



AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, August 24, 2021

Planning Commissioners will meet in person in the Council Chambers. The meeting will also be livestreamed on the City's website: <http://livestream.hanford.city/>

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Approval of the July 13, 2021 Minutes

PUBLIC HEARING

Conditional Use Permit No. 2021-06, a request to convert a former private junior college into a facility for religious services, classes, and offices in the MX-D Downtown Mixed Use zone district. The project is located at 213 W. Seventh Street (APN 012-055-006).

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

APPEALS:

Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of \$1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.



**AGENDA
STAFF REPORT**

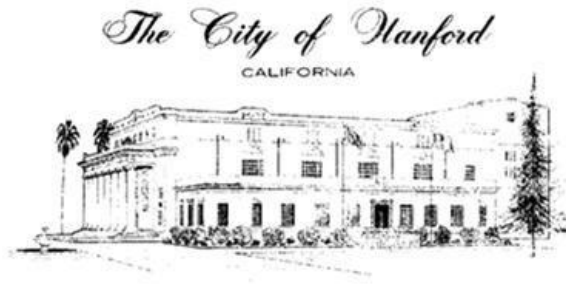
MEETING DATE: 8/24/2021	AGENDA SECTION:
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SUBJECT:
Approval of the July 13, 2021 Minutes

RECOMMENDATION:
Approve the minutes of the July 13, 2021 Minutes

FISCAL IMPACT:

ATTACHMENTS:
07-13-21



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, July 13, 2021

CALL TO ORDER

Chairperson SANCHEZ called the meeting to order at 5:30 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	5:02 PM
Travis Paden		Present	4:54 PM
Martin Devine		Present	4:56 PM
Jacob Sanchez		Present	4:53 PM
Parmbir Johal		Present	4:50 PM

INVOCATION

There was no invocation.

FLAG SALUTE

Commissioner PADEN led the flag salute.

PUBLIC COMMENT

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Jason Kemp Van Ee announced his resignation from the Planning Commission. He thanked the commissioners and staff for the opportunity to serve with them.

CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Motion to approve the Consent Calendar.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Travis Paden
SECONDER:	Martin Devine
AYES:	Douglas, Paden, Devine, Sanchez, Johal

- 1. Approval of the Minutes of the May 11, 2021 Meeting**
- 2. Approval of the Minutes of the June 8, 2021 Meeting**

PUBLIC HEARING

Zone Text Amendment No. 2020-03: a request by the City of Hanford to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding Commercial Hemp Business (e.g., cultivation, manufacture, distribution, transportation, and lab testing) as a conditionally permitted use in the I-L Light Industrial and I-H Heavy Industrial zone district, and to add Hemp retailers (5% or more of a retailer’s business or gross receipts is derived from CBD sales) as a permitted use in C-S Service Commercial, C-H Highway Commercial, MX-C Corridor Mixed Use, and MX-D Downtown Mixed Use, and as a conditionally permitted use in C-R Regional Commercial. The amendment also includes an addition of Chapter 17.67, adding purpose and intent, definitions, and establishing the location of hemp retailers and commercial hemp businesses in the City of Hanford. Location: Citywide

Chairperson SANCHEZ opened the public hearing at 5:35 p.m. and called for the staff report.

Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff. She, and Police Chief Sever, responded to Commissioners' questions regarding regulation and enforcement of the restrictions related to the hemp ordinance. Ms. Myers noted that enforcement is addressed in the hemp ordinance.

Chairperson SANCHEZ opened Public Comment. There being no comments, he invited any additional comments or questions from the Commissioners. Commissioner PADEN asked if the Commission is addressing signage. Ms. Myers replied that the Commission is looking at the Land Use Table (Section 17.08). She stated that signage is addressed in chapter five of the hemp ordinance.

Chairperson SANCHEZ closed the public hearing at 5:55 p.m.. He expressed appreciation to Police Chief Sever, Senior Planner Myers, City Manager Cifuentez, and City Attorney Mizote for their work on this item and called for a motion from the Commission.

Motion to adopt Resolution 2021-06 recommending approval of Zone Text Amendment No. 2020-03 to the City Council.

Attachment: 07-13-21 (7-13-21 Minutes)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Travis Paden
SECONDER:	Martin Devine
AYES:	Douglas, Paden, Devine, Sanchez, Johal

GENERAL BUSINESS

There was no General Business.

DIRECTOR'S COMMENTS

Senior Planner Myers stated that the July 27 meeting would probably be canceled.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner DOUGLAS asked about 1) Commissioner Roger Snow. Ms. Myers replied that he had resigned; 2) the new American Tire Store. Ms. Myers replied that their building permit is still active.

Commissioner PADEN asked who would be liable, if someone slipped on wet, slippery soil erosion on the sidewalk in front of a residence. City Attorney Mizote stated that property owners are ultimately liable.

Chairperson SANCHEZ announced that Kings County Action Organization (KCAO) had plans to occupy part of the former Koinonia building. He stated that they were confused as to why they were able to occupy it before, and now they cannot. Senior Planner Myers replied that they were out of compliance, and they have submitted for a Conditional Use Permit (CUP). Staff has requested corrections to the submittal.

ADJOURNMENT

Chairperson SANCHEZ adjourned the meeting at 5:59 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 8/24/2021	AGENDA SECTION:
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SUBJECT:

Conditional Use Permit No. 2021-06, a request to convert a former private junior college into a facility for religious services, classes, and offices in the MX-D Downtown Mixed Use zone district. The project is located at 213 W. Seventh Street (APN 012-055-006).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - CUP 2021-06

Resolution No. 2021-07

Attachment 1: Site Plan & Floor Plan

Attachment 2: SPR 2021-23 Approval Letter

Attachment 3: Notice of Exemption No. 2021-71

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, August 24, 2021**

PROJECT: Conditional Use Permit No. 2021-06, a request to convert a former private junior college into a facility for religious services, classes, and offices in the MX-D Downtown Mixed Use zone district.

LOCATION: The project is located at 213 W. Seventh Street (APN 012-055-006).

PLANNER: Mark Manha, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-07, approving Conditional Use Permit No. 2021-06.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2021-07, approving Conditional Use Permit No. 2021-06.

PROJECT DESCRIPTION

The project is a request to convert a portion of San Joaquin Valley College into a facility for religious services, classes, and offices located in the MX-D Downtown Mixed Use zone district, as shown in **Attachment 1**. The use of a religious institution or facility requires a conditional use permit in the MX-D Downtown Mixed Use zone district.

Project Location

The proposed project is located at 213 W. Seventh Street (APN 012-055-006) (see Figure 1, below). The property is designated a non-contributing building in the Historic Overlay Zone.

Entitlement

The applicant has submitted Site Plan Review No. 2021-23 for the project, proposing the conversion of the structure into a facility for religious services, classes, and offices (see **Attachment 1**). Site Plan Review No. 2021-23 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (see **Attachment 2**). All conditions of approval cited in the site plan review approval letter are also conditions of approval for this conditional use permit application.

Figure 1:
Land Use (property outlined in red)

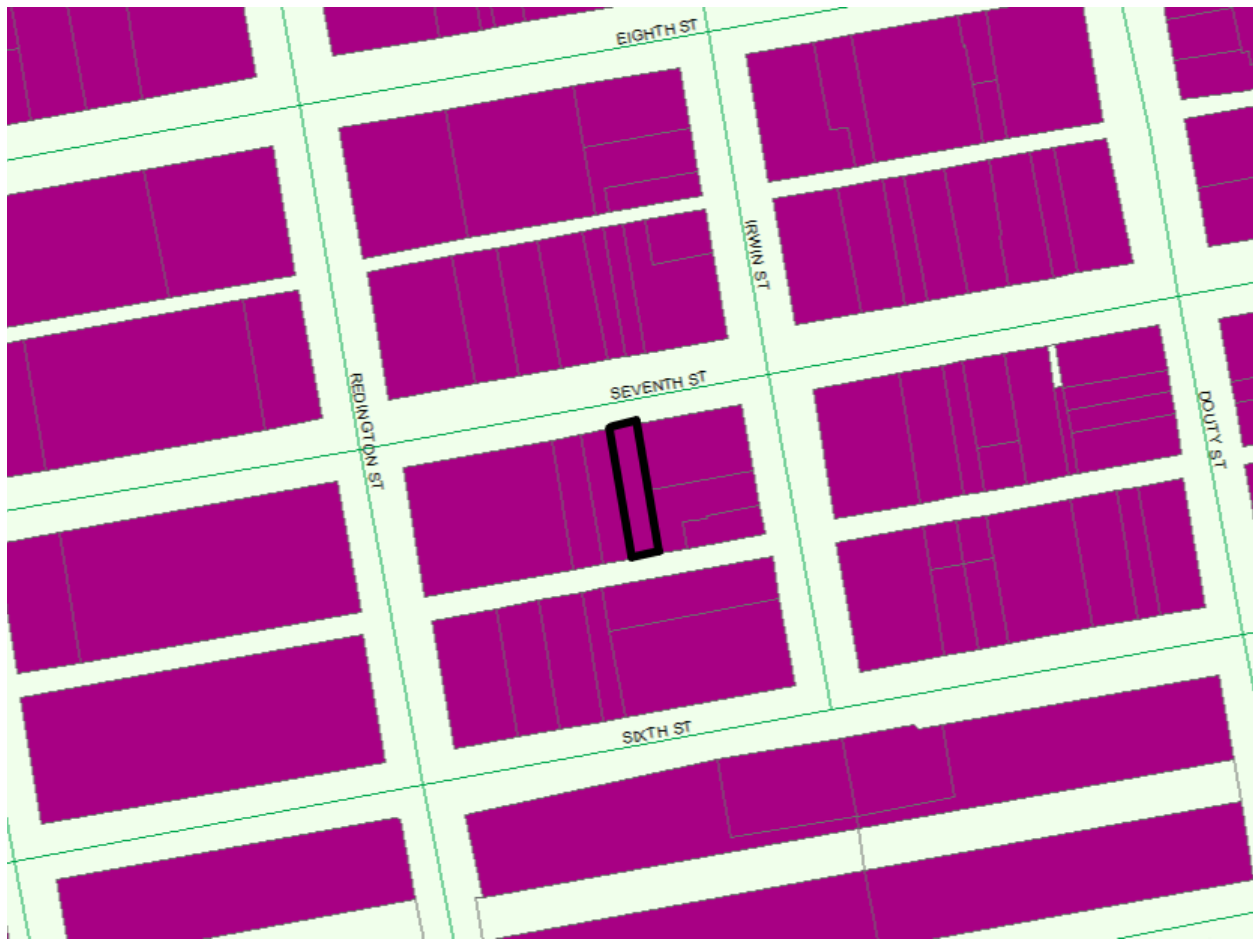


BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Downtown Mixed Use (see Figure 2, below). In accordance with General Plan Policy L70, Hanford shall define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use of this site as a religious facility supports this policy, as it is a permitted use similar to other existing permitted uses in the MX-D Downtown Mixed Use zone district.

Figure 2:
General Plan Designation (property outlined in bold)
Downtown Mixed Use



Zoning Designation

The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow a religious institution or facility in the MX-D Downtown Mixed Use zone district. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, a religious institution or facility requires a Conditional Use Permit in the MX-D Downtown Mixed Use zone district (see Figure 4, below). A “religious institution or facility” means a facility used primarily to gather for religious worship and related religious activities. The property is designated a non-contributing building in the Historic Overlay Zone.

Figure 3:
Zoning Designation (property outlined in bold)
MX-D Downtown Mixed Use

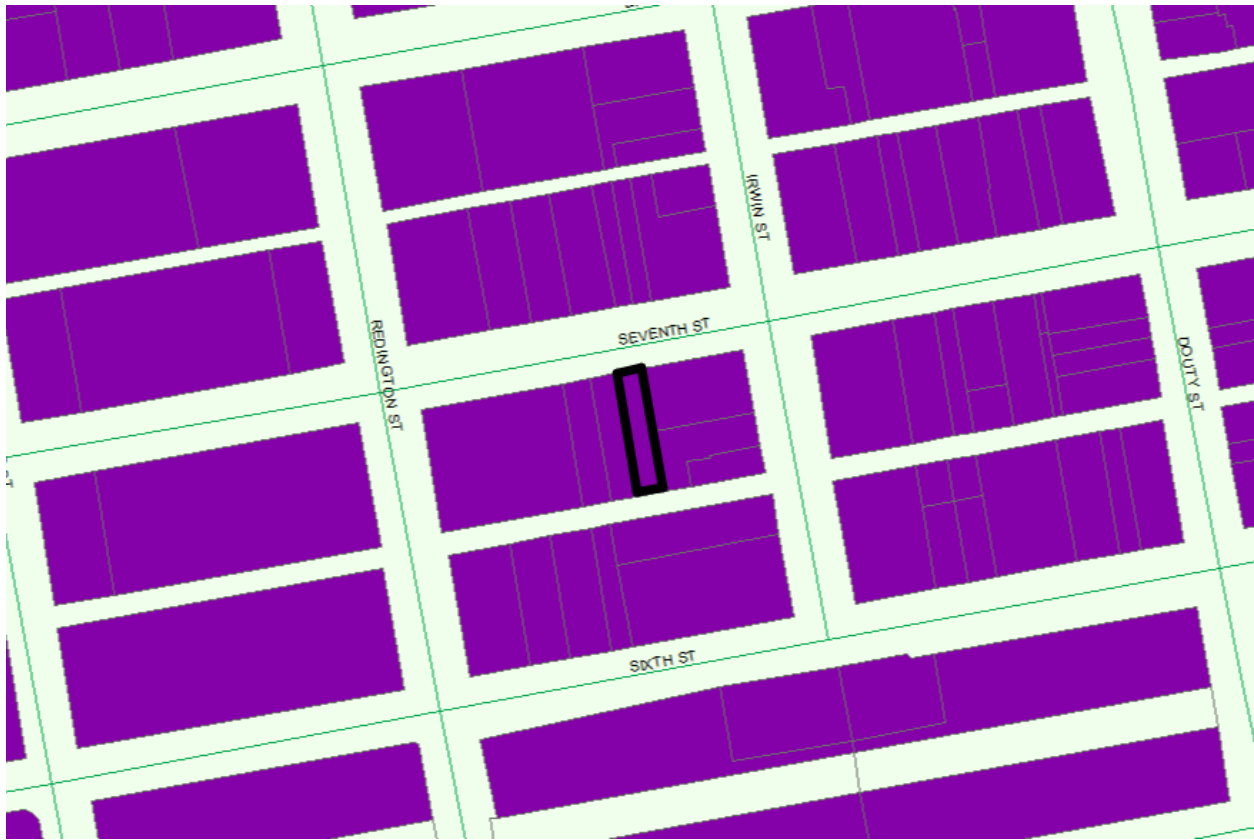


Figure 4:
Land Use Table

Commercial, Office, and Industrial Zone Use Table														
P = Use Is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use Is Not Allowed														
Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
C10 Religious institution or facility			P			C	C		C	C				

PROJECT EVALUATION

Conformance with the standards of the MX-D Downtown Mixed Use zone district

17.28.030 Site Area

In the MX-D Downtown Mixed Use zone district, the minimum site area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80. The subject property is 4,950 square feet, which does not meet the requirement. However, the property is considered a legally existing, nonconforming site. According to Section 17.90.050(A) of the Hanford Municipal Code, “a lot shall be deemed nonconforming if it was legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of this title, but which, does not meet all of the provisions, standards, and requirements of this title applicable to lots.” The site was in the original township and has remained unchanged over the years. The applicant does not propose to bring the site into further non-conformance. As an existing site, it may remain, as is.

17.28.040 Lot Dimensions

In the MX-D Downtown Mixed Use zone district, the minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder’s office. The project site has approximately 33 feet of street frontage along W. Seventh Avenue, which does not meet the requirement. However, the property is considered a legally existing, nonconforming site. According to Section 17.90.050(A) of the Hanford Municipal Code, “a lot shall be deemed nonconforming if it was legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of this title, but which, does not meet all of the provisions, standards, and requirements of this title applicable to lots.” The site was in the original township and has remained unchanged over the years. The applicant does not propose to bring the site into further non-conformance. As an existing site, it may remain, as is.

17.28.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, off-street parking and loading requirements were evaluated and mandated as part of the site plan review process.

17.28.060 Building Setback Area

No structure is permitted to be placed within a building setback area.

Front-Building Setback

In the MX-D Downtown Mixed Use zone district, there is no required front building setback area. The building setback is zero feet from the front lot line along W. Seventh Street, which satisfies the requirement of the MX-D Downtown Mixed Use zone district.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. Since the property is not adjacent to any of the stated zone districts, the side setback area is zero feet. Both side building setback areas are zero feet from each side lot line, which meets the side setback requirement for the MX-D Downtown Mixed Use zone district.

Rear-Building Setback

The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet. Since the rear lot line is not adjacent to a public street or any of the stated zone districts, the rear setback area is zero feet. The rear building setback area is zero feet from the rear lot line, which meets the requirement.

17.28.070 Distances Between Structures

All distances allowed by the building code are allowed. The project was reviewed by the Building Department during the Site Plan Review process and found to meet all distances allowed by the building code.

17.28.080 Height of Structures

The maximum height of structures in the MX-D Downtown Mixed Use zone district is 100 feet. The height of the existing structure is 21 feet. There are no changes proposed to the existing building height. The structure does not exceed the zone district height limitations.

17.28.090 Driveways

In the MX-D Downtown Mixed Use zone district, wherever possible, developments shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer. There are no existing or proposed driveways on site. The nearest driveway to access this site is south of the parcel, providing entrance into the alley. There are no plans to alter the driveway access. This satisfies the driveway requirements for the MX-D Downtown Mixed Use zone district.

17.28.100 Off-Street Parking

According to General Plan Policy L69, the purpose of the Downtown Mixed Use district is to provide a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. There is on-street parking available along Seventh Street as well as a public parking lot available across the alley behind the building. Additionally, in accordance with Section 17.54.050(A) of the Hanford Municipal Code, no additional parking spaces shall be required for a change in use or a building enlargement of less than 1,000 square feet in an existing building located within the Historic Overlay Zone.

17.28.110 Usable Open Space

In the MX-D Downtown Mixed Use zone district, there is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval. The applicant is not proposing to provide usable open space. They will not be required to provide usable open space. The site meets the usable open space requirement.

17.28.130 Screening, Fences, and Walls

Properties in the MX-D Downtown Mixed Use zone district shall meet the screening, fences, and walls standards in Section 17.28.130 of the Hanford Municipal Code. There are two existing security gates on site. No new screens, fences, or walls are proposed. According to Section 17.28.130, "a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district." The property is only adjacent to properties in the MX-D Downtown Mixed Use zone district; no block wall is required. The project satisfies all screening, fence, and wall regulations for the MX-D Downtown Mixed Use zone district.

17.28.140 Signs

All signage must follow the standards set in Chapter 17.56 and 17.48.150(E)(2) of the Hanford Municipal Code. Each business shall be limited to one primary sign, except those businesses on corners which may have a sign on each street. For permanent building signs in the historic district, each ground floor tenant may have a maximum of one square foot of signage for each linear foot of business establishment on their primary frontage, with a 25 square foot minimum sign area regardless of the frontage width, and a maximum of one-half square foot of signage for each linear foot of secondary frontage; each ground floor tenant may have one sign located at each entrance attached below the marquee or canopy which shall not exceed six square feet per sign face and with a minimum ground clearance of seven feet above the sidewalk grade, with such sign not counting against the maximum sign area allowed for a business. Permanent freestanding signs are not permitted in the MX-D Downtown Mixed Use zone district.

Signage requires a separate application and will be evaluated at the time of submittal.

17.28.150 General Provisions and Standards

In the MX-D Downtown Mixed Use zone district, all businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title. All on-site services will be conducted entirely within a completely enclosed permanently fixed structure.

All requirements of the MX-D Downtown Mixed Use zone district, prescribed by Chapter 17.28 of the Hanford Municipal Code, are satisfied, except for those items that are legally non-conforming.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 2021-06

Conditional Use Permit No. 2021-06

In taking action on a Conditional Use Permit, the Planning Commission must make the appropriate findings, in accordance with Section 17.80.030 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

ANALYSIS: That the proposed use will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use is consistent with the regulations set forth in Chapter 17.28 of the City of Hanford's Municipal Code for the MX-D Downtown Mixed Use zone district, except for those items that are legally non-conforming, but will not be brought

into further non-conformance. The use of a religious institution or facility is listed as a permitted use with the approval of a Conditional Use Permit in the MX-D Downtown Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. There are other existing religious institutions or facilities in the MX-D Downtown Mixed Use zone district.

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;

ANALYSIS: That the proposed religious facility is compatible with existing and future permitted land uses in the MX-D Downtown Mixed Use zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district, except for those items that are legally non-conforming. There are other existing religious institutions or facilities in the MX-D Downtown Mixed Use zone district.

3. The proposed use is consistent with the General Plan;

ANALYSIS: That in accordance with General Plan Policy L70, Hanford shall define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use of this site as a religious facility supports this policy, as it is a permitted use similar to other existing permitted uses in the MX-D Downtown Mixed Use zone district.

4. There will not be significant effects upon the quality of the environment and natural resources;

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

5. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.28 of the Hanford Municipal Code. The use of this site for a religious institution or facility is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2021-23 and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on August 13, 2021 and mailed to property owners within 300 feet of the project site on August 12, 2021. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

CONDITIONS OF APPROVAL

Project approval shall be subject to the conditions of approval for Site Plan Review No. 2021-23, and the condition below:

Conditional Use Permit No. 2021-06:

1. That any changes to the exterior of the building comply with Hanford Municipal Code Section 17.48 Historic Overlay Zone.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-07, approving Conditional Use Permit No. 2021-06.

Applicant:

Bruce Kane for Epic Church of Hanford
2694 Aspen St.
Hanford, CA 93230

Property Owner:

Esajian Family Trust
390 Trinity Circle
Hanford, CA 93230

RESOLUTION NO. 2021-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
PERTAINING TO CONDITIONAL USE PERMIT NO. 2021-06, A REQUEST TO CONVERT A
FORMER PRIVATE JUNIOR COLLEGE INTO A FACILITY FOR RELIGIOUS SERVICES,
CLASSES, AND OFFICES IN THE MX-D DOWNTOWN MIXED USE ZONE DISTRICT. THE
PROJECT IS LOCATED AT 213 W. SEVENTH STREET (APN 012-055-006).**

At a regular meeting of the City of Hanford Planning Commission duly called and held on August 24, 2021 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2021-06, a request to convert a former private junior college into a facility for religious services, classes, and offices in the MX-D Downtown Mixed Use zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located at 213 W. Seventh Street (APN 012-055-006); and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this conditional use permit and have made recommendations thereon; and

WHEREAS, the project is exempt from environmental review, per Section 15301 Existing Facilities of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.80.030 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

ANALYSIS: That the proposed use will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use is consistent with the regulations set forth in Chapter 17.28 of the City of Hanford's Municipal Code for the MX-D Downtown Mixed Use zone district, except for those items that are legally non-conforming, but will not be brought into further non-conformance. The use of a religious institution or facility is listed as a permitted use with the approval of a Conditional Use Permit in the MX-D Downtown Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. There are other existing religious institutions or facilities in the MX-D Downtown Mixed Use zone district.

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;

ANALYSIS: That the proposed religious facility is compatible with existing and future permitted land uses in the MX-D Downtown Mixed Use zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown

Mixed Use zone district, except for those items that are legally non-conforming. There are other existing religious institutions or facilities in the MX-D Downtown Mixed Use zone district.

3. The proposed use is consistent with the General Plan;

ANALYSIS: That in accordance with General Plan Policy L70, Hanford shall define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use of this site as a religious facility supports this policy, as it is a permitted use similar to other existing permitted uses in the MX-D Downtown Mixed Use zone district.

4. There will not be significant effects upon the quality of the environment and natural resources;

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

5. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.28 of the Hanford Municipal Code. The use of this site for a religious institution or facility is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2021-23 and the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2021-06 be approved, subject to the conditions of approval for Site Plan Review No. 2021-23, attached as **Exhibit B**, and the condition below:

1. That any changes to the exterior of the building comply with Hanford Municipal Code Section 17.48 Historic Overlay Zone.

EXPIRATION

That this Conditional Use Application Permit become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

PASSED AND ADOPTED at a regular meeting of the Hanford City Planning Commission by the following vote:

AYES: Commissioners
NOES: Commissioners
ABSTAIN: Commissioners
ABSENT: Commissioners

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **Gabrielle Myers**, Acting Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 24th day of August 2021.

Gabrielle Myers, Acting Secretary

Attachment: Resolution No. 2021-07 (CUP 2021-06)

Exhibit A
Site Plan

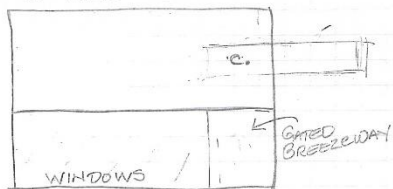
Attachment: Resolution No. 2021-07 (CUP 2021-06)

213 W. SEVENTH STREET
HANFORD, CA 93230
Parcel # 012-055-006-000
6-29-2021

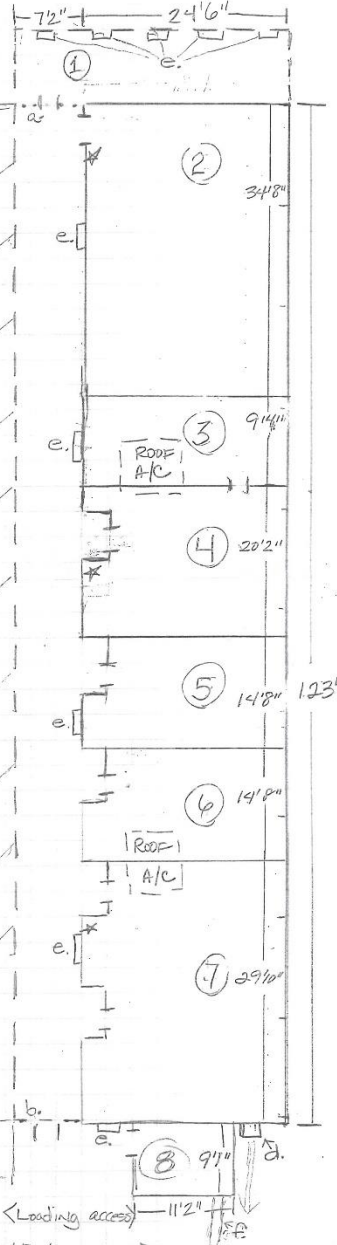
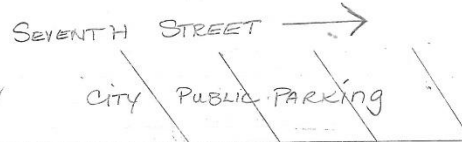
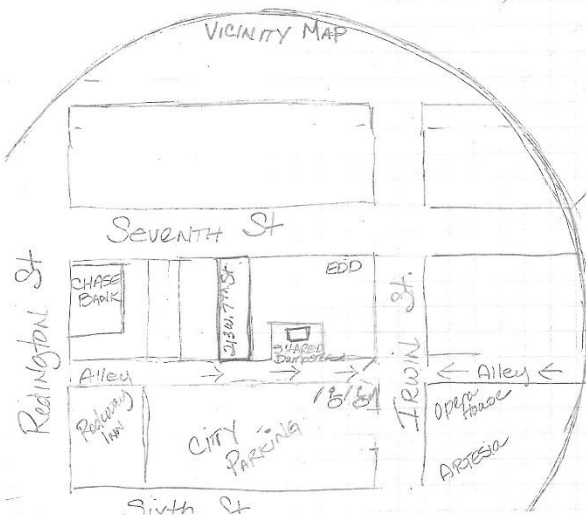
CUP 2021-06 508-0231

KEY

1. Covered Breezeway
2. SANCTUARY / LECTURE HALL
3. STORAGE
4. CLASSROOM
5. CLASSROOM / LOUNGE
6. OFFICE
7. CLASSROOM
8. ALL GENDER RESTROOM
9. 215 W. SEVENTH ST.
(DAN JOAQUIN VALLEY COLLEGE)
- a. & b. Security gates
- c. Lighted plastic signage (existing)
(approx. 15' x 5')
- d. Down pipe - RUNOFF STORM DRAINAGE
- e. EXTERIOR LIGHTING
- f. Sewer line (approximate)
- * FIRE EXTINGUISHER PLACEMENT
NO SPRINKLERS



SEVENTH STREET
FRONT VIEW



SCALE: 1/4 INCH = 3 FT
BUILDING HEIGHT: 21 FT
INCLUDING FACADE



Access to City Public Parking
ADA Parking

Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2021-07 (CUP 2021-06)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
FRANCISCO RAMIREZ
VICE-MAYOR
DIANE SHARP
COUNCIL MEMBERS
AMANDA SALTRAY
KALISH MORROW
ART BRIENO
CITY MANAGER
MARIO CIFUENTEZ

DATE: July 29, 2021

PROJECT: Site Plan Review 2021-23 (502-1168)

APPLICANT: Bruce Kane for Epic Church of Hanford

LOCATION: 213 W. Seventh St. (APN 012-055-006)

PROPOSAL: Change of use – college to religious organization

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: July 14, 2021

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 a building permit. A meeting with the Site Plan Review Committee is not required.
- ☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
☒ Your Plans must be reviewed by:

- | | |
|---|--|
| ☐ City Council | ☒ Planning Commission CUP |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

July 29, 2021
DATE

Attachment: Resolution No. 2021-07 (CUP 2021-06)

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2021-71**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING
- ☒ BUILDING
- ☐ ENGINEERING
- ☐ SOLID WASTE
- ☐ WASTEWATER
- ☐ POLICE
- ☐ FIRE
- ☐ PARKS AND RECREATION

DEFENSE AND INDEMNIFICATION PROVISION

That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify, and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2021-23 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: July 14, 2021

SITE PLAN NUMBER: 2021-23 (FILE 502-1168)

CONTACT: Mark Manha, Assistant Planner: (559) 585-2583

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

Other Special Districts: Historic Overlay Zone

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards, and other codes and policies.

Correction(s):

- None.

Required Entitlements:

- Conditional Use Permit

MX-D Downtown Mixed Use - all checked comments shall apply

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2021-23 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.
- ☒ Mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Downtown Mixed Use zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

- ☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Building Setback Areas: (Section 17.28.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ There is no front building setback area.
 - ☒ The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be 15 feet.
 - ☒ The side building setback area shall be zero feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be 15 feet.

Distances Between Structures: (Section 17.28.070)

- ☒ That all distances allowed by the building code are allowed.

Height of Structures: (Section 17.28.080)

- ☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54)

- ☒ That in accordance with Section 17.54.050(A) of the Hanford Municipal Code, no additional parking spaces shall be required for a change of use or a building enlargement of less than 1,000 square feet in an existing building located with the Historic Overlay Zone.

Signage: (Section 17.56)

- ☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
MX-D zone	2 sq. ft. per 1 lineal foot of building frontage up to 100 sq. ft. on primary frontage. 1 sq. ft. per 1 lineal foot up to 100 sq. ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.

Fencing and Walls: (Section 17.28.130 and 17.50.110)

- ☒ That a block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Outdoor Lighting Standards: (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
 - ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR 2021-023 (502-1168) Office to Religious Facility
7-29-21
213 W Seventh St

Contact Building Official: Tom Webb (559) 585-2584
 Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical **work being done**.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Reserved
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Reserved
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution"
printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

****** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. ******

- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance **including C & D Recycle plan**
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That **the site**, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That all special inspection reports be submitted to the Building Division prior to final inspection.
7. That all construction shall conform to **the Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
8. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
9. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
10. That each of these drawings apply to any/all work done to the structure at this time.
11. **This project is a Change of Occupancy only. A Building Permit will be required. A site plan and existing floor plan/revised floor plan drawn to scale will be required to show all changes including use of rooms and exiting.**

213 W. SEVENTH STREET
HANFORD, CA 93230
Parcel # 012-055-006-000
6-29-2021

CUP 2021-06 508-0231

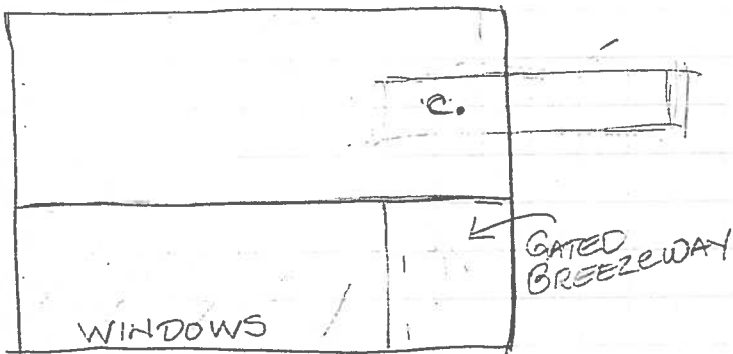
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SEVENTH STREET →

CITY PUBLIC PARKING

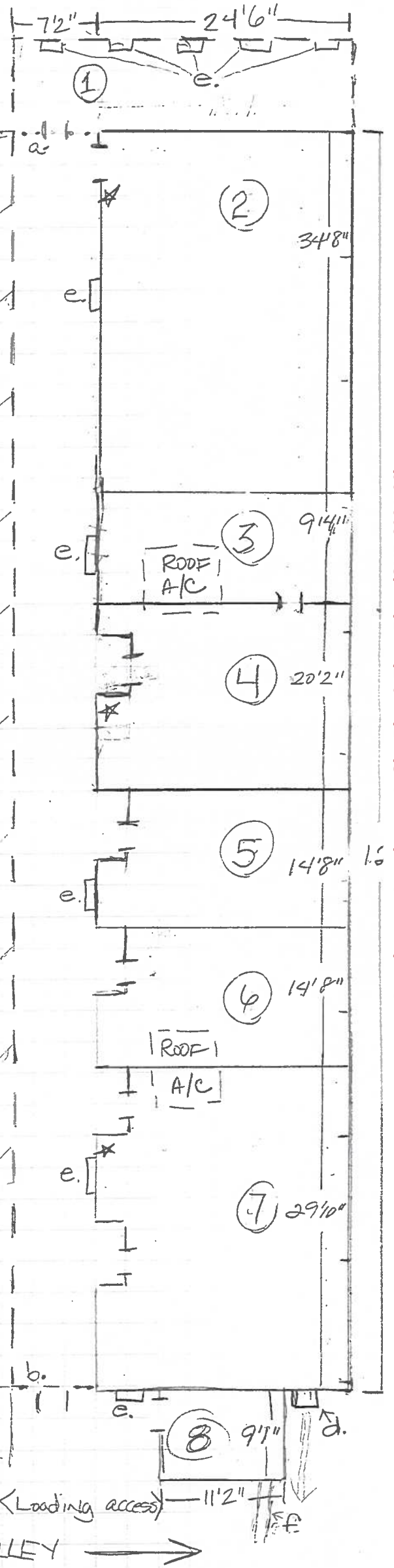
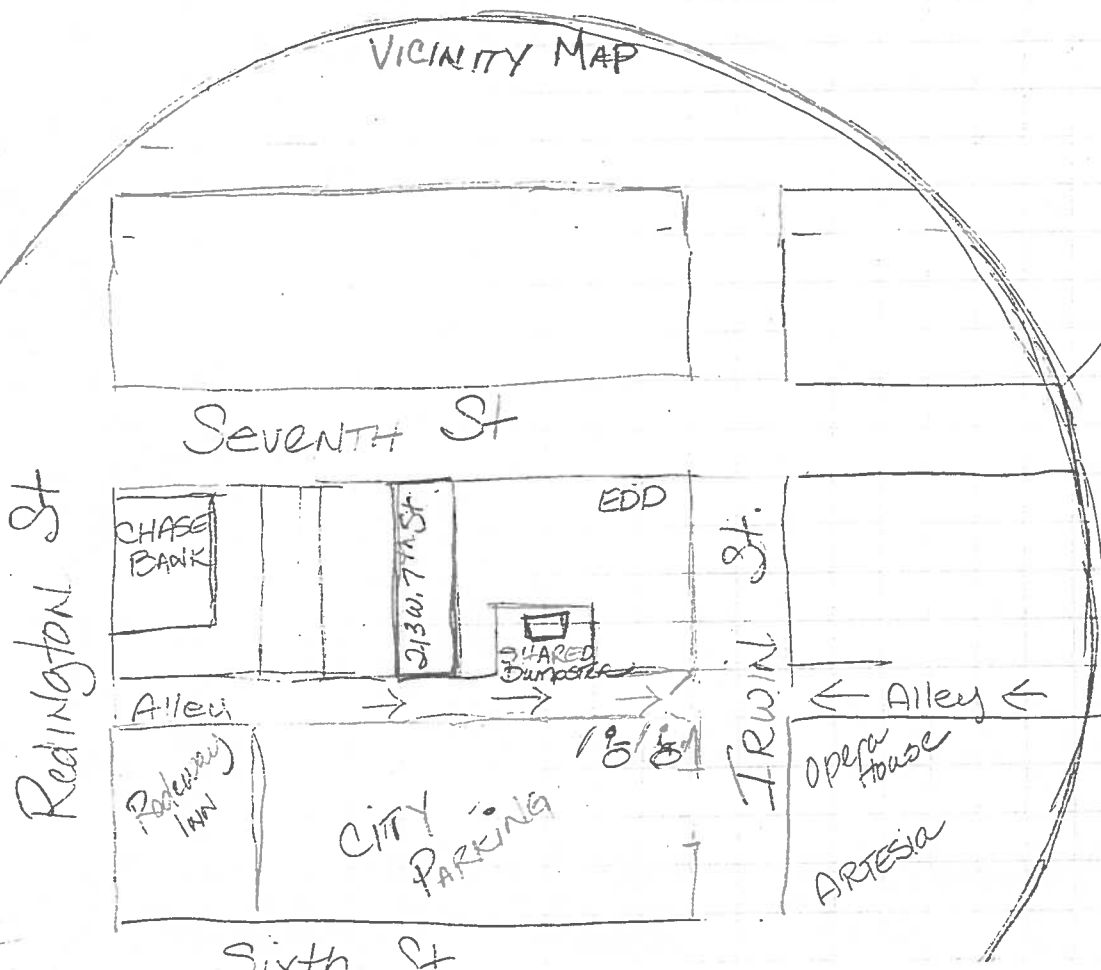
KEY

1. Covered Breezeway
 2. SANCTUARY / LECTURE HALL
 3. STORAGE
 4. CLASSROOM
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 6. OFFICE
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(DAN JOAQUIN VALLEY College)
- a. & b. security gates
c. Lighted plastic signage (existing)
(approx. 15' x 5')
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e. EXTERIOR LIGHTING
f. Sewer line (approximate)
★ FIRE EXTINGUISHER PLACEMENT
NO SPRINKLERS



SEVENTH STREET
FRONT VIEW

VICINITY MAP



SCALE: 1/4 INCH = 3 FT
BUILDING HEIGHT: 21 FT
INCLUDING FACADE

↑ NORTH

Access to City Public Parking
ADA PARKING

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
FRANCISCO RAMIREZ
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MARIO CIFUENTEZ

DATE: July 29, 2021

PROJECT: Site Plan Review 2021-23 (502-1168)

APPLICANT: Bruce Kane for Epic Church of Hanford

LOCATION: 213 W. Seventh St. (APN 012-055-006)

PROPOSAL: Change of use – college to religious organization

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: July 14, 2021

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 a building permit. A meeting with the Site Plan Review Committee is not required.
- ☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
☒ Your Plans must be reviewed by:

- | | |
|---|--|
| ☐ City Council | ☒ Planning Commission CUP |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

July 29, 2021
DATE

Attachment: Attachment 2: SPR 2021-23 Approval Letter (CUP 2021-06)

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2021-71**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING
- ☒ BUILDING
- ☐ ENGINEERING
- ☐ SOLID WASTE
- ☐ WASTEWATER
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DEFENSE AND INDEMNIFICATION PROVISION

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APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2021-23 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: July 14, 2021

SITE PLAN NUMBER: 2021-23 (FILE 502-1168)

CONTACT: Mark Manha, Assistant Planner: (559) 585-2583

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

Other Special Districts: Historic Overlay Zone

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards, and other codes and policies.

Correction(s):

- None.

Required Entitlements:

- Conditional Use Permit

MX-D Downtown Mixed Use - all checked comments shall apply

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2021-23 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.
- ☒ Mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Downtown Mixed Use zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

- ☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Building Setback Areas: (Section 17.28.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ There is no front building setback area.
 - ☒ The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be 15 feet.
 - ☒ The side building setback area shall be zero feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be 15 feet.

Distances Between Structures: (Section 17.28.070)

- ☒ That all distances allowed by the building code are allowed.

Height of Structures: (Section 17.28.080)

- ☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54)

- ☒ That in accordance with Section 17.54.050(A) of the Hanford Municipal Code, no additional parking spaces shall be required for a change of use or a building enlargement of less than 1,000 square feet in an existing building located with the Historic Overlay Zone.

Signage: (Section 17.56)

- ☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
MX-D zone	2 sq. ft. per 1 lineal foot of building frontage up to 100 sq. ft. on primary frontage. 1 sq. ft. per 1 lineal foot up to 100 sq. ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.

Fencing and Walls: (Section 17.28.130 and 17.50.110)

- ☒ That a block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Outdoor Lighting Standards: (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
 - ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR 2021-023 (502-1168) Office to Religious Facility
7-29-21
213 W Seventh St

Contact Building Official: Tom Webb (559) 585-2584
 Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical **work being done**.
 2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
 3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
 4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Reserved
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Reserved
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution"
printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- **** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. ******
- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance **including C & D Recycle plan**
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 5. That **the site**, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That all special inspection reports be submitted to the Building Division prior to final inspection.
7. That all construction shall conform to **the Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
8. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
9. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
10. That each of these drawings apply to any/all work done to the structure at this time.
11. **This project is a Change of Occupancy only. A Building Permit will be required. A site plan and existing floor plan/revised floor plan drawn to scale will be required to show all changes including use of rooms and exiting.**

Notice of Exemption 2021-71

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Conditional Use Permit 2021-06

Project Location – 213 W. Seventh St. (APN 012-055-006)

Project Location – City: Hanford **Project Location – County:** Kings County

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 2021-06, a request to convert a former private junior college into a facility for religious services, classes, and offices in the MX-D Downtown Mixed Use zone district.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: Bruce Kane for Epic Church of Hanford

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15301 Existing Facilities
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 states that Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project involves the permitting of an existing private structure, involving negligible or no expansion.

Lead Agency

Contact Person: Mark Manha Area Code/ Telephone: (559) 585-2583

Signature: _____ Date: August 24, 2021 Title: Assistant Planner

☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant

Attachment: Attachment 3: Notice of Exemption No. 2021-71 (CUP 2021-06)