



DEVELOPMENT SERVICES

CONDITIONAL USE PERMIT

Q Beauty Spa

199 Jackson Street



- ▶ The applicant is requesting to include full-body massage as part of the services offered at the nail salon/spa
- ▶ In the CG General Commercial Zoning District, Per Section 10-1.120 of the Zoning Code, full-body massage falls under the category of Massage Parlor which requires the approval of a CUP by the Planning Commission.
- ▶ The current use of the subject tenant space is for a Nail Salon/Spa and is currently being remodeled per Building Permit #2016-03191

199 Jackson Street Aerial and Photo



Located along the southwest side of Jackson Street east of Soto Road

Existing 3 tenant building,
3,828 square feet



199 Jackson Street Surrounding Uses



Looking west on Jackson St.



Looking east on Jackson St.

North side of
Jackson St.
across from
project site.



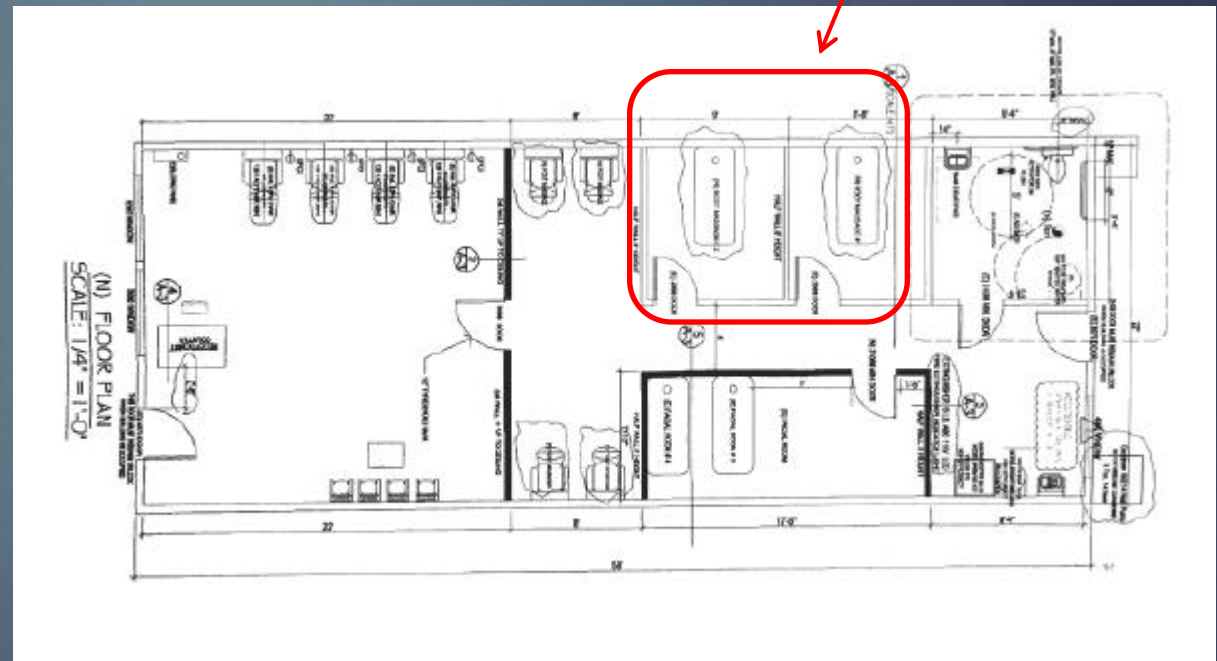
199 Jackson Street Proposed Floor Plan



Interior layout includes:

- 4 nail and spa chairs
- 4 foot massage stations
- 2 facial stations
- 2 full-body massage stations

Two Proposed Massage tables



Staff Recommendation 199 Jackson Street



- ▶ Staff recommends that the Planning Commission approve the subject Conditional Use Permit subject to standard and special condition as presented in the Staff Report.

Questions & Discussion





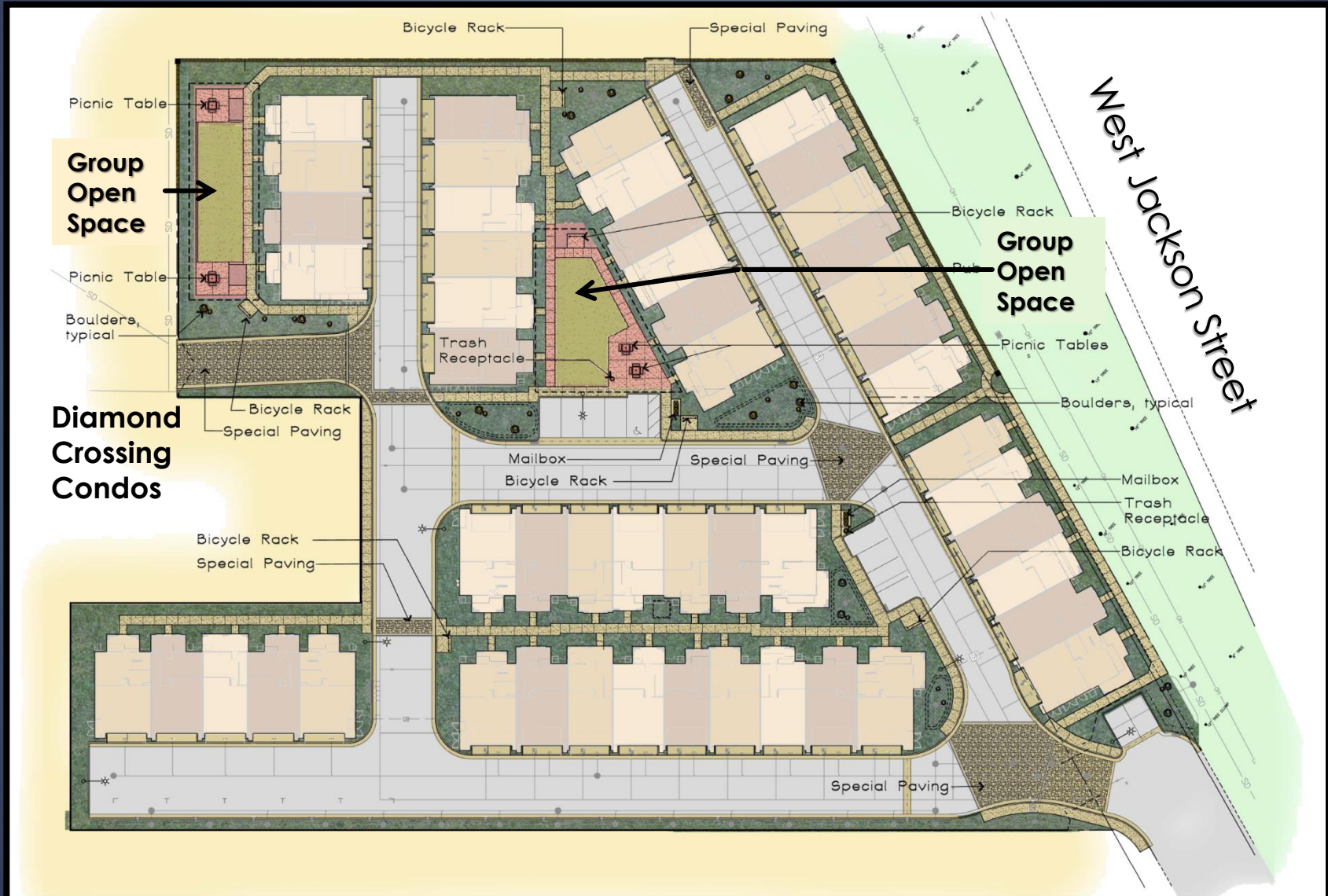
Harvest Park

31 West Jackson Street

Location



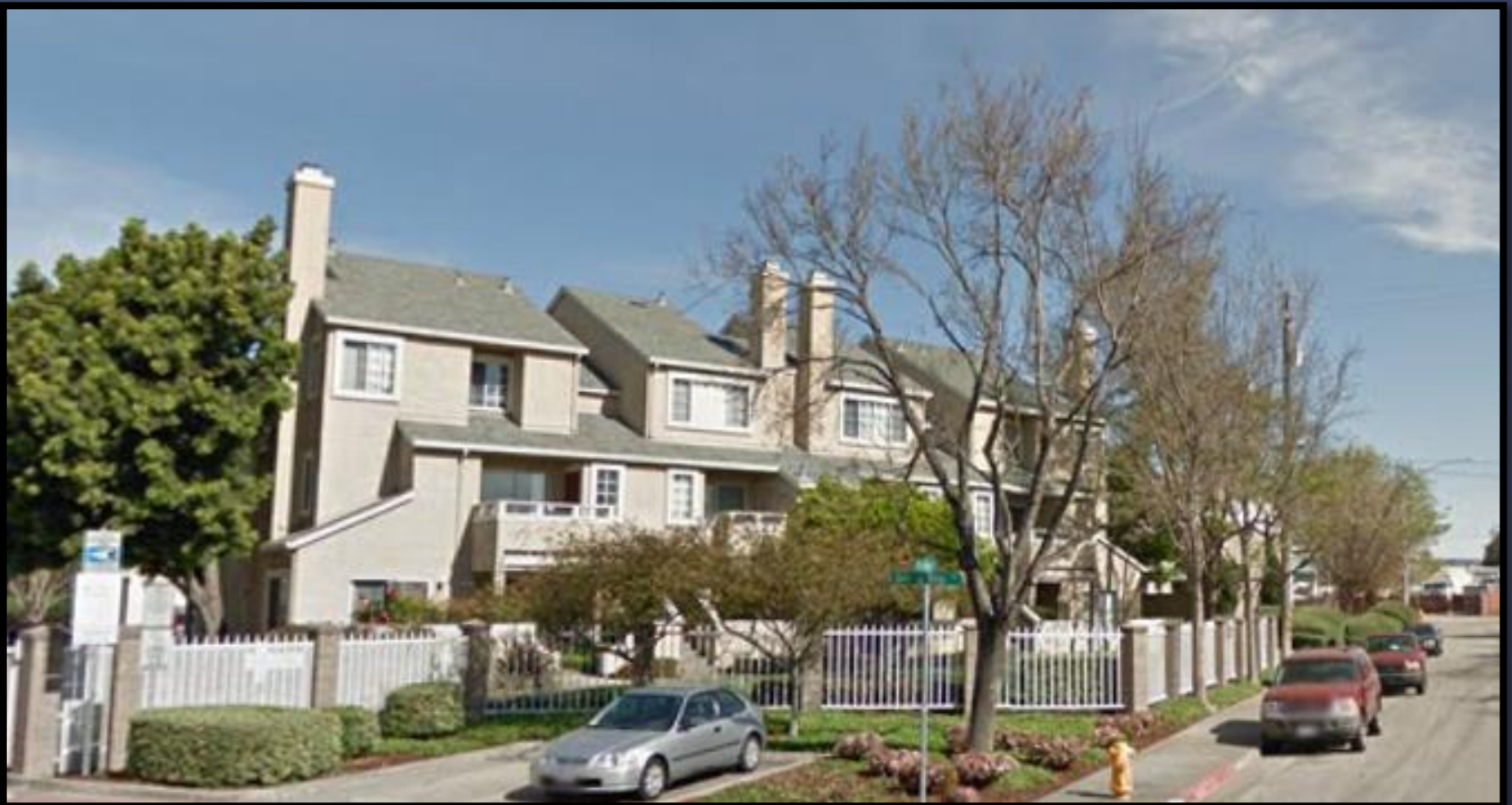
Site Plan



Neighborhood Development



Diamond Crossing
Condominiums facing West Jackson Street



Neighboring Development



Diamond Crossing Condominiums



Proposed Elevation



Building A



UNIT 1

UNIT 2

UNIT 1

UNIT 1R

UNIT 2R

UNIT 3R

Staff Recommendation



- ▶ That the Planning Commission recommends to the City Council approval of the proposed Zone Change, Variance and Vesting Tentative Tract Map 8240, subject to the Findings and recommended Conditions of Approval
- ▶ And that the City Council finds the project exempt from the CEQA Guidelines, pursuant to Section 15322: *In-Fill Development Projects*

Next Steps



- ▶ If the Planning Commission recommends approval of the project, staff will forward the recommendation to the City Council for a noticed public hearing.
- ▶ If the Commission denies the project, such decision may be appealed within 10-days to the City Council.

Questions & Discussion





Harvest Park

31 West Jackson Street

West Jackson Street View 5-7 Years



Cross Section-Variance

