrimental to the health, safety or general welfare of the community; and

**WHEREAS**, a parking analysis was conducted of the existing businesses in the shopping center to determine whether adequate parking spaces are available for existing uses, and it was determined the subject use would require at least 12 parking spaces, based upon the simultaneous use of up to six workstations, requiring two spaces for each station, ensuring adequate parking exists for all current uses in the Center; and

**WHEREAS**, in order to allow this use, there must be conditions which mitigate any such impacts on public health, safety and welfare.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CANYON LAKE DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** The above recitals are true and correct and are incorporated herein by reference.

**Section 2.** This approval is found to be categorically exempt from the California Environmental Quality Act (CEQA), Section 15061(b)(3) of the CEQA Guidelines, because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, since it will operate as part of an existing business, which has a City issued Business License. No further environmental review is necessary.

**Section 3.** That based upon the following findings, a conditional use permit is approved as described above and in compliance with the conditions set forth herein.

a. The proposed project complies with the zoning requirements and may be allowed in its proposed location within the C-1 General Commercial Zone with a Conditional Use Permit, based upon findings in Section 9.1. E of the Zoning Ordinance and is consistent with the General Plan.

b. Conditions have been included to protect the health, safety or general welfare of the community, including conditions having to do with enforcement, cleanliness, litter, hours of operation, visual access, special events and noise.

**Section 4.** That based upon applicant's acceptance of and compliance with the conditions set out in *Exhibit A*, attached and incorporated as set forth herein, Conditional Use Permit 25-03 to permit the establishment of a body art use at 24370 Canyon Lake Drive, Suite/Unit 9, (Assessor's Parcel Number: 355-404-001) will not be detrimental to the public health, safety and welfare in that the use is consistent with the General Plan and Zoning Ordinance of the City of Canyon Lake.

**Section 5.** The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

**Section 6.** That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

**Section 5.** This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED AND ADOPTED** this 10<sup>th</sup> day of December, 2025.

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Mark Terry, Mayor

ATTEST:

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Sheryl L. Garcia, MMC, CPM  
City Clerk

**EXHIBIT “A”**

**Conditions of Approval**

**[Attached]**