

# PLANNING COMMISSION AGENDA

Pending no technical difficulties, the Planning Commission meeting will be streamed via Facebook Live at <https://www.facebook.com/cityofvisalia/>

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

COMMISSIONERS: Liz Wynn, Chris Gomez, Brett Taylor, Marvin Hansen, Sarrah Peariso

**MONDAY, APRIL 27, 2020 AT 6:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA**

1. THE PLEDGE OF ALLEGIANCE –

2. CITIZEN'S COMMENTS - This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

For those watching via the Facebook Live stream who want to provide citizen comments, please begin your comment with, "Citizen Comment" so that we understand it is a comment that you wish to be shared with the Planning Commission and is a comment that you would share publicly if you were attending the meeting in-person.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.

3. PUBLIC COMMENT – To be sure that your comments are received, we strongly encourage citizens to submit public comment, or comment on a specific agenda item, before the meeting via email to [Susan.Currier@visalia.city](mailto:Susan.Currier@visalia.city). All emailed public comments will be distributed to the Planning Commission prior to the start of the meeting and incorporated into the official record.

Opportunity to comment is planned to be available on the Facebook livestream, but cannot be guaranteed to be available. In the event it is necessary, phone access may be provided at (559) 713-4165. However, this line will only be available if comments cannot be accepted via Facebook.

The public may present comments to the Planning Commission at the Council Chambers during the meeting, but physical attendance at the Council Chambers is strongly discouraged pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation, and social distancing will be enforced. (The Planning Commission will NOT be present in the Council Chambers.)

4. CHANGES OR COMMENTS TO THE AGENDA –

5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - Time Extension for Maddox at Caldwell VII Tentative Subdivision Map No. 5531 and Conditional Use Permit No. 2007-09.
  - Time Extension for The Grove Tentative Subdivision Map No. 5562 and Conditional Use Permit No. 2017-15
6. PUBLIC HEARING – Cristobal Carrillo  
Conditional Use Permit No. 2020-06: A request by Jessica Griffeth to establish a day spa within the O-PA (Professional/Administrative Office) Zone. The site is located at 1926 S. Court Street (APN: 097-281-077). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-82
7. PUBLIC HEARING – Josh Dan  
Conditional Use Permit No. 2019-44: A request by Justin Cate of Simply Brewing Co. to operate a micro-brewery with tasting room and a removable stage for entertainment performances in the D-MU (Downtown Mixed Use) zone. The site is located at 609 E Main St. (APN: 094-235-021) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2020-09
8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION-
  - Presentation of the 2019 Housing Element Annual Progress Report (APR) and Program Reporting.
  - Next Planning Commission Meeting May 11, 2020.
  - Reappointment of Commissioners Hansen and Wynn.

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

#### **APPEAL PROCEDURE**

#### **THE LAST DAY TO FILE AN APPEAL IS THURSDAY, MAY 7, 2020 BEFORE 5 PM**

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

#### **THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MAY 11, 2020**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** April 27, 2020

**PROJECT PLANNER:** Cristobal Carrillo  
Associate Planner, (559) 713-4443  
E-mail: [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city)

**SUBJECT: Conditional Use Permit No. 2020-06:** A request by Jessica Griffeth to establish a day spa within the O-PA (Professional/Administrative Office) Zone. The site is located at 1926 S. Court Street (APN: 097-281-077).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2020-06 based on the findings and conditions in Resolution No. 2020-12. Staff's recommendation is based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2020-06, based on the findings and conditions in Resolution No. 2020-12.

## PROJECT DESCRIPTION

The request is to allow establishment of a day spa within an existing 1,299 sq. ft. building at the southwest corner of the Mountain View Professional Center, an office subdivision consisting of ten lots and a shared parking field/access lane (see Exhibit "A"). Per the site plan, nine of the available ten office lots are developed, with only eight units occupied at this time. Tenants within the office complex consist primarily of medical and administrative uses.

Per the floor plan in Exhibit "B" the facility will contain five treatment rooms for the administering of various beauty regimens, to include makeup application, skin treatments, body waxing, spray tanning, and massage. As noted in the operational statement in Exhibit "C", massage services are to be provided by a licensed massage therapist. Additionally, the floor plan indicates that the remaining rooms will be employed for use as a reception/retail sales area, a laundry room, a break room, and various other accessory uses. The operational statement notes that the laundry room will contain a shower, used solely for the cleaning of facility equipment. No exterior changes to the building are proposed.

Hours of operation for the use will be 10:00am to 6:00pm, Monday through Friday, and 10:00am to 2:00pm on Saturdays. Hours will be dependent on client demand. The operational statement shows that the facility will employ seven people: four technicians, a massage therapist, and two part-time receptionists. The project application states that the maximum number of employees per shift will be three people.

## BACKGROUND INFORMATION

General Plan Land Use Designation: Office  
Zoning: O-PA (Professional/Administrative Office)  
Surrounding Zoning and Land Use: North: O-PA, R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) – Vacant land, a medical complex, single-family residences

South: O-PA, R-1-5 – Office complex, single family residences  
East: O-PA – Office complex  
West: O-PA, C-N (Neighborhood Commercial) – Walgreens, single-family residences

Environmental Document

Categorical Exemption No. 2020-09

Site Plan:

Site Plan Review No. 2020-009

## **RELATED PROJECTS**

**Conditional Use Permit No. 2019-16:** A request to allow a massage therapy facility within an existing building in the C-N (Neighborhood Commercial) Zone. The site is located at 143 W. Walnut Avenue, southwest of the project site. The Planning Commission approved the request on June 24, 2019 by a 3-2 vote, with Commissioners Wynn and Peariso voting against the proposal.

## **PROJECT EVALUATION**

### Land Use Compatibility

The day spa is a conditionally permitted use in the O-PA Zone, allowed with approval of a Conditional Use Permit. The facility will be situated in an existing office complex, surrounded by urbanized development. The day spa will not conflict with surrounding uses given sufficient on-site parking and lack of activity resulting in excessive noise or environmental hazards. Adjacent uses are either commercial in nature or, when residential, oriented away from the use and separated by existing block walls.

### Operational Compatibility with Surrounding Area

Hours of operation for the day spa are similar to other business within the office complex. Massage activities to be conducted onsite will be required to comply with Chapter 5.68 (Massage Establishments) of the Visalia Municipal Code. This includes limitations on hours of operation and licensing requirements for massage practitioners. This will be included as Condition of Approval No. 4. As it stands, the proposed hours of operations within Exhibit "C" are compliant with the massage establishment ordinance.

### Parking and Access

The parking requirement for a day spa is two parking spaces per work station. Based on this requirement and the five work stations proposed, a total of ten parking spaces are required. Given the noted uses on Exhibit "A", the number of stalls required to service the office complex is estimated at 66 spaces. Per the project application, the entire office complex contains 65 parking spaces, shared amongst all businesses onsite. As the applicant notes that each shift will contain no more than three employees, requiring no more than six stalls at any given time, the use will not exceed its parking allotment. Thus, onsite parking will be sufficient to support demand.

### Environmental Review

The requested action is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-09).

## RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the requested action is Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (Categorical Exemption No. 2020-09).

## RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2020-009.
2. That the site be developed in substantial compliance with the approved site plan and floor plan, as shown in Exhibits "A" and "B".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "C".
4. That all massage activities conducted onsite shall be in compliance with the requirements of Visalia Municipal Code Chapter 5.68 (Massage Establishments).
5. That substantial changes to the site plan, floor plan, elevations, or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
6. That all building signage shall require a separate building permit.
7. That all other federal, state and city codes, ordinances and laws be met.

## APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

**Attachments:**

- Related Plans & Policies
- Resolution No. 2020-12
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Categorical Exemption No. 2020-09
- Site Plan Review Comments No. 2020-009
- General Land Use Plan Map
- Zoning Map
- Aerial Map
- Location Map

## **RELATED PLANS AND POLICIES**

### **Conditional Use Permits**

(Section 17.38)

#### **17.38.010 Purposes and powers.**

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

#### **17.38.020 Application procedures.**

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
  2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
  3. Address and legal description of the property;
  4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
  5. The purposes of the conditional use permit and the general description of the use proposed;
  6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

#### **17.38.030 Lapse of conditional use permit.**

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

#### **17.38.040 Revocation.**

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

### **17.38.050 New application.**

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

### **17.38.060 Conditional use permit to run with the land.**

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

### **17.38.065 Abandonment of conditional use permit.**

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

### **17.38.070 Temporary uses or structures.**

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
  1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
  2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
  3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
  4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
  5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
  6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
  7. Signing for temporary uses shall be subject to the approval of the city planner.
  8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)



**17.38.080 Public hearing--Notice.**

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

**17.38.090 Investigation and report.**

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

**17.38.100 Public hearing--Procedure.**

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

**17.38.110 Action by planning commission.**

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
  - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
  - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

**17.38.120 Appeal to city council.**

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

**17.38.130 Effective date of conditional use permit.**

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

RESOLUTION NO. 2020-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2020-06, A REQUEST BY JESSICA GRIFFETH TO ESTABLISH A DAY SPA WITHIN THE O-PA (PROFESSIONAL/ADMINISTRATIVE OFFICE) ZONE. THE SITE IS LOCATED AT 1926 S. COURT STREET (APN: 097-281-077).

**WHEREAS**, Conditional Use Permit No. 2019-16, is a request by Jessica Griffeth to establish a day spa within the O-PA (Professional/Administrative Office) Zone. The site is located at 1926 S. Court Street. (APN: 097-281-077); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 27, 2020; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15301.

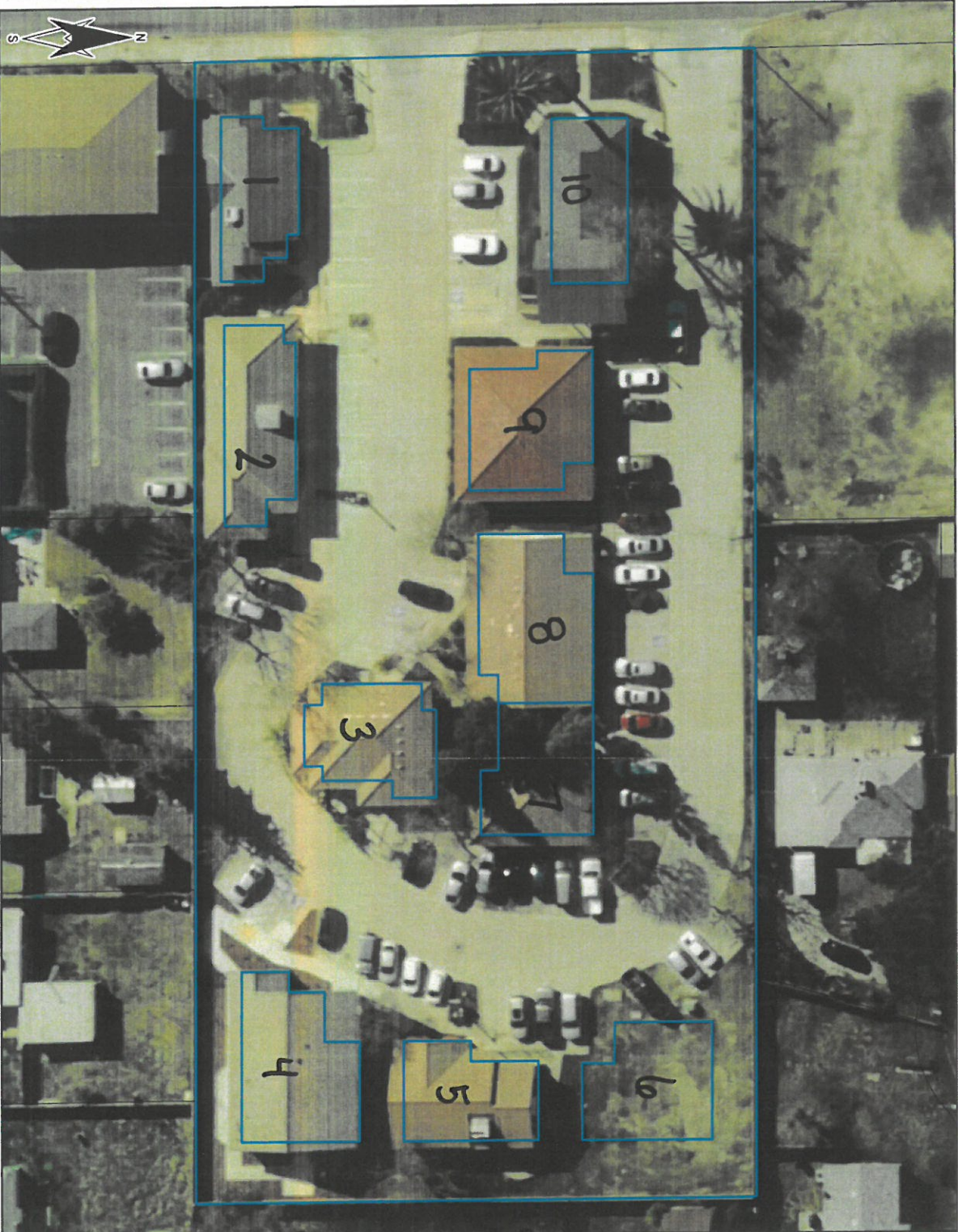
**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of CEQA. (Categorical Exemption No. 2020-09).

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2020-009.
2. That the site be developed in substantial compliance with the approved site plan and floor plan, as shown in Exhibits "A" and "B".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "C".
4. That all massage activities conducted onsite shall be in compliance with the requirements of Visalia Municipal Code Chapter 5.68 (Massage Establishments).
5. That substantial changes to the site plan, floor plan, elevations, or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
6. That all building signage shall require a separate building permit.
7. That all other federal, state and city codes, ordinances and laws be met.

**EXHIBIT "A"**



**CUP No.  
2020-06**

- ① Annee Wax
- ② Tu-111 Hong Urology
- ③ Bright Rediatrics iEdro
- ④ Yarra Law Group
- ⑤ Vacant
- ⑥ Vacant
- ⑦ Mary K McDonald Byeh.
- ⑧ Gurney S. Drilling MD  
Internal medicine
- ⑨ Mtn. View Counseling
- ⑩ Farmers Insurance

— City Limits  
— Streets  
— Railroad  
— Waterways  
 Parcels

0    12.5    25    50  
 Feet

EXHIBIT "B"

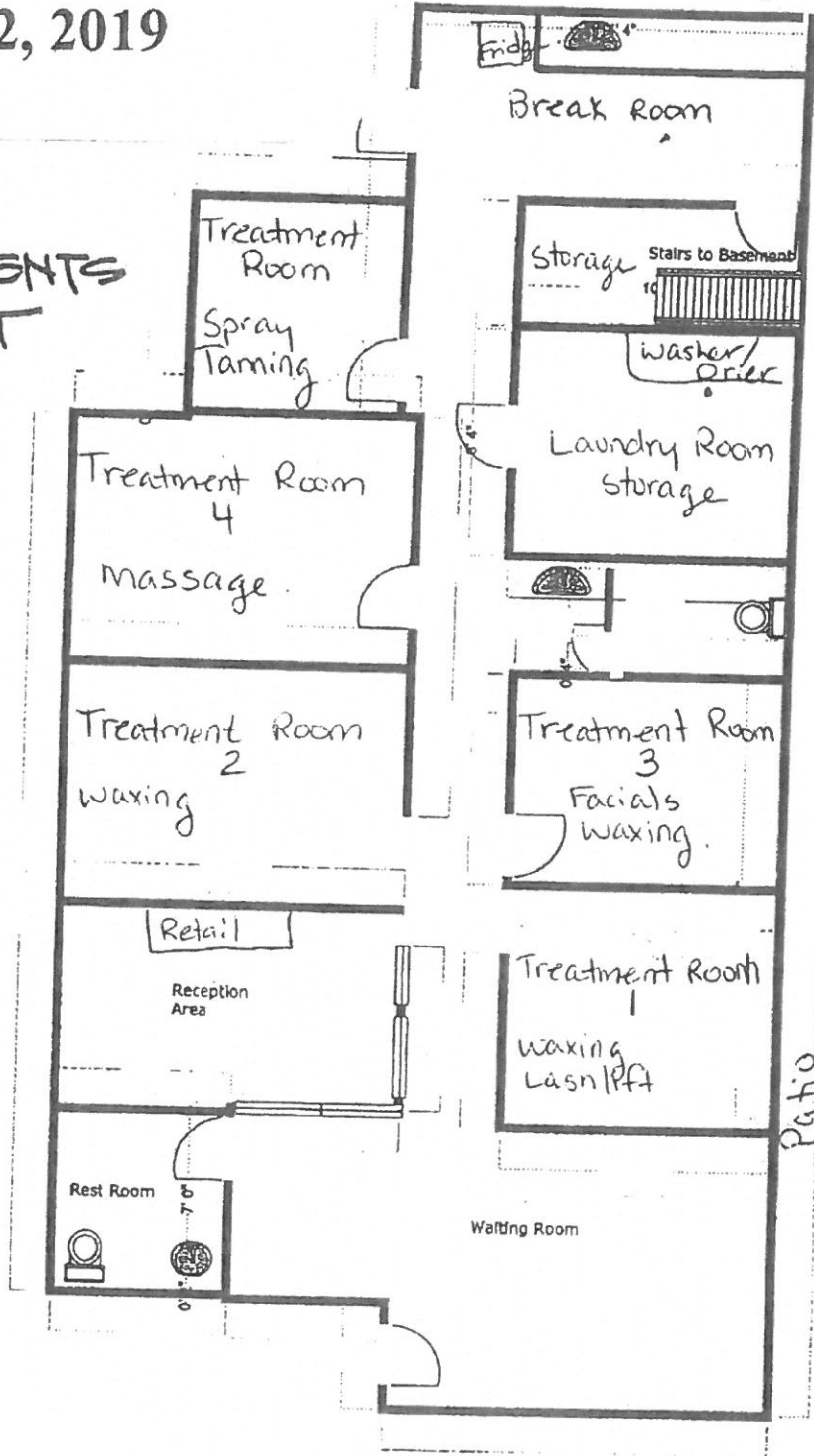
January 22, 2019

NO VALUE  
NO IMPROVEMENTS  
NO PERMIT

Mt. View  
Professional Center

Farmers Ins

H & R Block



SKIN USE  
1.11.19

## EXHIBIT "C"

March 9, 2020

**Cristobal Carrillo**  
Planning Division  
315 E. Acequia Ave.  
Visalia, Ca. 93291

RE: Amore' Wax & Wellness  
1926 S. Court St.  
Visalia, Ca. 93277

Amore' Wax & Wellness offers beauty and wellness services to the public. We have 4 treatment rooms as well as a space for spray tan, a laundry room and break room. We offer full body waxing for male and female clients. That is our main focus here. In addition to waxing we also offer spray tanning, lash lifts, facials and makeup application and would like to round out our services with a Licensed Massage Therapist.

We have a reception area and office area where we sell a small amount of retail products. Including myself (owner) we are four techs and plan on one L.M.T. Our hours are typically 10 a.m-6pm Monday-Friday 10am-2pm Saturdays, depending on client demand. We are normally not all here at one time. We also have two part time receptionist. The techs normally work 15-20 Hrs. a week, again depending on client demand.

Our laundry room does have a shower and it is used for the purpose of cleaning out dirty mops and bigger items such as spray tan tent. We have a basement and it is used for the sole purpose of housing extra supplies such as wax, cleansers, paper towels, toilet paper, light bulbs and seasonal decorating items.

I am going into my fifth year in business. The last two and a half years in this location. We have built a great professional clientele and want to continue to do so. Massage would just be a way to round out the experience for our clients. We are here to provide residents of Visalia and the surrounding areas with a clean, comfortable and professional place to receive self care services.

If you have any further questions please do not hesitate to reach out to me. Thank you for your time.

**Jessica Griffeth**  
(Owner) Amore' Wax & Wellness  
559-740-8494

**Environmental Document No. 2020-09  
NOTICE OF EXEMPTION**

City of Visalia  
315 E. Acequia Ave.  
Visalia, CA 93291

To: County Clerk  
County of Tulare  
County Civic Center  
Visalia, CA 93291-4593

Conditional Use Permit No. 2020-06

---

**PROJECT TITLE**

1926 S. Court Street

---

**PROJECT LOCATION**

Visalia

---

**PROJECT LOCATION - CITY**

Tulare

---

**COUNTY**

A request to establish a day spa within the O-PA (Professional/Administrative Office) Zone.

---

**DESCRIPTION - Nature, Purpose, & Beneficiaries of Project**

City of Visalia, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4443,  
Email: [Cristobal.Carrillo@visalia.city](mailto:Cristobal.Carrillo@visalia.city)

---

**NAME OF LEAD/PUBLIC AGENCY APPROVING PROJECT**

Jessica Griffeth, 1926 S. Court Street, Visalia CA 93277

---

**NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT**

Jessica Griffeth, 1926 S. Court Street, Visalia CA 93277

---

**NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT**

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15301**
- Statutory Exemptions- State code number:

Section 15301 is appropriate as the project is located within an existing building, in a highly urbanized area. No physical changes to the building are proposed.

---

**REASON FOR PROJECT EXEMPTION**

Cristobal Carrillo, Associate Planner

---

**CONTACT PERSON**

(559) 713-4443

---

**AREA CODE/PHONE**

---

**DATE**

---

**Brandon Smith, Senior Planner  
ENVIRONMENTAL COORDINATOR**



January 27, 2020

Jessica Griffith  
1037-CR 2535  
Decator, TX 76234

**Site Plan Review No. 2020-009:**

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **January 22, 2019**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a horizontal line.

Paul Bernal  
City Planner  
315 E. Acequia Ave.  
Visalia, CA 93291

**Attachment(s):**

- Site Plan Review Comments





#2

MEETING DATE: January 22, 2020

SITE PLAN NO. 20-009

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

**RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with

Planning  Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

Conditional Use Permit

HISTORIC PRESERVATION

OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

If you have any questions or comments, please call (559) 713-4444.

*Site Plan Review Committee*



**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271  
 713-

ITEM NO: 2 DATE: JANUARY 22, 2020

SITE PLAN NO.: 20-009  
PROJECT TITLE: AMORE WAX & WELLNESS LLC  
DESCRIPTION: CHANGING FROM WAXING SALON TO DAY SPA  
APPLICANT: JESSICA GRIFFETH  
PROP OWNER: MANUELE JOHN D & KATHLEEN C  
LOCATION: 1926 S COURT ST  
APN: 097-281-077

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter
- Drive approach size:  Use radius return;
- Sidewalk: \_\_\_\_\_ width;  parkway width at \_\_\_\_\_
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required.  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests:            each at
- Written comments required from ditch company            Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum    Provide            wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations.    Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove.    A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments.    Resubmit with additional information.    Redesign required.

**Additional Comments:**

***1. Proposed business use will require a Conditional Use Permit (CUP), refer to further conditions by the Planning Dept.***

***2. Tenant improvements will require a building permit, standard plan check and inspection fees will apply.***

***3. Proposed use will not incur additional development impact fees.***

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 20-009  
Date: 1/22/2020

**Summary of applicable Development Impact Fees to be collected at the time of building permit:**  
**(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

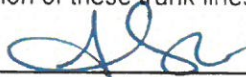
(Fee Schedule Date:8/3/2019)  
(Project type for fee rates:DAY SPA - OFFICE RATE)

Existing uses may qualify for credits on Development Impact Fees. **OFFICE**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



\_\_\_\_\_  
**Adrian Rubalcaba**

# SITE PLAN REVIEW COMMENTS

Paul Scheibel, Planning Division, 559-713-4369

Date: January 21, 2020

SITE PLAN NO: 2020-009  
PROJECT TITLE: Amore Wax & Wellness LLC  
DESCRIPTION: Massage and Spa Business  
APPLICANT: Jessica Griffith  
PROP. OWNER: Manuele, John and Kathleen  
LOCATION TITLE: 1926 S. Court St.  
APN TITLE: 097-281-077  
GENERAL PLAN: Office  
EXISTING ZONING: O-PA (Professional/Administrative Office)

---

## **Planning Division Recommendation:**

- Revise and Proceed - CUP  
 Resubmit

## **Project Requirements**

- Conditional Use Permit (minor)

## **PROJECT SPECIFIC INFORMATION:**

1. For CUP application: Revise scaled floor plan to specifically show the use and equipment in each room. Provide an Operation Statement that fully explains the scope and scale of the business; including number of employees, justification for proposed hours of operation (please note, the Planning Commission has previously conditioned similar project to replicate other offices in the vicinity to mirror hours of operation), typical customer visit time lengths. Provide a site plan that shows parking area assigned to the business, pedestrian path of travel to the business entrance

Staff initial finding is that the proposed site plan May Be CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

Chapter 17.16

### **17.20.050 Development standards in the O-PA zone.**

The following development standards shall apply to property located in the O-PA zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  1. Front: fifteen (15) feet;
  2. Rear: zero (0) feet;
  3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  4. Side: zero (0) feet;
  5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  1. Front: fifteen (15) feet;
  2. Rear: five (5) feet;

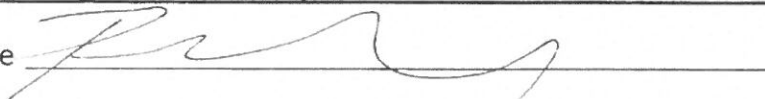
3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
4. Side: five (5) feet (except where a building is located on side property line);
5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
6. Street side on corner lot: ten (10) feet.

**Parking:**

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Front carport area to have a 3 to 6-foot tall screening wall.
12. Provide shopping cart storage areas on site plan.
13. Provide transit facilities on site plan.
14. Provide shared parking/access agreements
15. Provide off-street loading facility.
16. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.
17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

**NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.**

Signature \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'J. R. Smith', written over a horizontal line.

FR 20007  
AMORE WAY & WELLNESS  
1926 S COURT ST.

City of Visalia  
Building: Site Plan  
Review Comments

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project  
Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.61 per square foot. Residential \$3.79 per square foot.
- Park Development fee \$ \_\_\_\_\_, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: IF NO IMPROVEMENTS ARE MADE  
THEN NO PERMIT IS REQUIRED.  
"NO COMMENTS AT THIS TIME"

VAL GARCIA 1/22/20  
Signature



**Site Plan Comments**  
Visalia Fire Department  
Corbin Reed, Fire Marshal  
420 N. Burke  
Visalia CA 93292  
559-713-4272 office  
prevention.division@visalia.city

Date January 22, 2020  
Item # 2  
Site Plan # 20009  
APN: 097-281-077

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2016 California Fire Code (CFC), 2016 California Building Codes (CBC) and City of Visalia Municipal Codes.
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2016 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2016 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. 2016 CFC 506.1

---

Corbin Reed  
Fire Marshal



**Site Plan Review Comments From:**

California Water Service  
Stuart Skoglund, Superintendent  
216 N Valley Oaks Dr  
Visalia, CA 93292  
559-624-1662 Office  
559-735-3189 Fax

Date: 01/22/2020

Item # 2

Site Plan # 20-009

Project: Amore Wax & Wellness

Description: Remodel

Applicant:

Location: 1926 S Court

APN:

**The following comments are applicable when checked:**

No Comments at this time

Fire Hydrants  
Comments-

Services  
Comments-

Mains  
Comments-

Backflow Requirements  
Comments-

**Additional Comments:**

---

Stuart Skoglund  
Superintendent


CITY OF VISALIA  
SOLID WASTE DIVISION  
336 N. BEN MADDOX  
VISALIA CA. 93291  
713 - 4500

20009

COMMERCIAL BIN SERVICE

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

**Comment** Existing services will be reevaluated upon opening.

Jim Ross, Solid Waste Manager, 559-713-4533  
Edward Zuniga, Solid Waste Supervisor, 559-713-4338 

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 22, 2020

ITEM NO: 2  
SITE PLAN NO: SPR20009  
PROJECT TITLE: Amore Wax & Wellness LLC  
DESCRIPTION: Changing from Waxing Salon to Day Spa  
APPLICANT: Jessica Griffith  
OWNER: MANUELE JOHN D & KATHLEEN C  
APN: 097281077  
LOCATION: 1926 S COURT ST

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

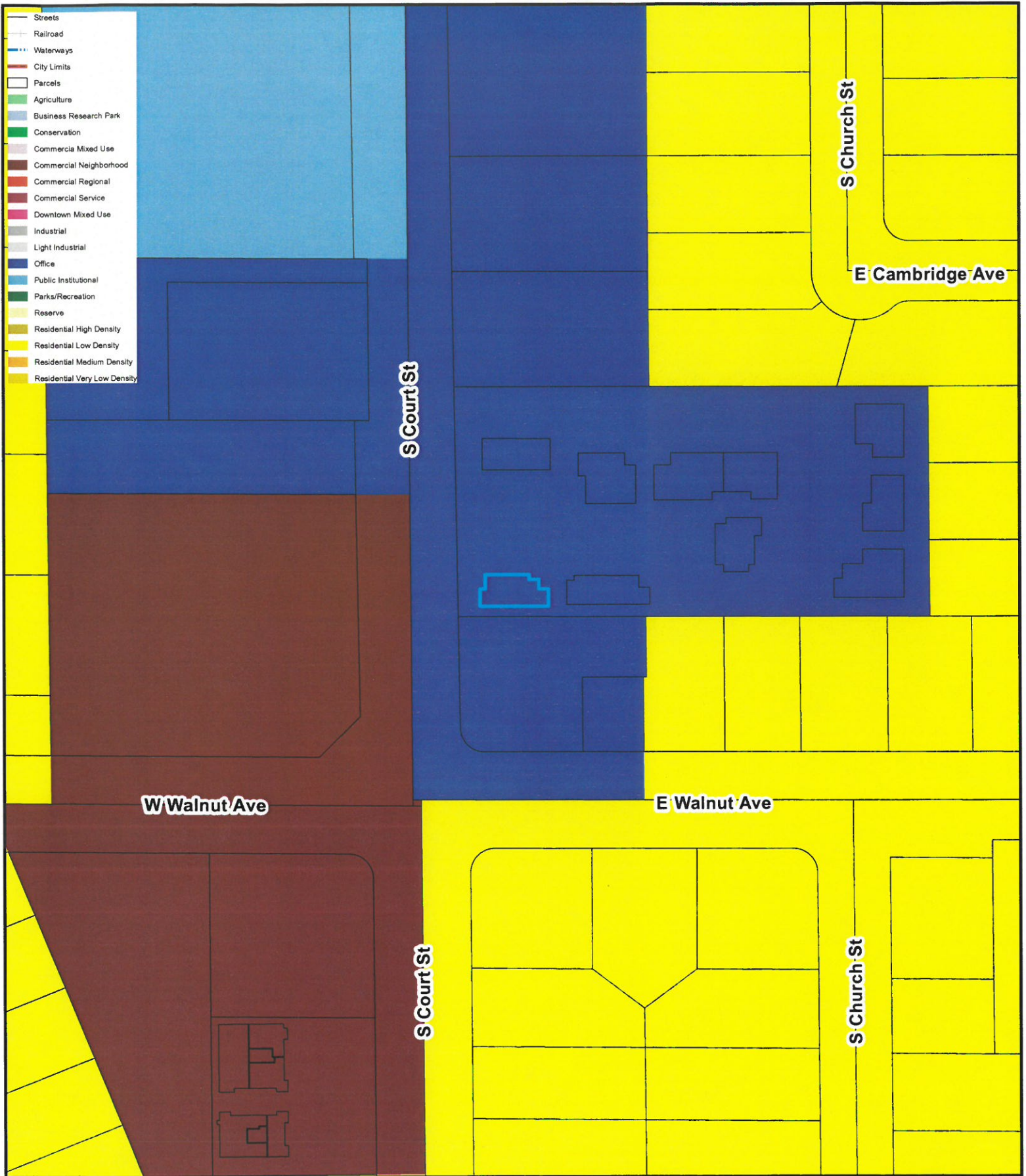
- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at            Locations.
- Install Stop Signs at            Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
  - Provide more traffic information such as            . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
  - Trip Generation - Provide documentation as to concurrence with General Plan.
  - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
  - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

**Additional Comments:**

•

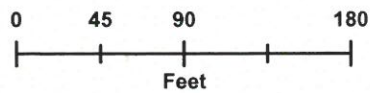


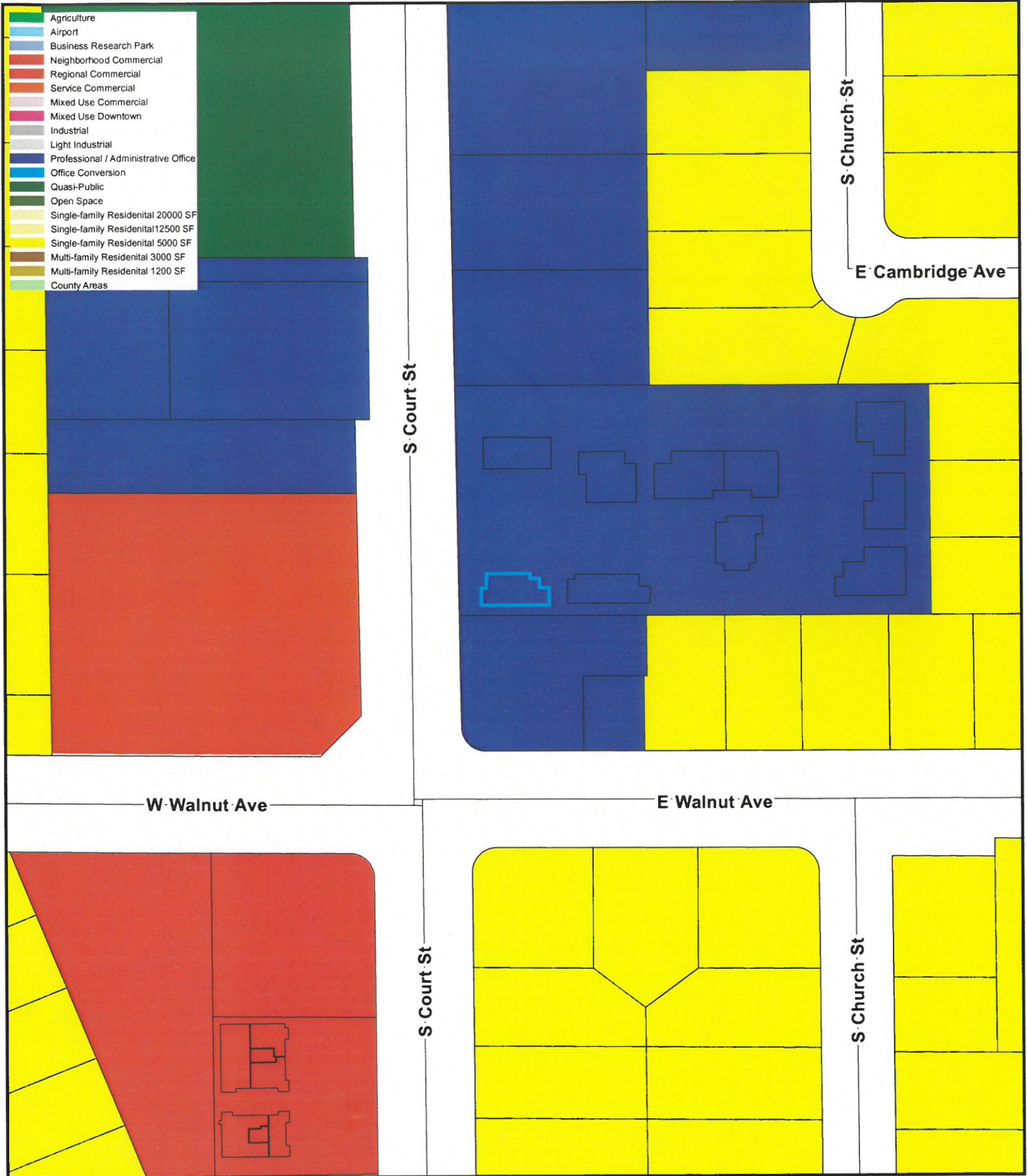
Leslie Blair



**Conditional Use Permit No. 2020-06**

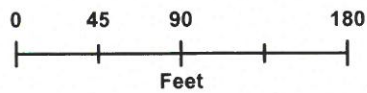
General Plan Map





**Conditional Use Permit No. 2020-06**

Zoning Map



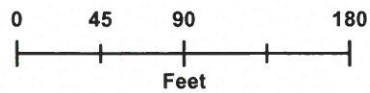
- Streets
- Railroad
- Waterways
- City Limits
- Parcels





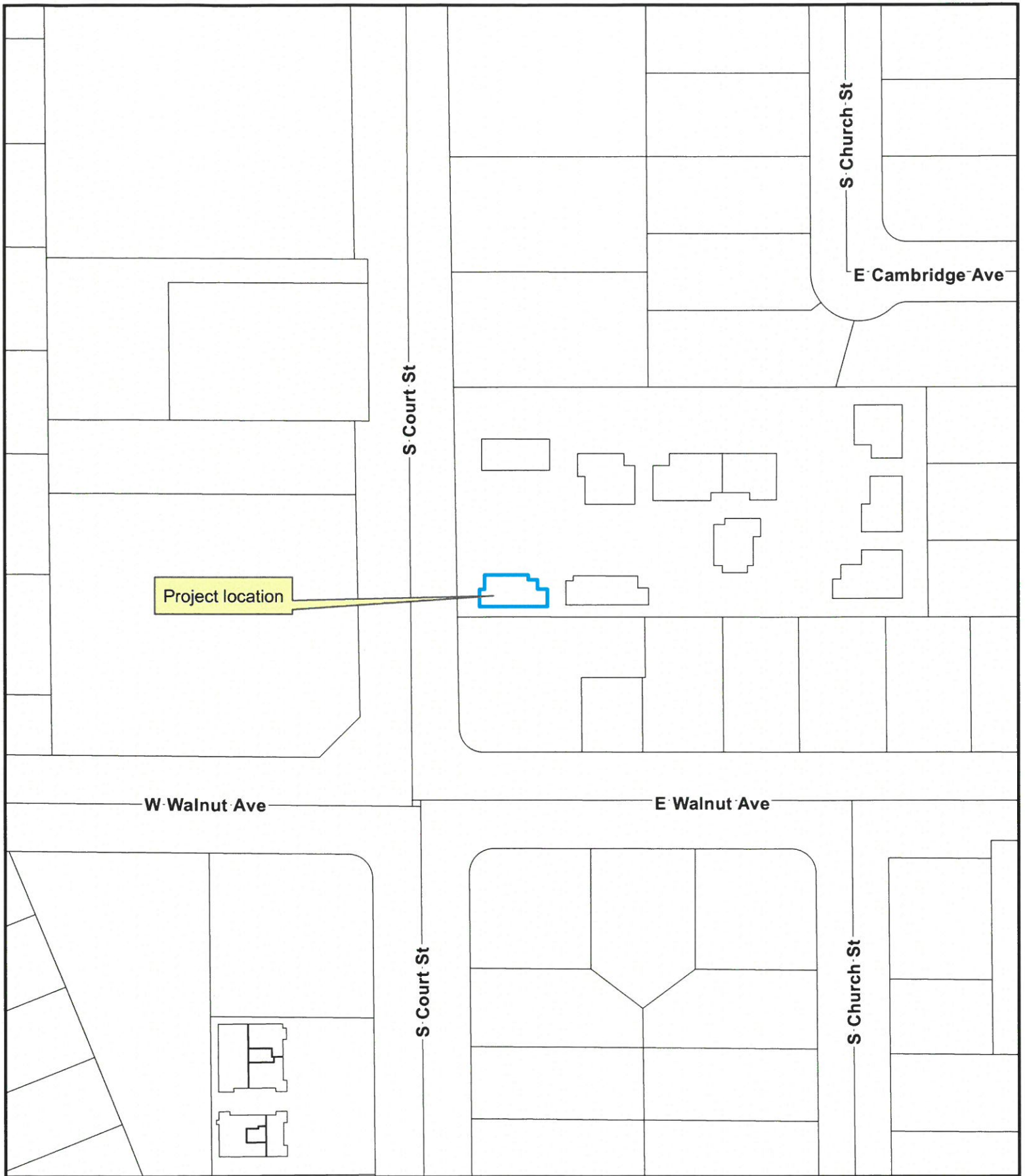
**Conditional Use Permit No. 2020-06**

Aerial Map



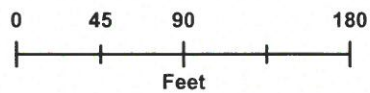
- Streets
- Railroad
- Waterways
- City Limits
- Parcels





### Conditional Use Permit No. 2020-06

Location Map



- Streets
- Railroad
- Waterways
- City Limits
- Parcels

