Planning Commission Meeting
Agenda

October 8, 2024
5:30 PM – Regular Meeting
Council Chambers
400 N. Douty St.

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

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.

A. Community Development: Approval of the Minutes of the August 27, 2024 Planning Commission Special Meeting

B. Community Development: Approval of the Minutes of August 27, 2024 Planning Commission Regular Meeting

PUBLIC HEARING:

A. Community Development: Conditional Use Permit No. 0038-24: a request by Blue Door Massage and Spa to locate a massage therapy business in the O-R Office Residential zone district. The project is located at 1208 N. Douty St. (APN 010-107-004).

DIRECTOR'S COMMENTS:

COMMISSIONERS' ITEMS OF INTEREST:

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).

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: 10/8/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of the Minutes of the August 27, 2024 Planning Commission Special Meeting

RECOMMENDATION:

Approve the minutes of the August 27, 2024 special meeting.

ATTACHMENTS:
1. 08-27-24 Special Meeting Minutes

Planning Commission Special Meeting
Minutes
August 27, 2024 4:00 PM
Council Chambers
400 N. Douty St.

ROLL CALL:

Present:	Absent:
CURTIS	NELSON
DOUGLAS	MAREZ
HAM	
NORRIS	

FLAG SALUTE:

Chair NORRIS 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.

None.

PUBLIC HEARING:

A. Community Development: Public Hearing regarding the Multi-Jurisdictional Housing Element Update (2024-2032)

Director Waters announced that, due to scheduling conflicts, City Council was unable to have a quorum for this meeting, which was originally scheduled to be a joint meeting with the Planning Commission. City Council will hold a separate public hearing at their September 17 meeting. He then introduced Consultant Isaac George.

Mr. George presented a PowerPoint overview of the 2024-2032 Housing Element and Fair Housing Analysis and invited questions.

There being no questions, Chair NORRIS opened Public Comment.

A gentleman asked if the information would be on the City website. Mr. George replied that the staff report is available on the website, and all amendments will be on the website.

- Kimber Regan, Hanford realtor, has a client who owns property on which he would like to put a 30-unit low-income apartment complex. Ms. Regan asked what direction she can pass along to him. Director Waters invited her to contact staff for direction. She stated that she would set up a meeting with staff for her and the property owner.
- Onan Champi referred to the City of Hanford's recent purchase of 40 acres for a park that could have been used for low-income housing. The City previously had approval from the California Parks Department for a park north of Lacey, between 9 1/4 and 10th Avenues, that could have met the low-income requirement. That area is in the airport's sphere of influence and in the flight path and was permanently excluded from all residential uses. The City has purchased excess property for a park, which could have been used for a subdivision. Now there is an abandoned piece of property between Lacey and Ivy Street. He asked how the offset was made there and why it did not affect the RHNA numbers. Director Waters explained the "No Net Loss" requirement, stating that when the city removes anything that could have been used for residential purposes, we have to reallocate it somewhere else. He noted that he and Senior Planner Myers spent a lot of time making sure that we complied with that. The state wants to be sure that the city is not removing land that could have been used for housing and reducing its overall housing supply without finding another location, through increased densities or rezoning other areas.
- Luke Martinez, priest of the Episcopal Church of the Savior, Hanford. His church serves low-income people, and he attended the meeting to learn more. He is hopeful that we can create more housing, to allow more people to get off the street and have some stability. He thanked everyone for having this meeting.

Chair NORRIS invited any additional comments:

Vice-Chair HAM had a correction to the Acknowledgments on Page 9 of the packet, stating that there have been changes to the City Council and Planning Commission. Director Waters stated that the information was from when it was created, and staff will be sure that it gets corrected.

Chair NORRIS closed Public Comment and closed the Public Hearing.

ADJOURNMENT:

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Chair NORRIS adjourned the meeting at 4:38 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

AGENDA
STAFF REPORT

MEETING DATE: 10/8/2024	**AGENDA SECTION:** CONSENT CALENDAR

SUBJECT:
Approval of the Minutes of August 27, 2024 Planning Commission Regular Meeting

RECOMMENDATION:

Approve the minutes of the August 27, 2024 Planning Commission Regular Meeting

ATTACHMENTS:
1. 08-27-24 Minutes

Planning Commission Regular Meeting
Minutes
August 27, 2024 5:30 PM
Council Chambers
400 N. Douty St.

ROLL CALL:

Present:	Absent:
CURTIS	NELSON
DOUGLAS	MAREZ
HAM	
NORRIS	

INVOCATION:

Rev. Renee Westmoreland, Executive Pastor, Glad Tidings Church

FLAG SALUTE:

Chair NORRIS 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.

None.

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.

A. Community Development: Approval of the Minutes of the July 23, 2024 Meeting

Motion to approve the minutes of the July 23, 2024 meeting.

RESULT:
MOVER: HAM

SECONDER:	DOUGLAS
AYES:	HAM, DOUGLAS, NORRIS
NAYS:	NONE
ABSTAIN:	CURTIS
ABSENT:	NELSON, MAREZ

PUBLIC HEARING:

A. Community Development: Conditional Use Permit No. 0026-24: a request to construct two (2) units for use as general auto repair shops in the MX-C Corridor Mixed Use zone district. The project is located at the northeast corner of 10th Ave. and E. Fifth St. (APN 016-032-001).

Chair NORRIS opened the public hearing and called for the staff report. Associate Planner Manha presented the staff report, recommended approval, and invited questions of staff.

Vice-Chair HAM:

- Will there be two separate businesses or a single business? Mr. Manha: There is no specific business being approved, but it could accommodate two businesses.
- Will there be a limitation of stored vehicles in the parking area? Mr. Manha: The parking area is generally for employees and customers. We would not allow it to be used as a junkyard.
- There is a restriction that they cannot wash vehicles outside. Will there be an inside area for them to wash vehicles? Mr. Manha: It is a mechanic's shop, but they can wash cars inside the building. There will be drainage.
- Referring to the Health Department's comment related to the disposal of hazmat solvents and antifreeze? Mr. Manha: The developers will have to contact the Health Department to discuss any chemicals they might be using.

Commissioner CURTIS: How long will it take for the project to be completed? Mr. Manha: We have not been provided with a construction completion timeline; however, it must be completed within two years, as a requirement of the Conditional Use Permit.

Chair NORRIS opened Public Comment:

There were no comments in favor of the project. Howard Smith, owner of Smith Welding, was not opposed or in favor of the project, but he had concerns regarding possible flooding to his nearby property. Mr. Manha replied that the existing chainlink fence will be moved behind the required 15-foot landscaping along each street frontage. Director Waters added the notes in the project information address the storm drain system associated with the property. He then read "4. Surface water shall be drained away from building for 10-feet minimum, with six-percent minimum slope, where available. 5. On-site retention of water and drainage water across or onto any adjacent property is not allowed." He highlighted additional drainage information and indicated the City storm drain on the map, showing where the water goes in and ensuring that storm water does not encroach on any neighboring properties.

Chair NORRIS closed Public Comment and the Public Hearing and invited any additional questions.

Commissioner CURTIS asked staff if they will make sure there are no drainage issues. Director Waters replied that part of the permitting process is an application for the grading and drainage. Engineering will have an opportunity to look at those issues before construction of the building begins.

Motion to adopt Resolution No. 2024-16, approving Conditional Use Permit No. 0026-24.

RESULT:	**(UNANIMOUS)**
MOVER:	HAM
SECONDER:	CURTIS
AYES:	HAM, CURTIS, DOUGLAS, NORRIS
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NELSON, MAREZ

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DIRECTOR'S COMMENTS:

None.

COMMISSIONERS' ITEMS OF INTEREST:

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).

None

ADJOURNMENT:

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Chair NORRIS adjourned the meeting at 5:51 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

AGENDA
STAFF REPORT

MEETING DATE: 10/8/2024	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
Conditional Use Permit No. 0038-24: a request by Blue Door Massage and Spa to locate a massage therapy business in the O-R Office Residential zone district. The project is located at 1208 N. Douty St. (APN 010-107-004).

RECOMMENDATION:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-17, approving Conditional Use Permit No. 0038-24.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2024-17, approving Conditional Use Permit No. 0038-24.

PROJECT DESCRIPTION

The project is a request by Blue Door Massage and Spa to locate a massage therapy business in the O-R Office Residential zone district, as shown in **Attachment 1**. The business is currently located at 709 N. Irwin Street. The use of a massage therapy business requires a Conditional Use Permit in the O-R Office Residential zone district. The last use of the space was an office for the Kings Community Action Organization (KCAO). As stated in the operational statement shown in **Attachment 2**, the business will operate three – four private massage rooms at this location, along with an ADA-compliant bathroom, an upstairs storage/breakroom area, a personal kitchen, a laundry room, and a reception area to include a small sales area offering wellness products such as essential oils, massage tools, and skincare items. The business will operate from 10 a.m. – 5 p.m. on Monday, Tuesday, and Friday; 10 a.m. – 7:30 p.m. on Wednesday and Thursday; 9 a.m. – 2:30 p.m. on Saturday; and 1 p.m. – 5:30 p.m. on Sunday in order to avoid traffic from St. Brigid Catholic Church. There will be three – four staff members and three – four clients on the property at a time during operating hours. All massage therapists shall ensure they obtain and maintain a valid massage therapist permit from the Hanford Police Department.

Project Location

The proposed project is located at 1208 N. Douty Street (APN 010-107-004) (see Figure 1, below).

Figure 1:

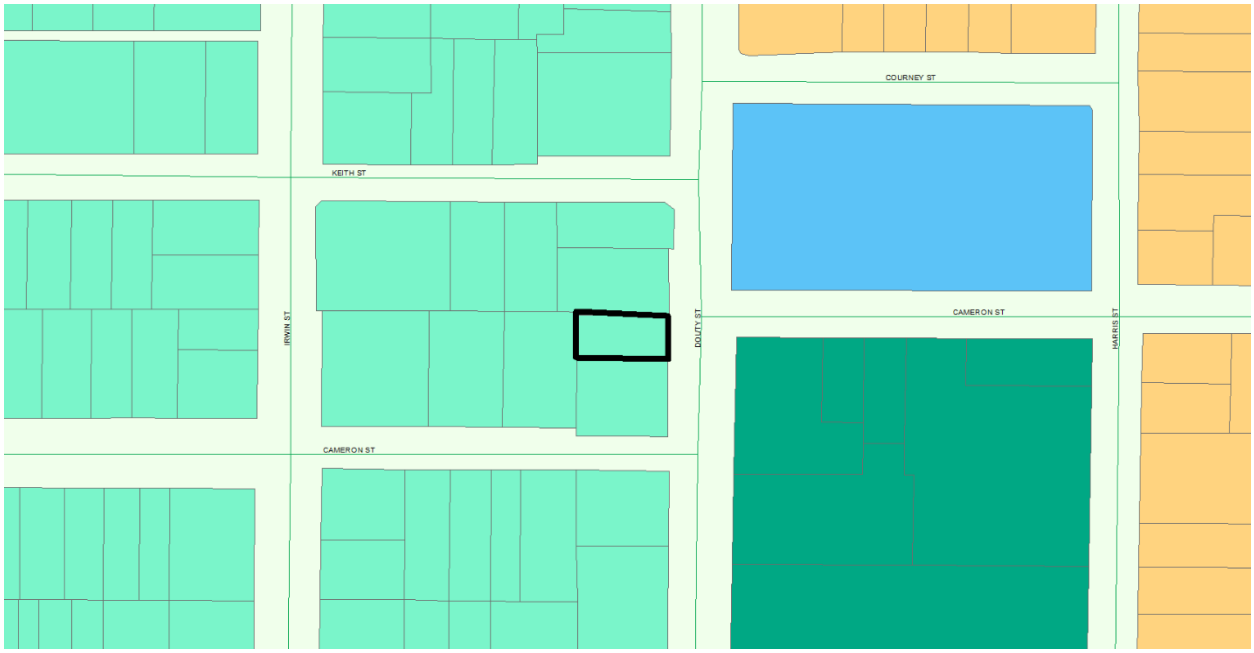
Land Use (property outlined in red)

BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Office Residential (see Figure 2, below). In accordance with General Plan Policy L79, Hanford shall establish the Office Residential land use designation to preserve and enhance existing residential structures by allowing them to convert to offices, bed and breakfast inns, or a combination of office and residential units. The project supports this policy, as it will maintain the residential characteristics of the building while still providing an office-like environment. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The project supports the City's efforts to make existing neighborhoods more complete with a mix of complementary uses.

Figure 2:
General Plan Designation (property outlined in bold)
Office Residential



Zoning Designation

The property is zoned O-R Office Residential, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow a massage therapy business in the O-R Office Residential zone district. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, barber shop, hair salon, nail care, massage therapy, or day spa businesses require a Conditional Use Permit in the O-R Office Residential zone district (see Figure 4, below). A "barbershop, hair salon, nail care, massage therapy, or day spa" business means an establishment that provides personal care treatments or massage therapy of hair, skin, nails, and/or face where overnight accommodations are not provided. This use includes the application of permanent facial makeup, but does not include other forms of tattooing or body art application.

Figure 3:
Zoning Designation (property outlined in bold)
O-R Office Residential

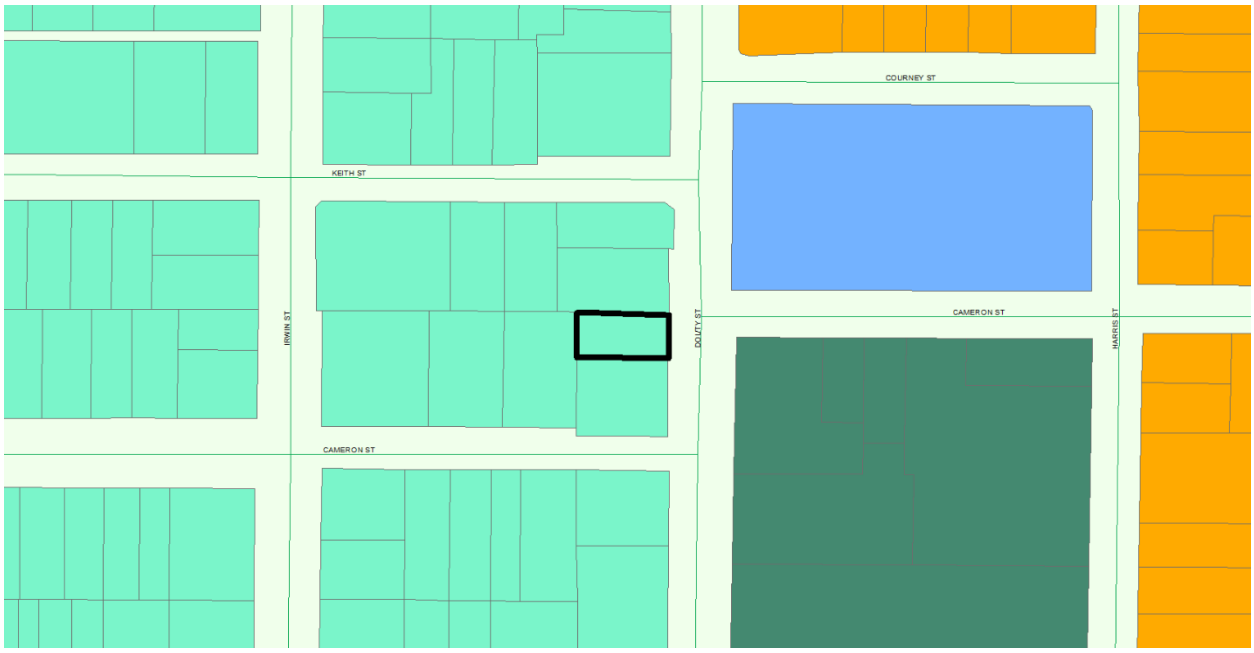


Figure 4:
Land Use Table

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	Specific Land Use Standards (See Identified Section)
J4	Barber shop, hair salon, nail care, massage therapy, or day spa	P	P	P	P	P	P	P	C	C	C					

PROJECT EVALUATION

Conformance with the standards of the O-R Office Residential zone district

17.30.030 Lot Area

In the O-R Office Residential zone district, the minimum lot area shall be 5,000 square feet. Existing lots of less than 5,000 square feet may be developed in accordance with the specifications of Chapter 17.30 of the Municipal Code. The subject property is a 5,220-square-foot existing and developed site. The property exceeds the lot area requirement for the O-R Office Residential zone district.

17.30.040 Lot Dimensions

In the O-R Office Residential zone district, the minimum lot frontage shall be 40 feet, the minimum lot width shall be 50 feet for interior lots, and the minimum lot depth shall be 90 feet. The project site has 51.30 feet of street frontage along Douty Street. The lot has a minimum width of 51.30 feet and a depth of

100.30 feet. The property exceeds the lot frontage, width, and depth requirements for the O-R Office Residential zone district.

17.30.050 Site Area per Dwelling Unit

In the O-R Office Residential zone district, the minimum site area per dwelling unit shall be 3,000 square feet. There are no dwelling units existing on or proposed for this lot.

17.30.060 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 plan review process.

17.30.070 Building Setback Area

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

Front-Building Setback

In the O-R Office Residential zone district, the front building setback area shall be 15 feet from the front property line for livable building space and 20 feet for garages, carports, and other non-livable building space. The building setback is approximately 27 feet from the front property line along Douty Street, which satisfies the front setback requirement for the O-R Office Residential zone district.

Side-Building Setback

The side building setback area shall be five feet from an interior side property line and 10 feet from a street-side property line. The subject property is an interior parcel, therefore, there is no street-side property line. The interior side building setback is three feet, nine inches, which does not meet the interior side setback requirement. Additionally, there is an existing accessory structure with an interior side setback area of approximately one foot, which does not meet the current accessory structure requirements. However, the structures are considered a legally existing, nonconforming structure. According to Section 17.90.040(A) of the Hanford Municipal Code, “a structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures.” The applicant does not propose to bring the site into further non-conformance. As existing structures, they may remain, as is.

Rear-Building Setback

The rear building setback shall be 25 feet from the rear property line for two-story structures not adjacent to a landscape easement or an alley. The building has a setback of approximately 34 feet, nine inches from the rear property line, which satisfies the rear setback requirement for the O-R Office Residential zone district. Additionally, there is an existing accessory building located approximately four feet, nine inches from the rear property line, which satisfies the accessory structure setback requirements of three feet from the rear and side property lines for the O-R Office Residential zone district.

17.30.080 Distances Between Structures

The minimum distance between structures shall be 10 feet, except as provided by the building code.

There are two existing detached accessory structures on site, both of which are over 10 feet in distance from each other and the primary structure on site. The property exceeds the distance between structures requirement for the O-R Office Residential zone district.

17.30.090 Height of Structures

The maximum height of structures in the O-R Office Residential zone district is 35 feet. The existing primary building is a two-story structure. There are no changes proposed to the existing building height. The two-story structure does not exceed the zone district height limitations.

17.30.110 Driveways

The width of a driveway and any paved area in the O-R Office Residential zone district shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. The site has one driveway on Douty Street. The width of the driveway is approximately 21% of the width of the lot frontage along Douty Street. The driveway meets the requirement for the O-R Office Residential zone district.

17.30.140 Off-Street Parking

There is an existing driveway utilized for parking on site. Since there is not an established parking requirement for massage therapy businesses, the Site Plan Review Committee shall determine the most similar specified use. It was determined that the parking requirement for offices would be the most similar use for this site. Chapter 17.54.040 of the Hanford Municipal Code requires 1 space per 250 square feet for all office and medical uses, except call center, hospital, and pharmacy. Based on the calculation for parking requirements for a change of use stated below, no additional parking is required.

Calculation:

Proposed Use	Massage Therapy
Total Square Feet	1,500 sq. ft.
Parking Requirement Per Municipal Code	1:250 sq. ft.
Total Parking Required	**(A) 6 stalls**

Previous Use	Office
Total Square Feet of Previous Use	1,500 sq. ft.
Parking Requirement Per Municipal Code	1:250 sq. ft.
Total Parking Credit	**(A) 6 stalls**

Parking Requirement:

Total Parking Required (A) Less Total Parking Credit (B) equals New Parking Demand (C)

(A) 6 - (B) 6 = (C) 0 Parking Spaces Required

The applicant proposes to locate an ADA-accessible parking space at the top of the driveway. Any ADA parking spaces shall conform with current Building Code requirements at the time of development. In addition, to minimize any parking and traffic concerns along Douty Street, the applicant shall encourage their employees to park on side streets, including side streets across the street from the business and utilizing nearby crosswalks. This will also allow their clientele to park along Douty Street in order to provide them more direct access to the business. Parking requirements for the O-R Office Residential zone district are satisfied.

17.30.150 Usable Open Space

Lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum 15 feet wide. As a non-residential use, there is not a requirement to provide usable open space on site.

17.30.160 Landscaping

In accordance with Chapter 17.30.160 of the Hanford Municipal Code, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. The existing setback areas visible from the street that are not covered by driveways and parking areas are landscaped. There are no changes proposed to the existing landscaping.

17.30.170 Screening, Fences, and Walls

There is an existing six-foot-high wood fence along the southern side property line and a five-foot-high brick fence within the rear of the subject site.

Front-Yard Fencing

According to the Municipal Code Section 17.50.120, a fence along a front lot line shall not exceed three feet in height, or four feet in height when the upper one foot is 50% or more open. A six-foot-high fence or wall may be located in a front building setback area when set back 10 feet from the front lot line. There is no existing or proposed fencing within the front of the property.

Rear- and Interior-Side Fencing

In accordance with Sections 17.50.120(A) and (B), fencing along a rear property line shall not exceed seven feet in height and fencing along an interior side property line shall not exceed seven feet in height beginning at 10 feet from the front property line. The existing wood fence on the interior side property line of the subject parcel is six feet in height, and the existing brick fence on the rear property line is five feet in height. The applicant does not propose to place any additional fencing and does not propose any modifications to the existing fencing along the interior side and rear property lines.

The project satisfies all screening, fence, and wall regulations for the O-R Office Residential zone district.

17.30.180 Signs

Presently, there is no existing signage on site. All signage must follow the standards set in Chapter 17.56 of the Hanford Municipal Code. For permanent building signs, there is a limit of one sign per site, with a maximum size of eight square feet placed at a maximum of eight feet high; signs may only have external illumination. For permanent freestanding signs, there is a limit of one sign per site maximum, with a maximum size of 20 square feet and a maximum height of six feet; signs may only have external illumination. For temporary building signs, there is a limit of one sign per site, with a maximum size of 12 square feet placed at a maximum of 10 feet high; signs may not have illumination. For temporary freestanding signs, there is a limit of four signs per site maximum, with a maximum size of 16 cumulative square feet and a maximum height of five feet for the first sign and two feet for all other signs; signs may not have illumination.

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

All requirements of the O-R Office Residential zone district, prescribed by Chapter 17.30 of the Hanford Municipal Code, are satisfied, except for those items that are legally non-conforming.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 0038-24

Conditional Use Permit No. 0038-24

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 occupy an existing building and not impair the integrity and character of the O-R Office Residential zone district. The use is consistent with the regulations set forth in Chapter 17.30 of the Hanford Municipal Code for the O-R Office Residential zone district, except for those items that are legally non-conforming, but will not be brought into further non-conformance. The use of a massage therapy business is listed as a permitted use with the approval of a Conditional Use Permit in the O-R Office Residential zone district, as prescribed in the Land Use Table in Section 17.08.030. A massage therapy business has been approved previously in this 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 massage therapy business is compatible with existing and future permitted land uses in the O-R Office Residential zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.30 for the O-R Office Residential zone district, except for those items that are legally non-conforming. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The massage therapy business is compatible with surrounding uses as it is a complementary use to other existing uses in the neighborhood.

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

ANALYSIS: That in accordance with General Plan Policy L79, Hanford shall establish the Office Residential land use designation to preserve and enhance existing residential structures by allowing them to convert to offices, bed and breakfast inns, or a combination of office and residential units. The project supports this policy, as it will maintain the residential characteristics of the building while still providing an office-like environment. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The project supports the City's efforts to make existing neighborhoods more complete with a mix of complementary uses.

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 various City departments and evaluated for conformity with the requirements of Chapter 17.30 of the Hanford Municipal Code for the O-R Office Residential zone district. The use of a massage therapy business 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 the resolution. As a measure to ensure public health, safety, and welfare are maintained, the applicant shall create a parking program utilizing safe practices.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on September 27, 2024 and mailed to property owners within 300 feet of the project site on September 26, 2024. The Community Development Department received one comment against the project from Deene Souza, shown in **Attachment 4**.

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 below:

1. The applicant operates consistent with the approved operational statement.

2. The applicant shall create a parking program utilizing safe practices.

3. A building permit shall be required by the Hanford Building Division to ensure on-site ADA compliance.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-17, approving Conditional Use Permit No. 0038-24.

Applicant/Owner:
Ayla Tidwell
709 N. Irwin St.
Hanford, CA 93230

ATTACHMENTS:

1. Resolution No. 2024-17
2. Attachment 1 - Site Plan and Floor Plan
3. Attachment 2 - Operational Statement
4. Attachment 3 - Notice of Exemption No. 2024-71
5. Assessor's Map
6. Attachment 4 - Letter of Opposition

RESOLUTION NO. 2024-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 0038-24, A REQUEST BY BLUE DOOR MASSAGE AND SPA TO LOCATE A MASSAGE THERAPY BUSINESS IN THE O-R OFFICE RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1208 N. DOUTY ST. (APN 010-107-004).

At a regular meeting of the City of Hanford Planning Commission duly called and held on October 8, 2024 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 0038-24, a request by Blue Door Massage and Spa to locate a massage therapy business in the O-R Office Residential 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 1208 N. Douty St. (APN 010-107-004); 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 occupy an existing building and not impair the integrity and character of the O-R Office Residential zone district. The use is consistent with the regulations set forth in Chapter 17.30 of the Hanford Municipal Code for the O-R Office Residential zone district, except for those items that are legally non-conforming, but will not be brought into further non-conformance. The use of a massage therapy business is listed as a permitted use with the approval of a Conditional Use Permit in the O-R Office Residential zone district, as prescribed in the Land Use Table in Section 17.08.030. A massage therapy business has been approved previously in this 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 massage therapy business is compatible with existing and future permitted land uses in the O-R Office Residential zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.30 for the O-R Office Residential zone district, except for those items that are legally non-conforming. In

accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The massage therapy business is compatible with surrounding uses as it is a complementary use to other existing uses in the neighborhood.

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

   ANALYSIS: That in accordance with General Plan Policy L79, Hanford shall establish the Office Residential land use designation to preserve and enhance existing residential structures by allowing them to convert to offices, bed and breakfast inns, or a combination of office and residential units. The project supports this policy, as it will maintain the residential characteristics of the building while still providing an office-like environment. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The project supports the City's efforts to make existing neighborhoods more complete with a mix of complementary uses.

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 various City departments and evaluated for conformity with the requirements of Chapter 17.30 of the Hanford Municipal Code for the O-R Office Residential zone district. The use of a massage therapy business 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 the resolution. As a measure to ensure public health, safety, and welfare are maintained, the applicant shall create a parking program utilizing safe practices.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 0038-24 be approved, subject to the conditions presented in **Exhibit B**, and the conditions below:

1. The applicant operates consistent with the approved operational statement, attached as **Exhibit C**.

2. The applicant shall create a parking program utilizing safe practices.

3. A building permit shall be required by the Hanford Building Division to ensure on-site ADA compliance.

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)

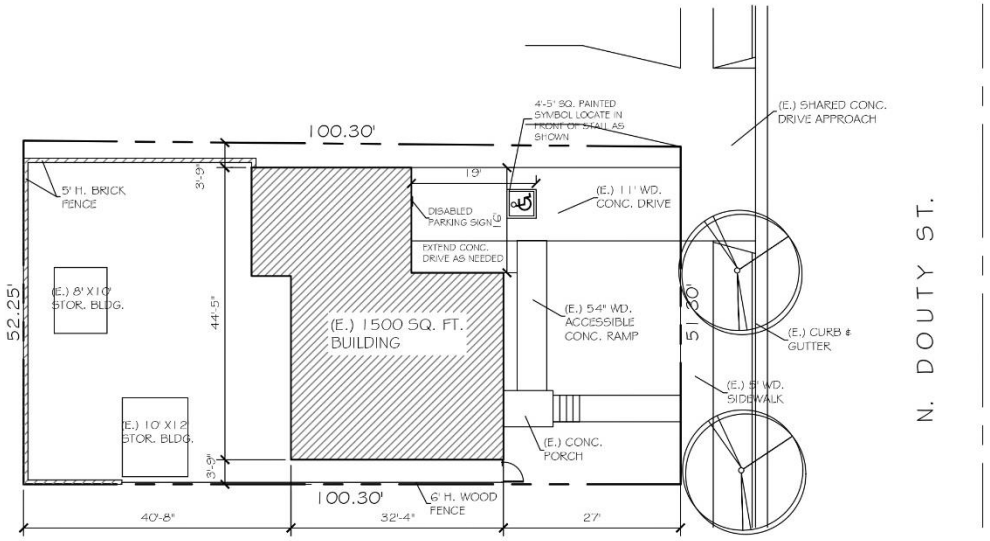
I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8th day of October 2024.

Jason Waters, Secretary

Exhibit A
Site Plan and Floor Plan

PROJECT INFORMATION

OWNER:	BLUE DOOR MASSAGE & SPA 1216 OXFORD WAY HANFORD, CA. 93230
SITE ADDRESS:	1208 N. DOUTY ST. HANFORD, CA. 93230
A.P.N.	010-107-004
ZONING:	RESIDENTIAL / OFFICE
SITE AREA:	5,220 SQ. FT.
PROJECT SCOPE:	MASSAGE THERAPY / SPA



SITE PLAN

1"=10'-0"

NORTH

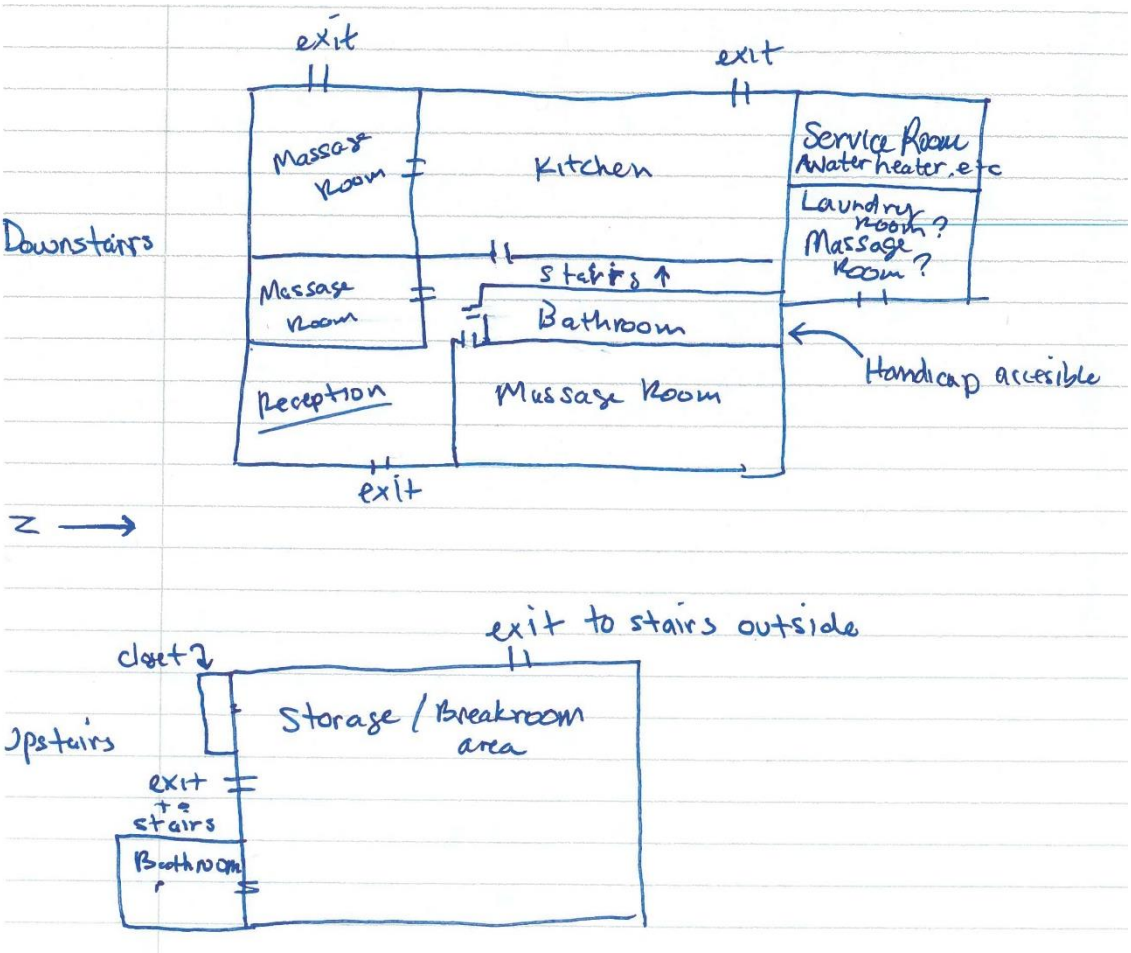


Exhibit B
Conditions of Approval

PLANNING DIVISION

Contact Associate Planner Mark Manha at (559) 585-2583 or mmanha@hanfordca.gov concerning questions regarding the comments below:

General Requirements:

☒ 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 no expansion of the use which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

☒ 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.

O-R Zone Requirements (all checked shall apply):

Building Setback Areas: (Section 17.30.070) **–** no building expansion proposed

☒ That the appropriate setbacks be maintained for new construction, as follows:

- ☒ The front building setback area shall be 20 feet.
- ☒ The rear building setback may be 15 feet.
- ☒ The side building setback may be five feet.

Distance Between Structures: (Section 17.30.080)

☒ That the minimum distance between structures shall be 10 feet, except as provided by the building code.

Conversion to Nonresidential Use: (Section 17.30.100)

☒ That when an existing building that has been used as a residence is partially or fully converted to nonresidential use, the following standards shall apply:

- ☒ No exterior alterations or additions shall be permitted that significantly alters the original architectural style of the building.
- ☒ Exterior alterations or additions to buildings shall be minimized to the extent possible.

Height of Structures: (Section 17.30.090)

☒ That the maximum structure height shall be 35 feet.

Driveways: (Section 17.30.110)

☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.

☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

☒ That on key lots, the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Landscaping: (Section 17.30.160 and 17.52)

☒ That all existing landscaping remain for the site.

☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Screening, Fences, and Walls: (Section 17.50.120)

☒ That, fences and walls in the R-L, R-M, R-H, OR, O and PF zone districts shall be constructed or installed in accordance with the following:

- ☒ Along a rear lot line not exceeding seven (7) feet in height.
- ☒ Along an interior side lot line not exceeding seven (7) feet in height beginning at ten (10) feet from the front lot line.
- ☒ On a corner lot along the street side lot line not exceeding seven (7) feet in height beginning at twenty-five (25) feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five (5) feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five (5) foot street side building setback area.
- ☒ On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six (6) foot high fence is to be placed ten (10) feet behind the front property line. The street corner forty-five (45) degree angle line of sight is to be maintained as described in subsection H of this section. When the front of the house fronts the street

side lot line a fence exceeding three (3) or four (4) feet in height as described in subsections E and F of this section is to be set back ten (10) feet from the street side lot line.

☒ Along a front lot line not exceeding three (3) feet in height.

☒ Along a front lot line not exceeding four (4) feet in height when the upper one (1) foot is fifty percent (50%) or more open.

☒ Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use.

☒ A six (6) foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.

☒ 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.

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.

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 mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

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.

Exhibit C
Operational Statement

Description of the Project -

Blue Door Massage and Spa is seeking to relocate our established business within the city of Hanford. Our business has been in operation for 10 years, with the last 7 years spent serving the Hanford community. This relocation project aims to provide our clients with a more enhanced facility that continues to deliver the high-quality massage services that we are known for.

Project Goals: To move our current business operations to a new location within Hanford that offers a more conducive environment for our services.

To maintain and expand our client base by offering an upgraded facility with additional amenities.

To continue fostering community wellness through our range of therapeutic massage services.

Project Scope: Relocation of existing business operations, including all equipment and furnishings.

Minimal interior modifications to suit the layout and ambiance of the new location, ensuring a seamless transition for both clients and staff.

Implementation of updated signage and branding consistent with our current business identity.

Community and Economic Impact: Sustaining local employment by retaining our current staff and potentially creating new job opportunities as we expand our scheduling.

Enhancing the local business environment by offering a well-regarded service that contributes to the overall wellness and quality of life of Hanford residents.

Strengthening our commitment to the Hanford community through continued engagement in local events and partnerships with community organizations.

Timeline:
Planning and preparation: 1-2 months
Physical move and setup: 1 week
Soft opening and transition period: 1 month

Full operational capacity: Expected within 3 months from the start of the project

We are excited about this new chapter for Blue Door Massage and Spa and look forward to continuing to serve the Hanford community with excellence and dedication.

Blue Door Massage and Spa: Plan Details for 1208 N. Douty Street

Business Name: Blue Door Massage and Spa

Overview: Blue Door Massage and Spa is a well-established business dedicated to promoting health and wellness through various therapeutic massage services. At Blue Door, our experienced Massage Therapists customize each massage for every one of our clients. Rather than offering you a list of specific massage modality/treatment options or charge you an obscured price for different techniques, we will take your goals, concerns, and your body's problem areas into consideration when crafting a massage just for you. Our Massage Therapists will combine the techniques that they specialize in to provide you with a truly unique experience.

Services Provided:
CUSTOMIZED MASSAGE THERAPY SERVICES:

- 20 minute massage-$25
- 30 minute massage-$45
- 45 minute massage-$55
- 60 minute massage-$75
- 90 minute massage-$100
- 60 minute COUPLES-$160

Facility Description: Our spa is designed to create a tranquil and relaxing environment for our clients. The facility includes:

- Private massage rooms
- A reception area
- ADA approved Restroom
- A small retail section offering wellness products such as essential oils, massage tools, and skincare items

Operational Hours:

- Monday to Friday: 10am - 5pm
- Extended hours on Wednesdays and Thursdays: 10am - 7:30pm
- Saturday: 9am - 2:30pm
- Sunday: 1pm -5:30pm

(Hours on Sunday to avoid church traffic)

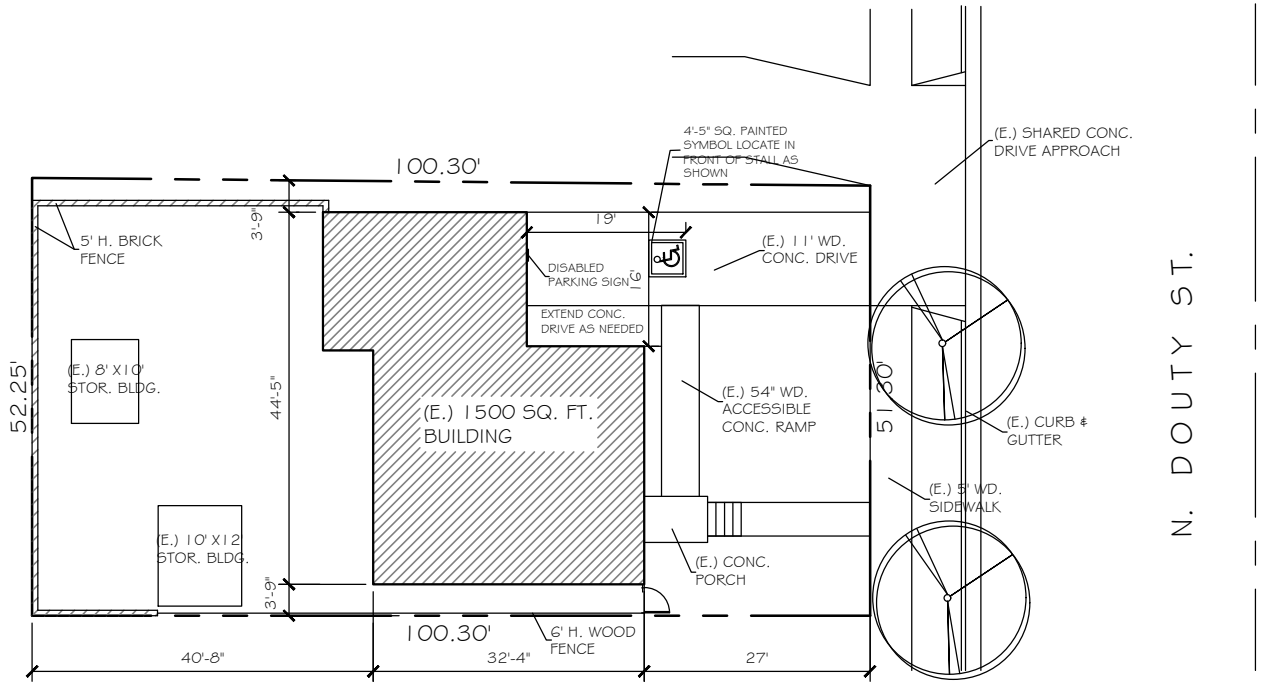
Staffing: Our team consists of certified massage therapists who are highly skilled and dedicated to providing personalized and effective treatments. We also have a receptionist available during operational hours to assist with appointments and client inquiries.

Staff Parking: Blue Door Massage and Spa employs a total of 9 staff members. However, due to our scheduling system and the availability of only 3-4 massage rooms, we typically have 3-4 employees working at a time. Our business is located on North Douty Street between crossing streets Cameron and Keith. To ensure that parking is readily available for our clients, our employees will park along Cameron Street, which is a very short walk. This arrangement helps maintain convenient parking access for our clients directly in front of the spa.

Clientele: We cater to a diverse clientele, including individuals seeking relief from chronic pain, stress reduction, and overall wellness. Our services are suitable for people of all ages, from children to seniors.

Community Impact: Blue Door Massage and Spa is committed to contributing positively to the community by promoting health and wellness. We occasionally partner with local organizations to provide educational workshops on stress management and self-care techniques.

Compliance: We adhere strictly to all local health and safety regulations and maintain high standards of cleanliness and hygiene within our facility. All therapists are licensed and insured, and we continuously update our practices to ensure the safety and well-being of our clients and staff. We also make sure that each Licensed Massage Therapist is permitted, as required, by the Hanford Police Department.



SITE PLAN

1"=10'-0"

NORTH

PROJECT INFORMATION

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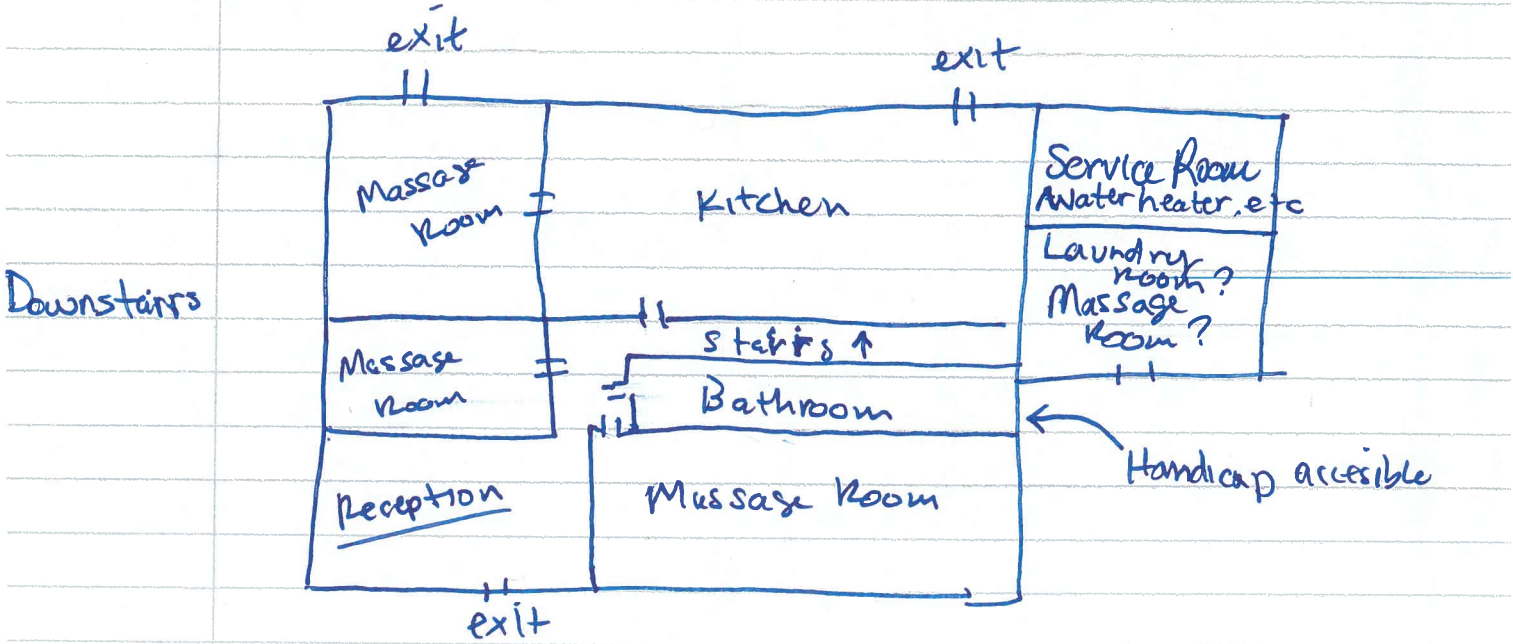
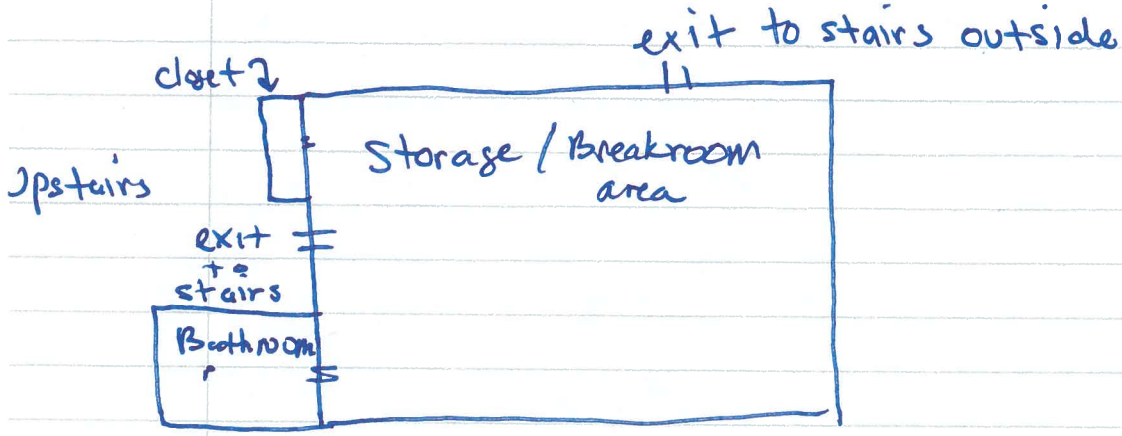
SITE AREA:	5,220 SQ. FT.
PROJECT SCOPE:	MASSAGE THERAPY / SPA


exit
exit
Massage room
Kitchen
Service Room
Water heater, etc
Laundry room?
Massage Room?
Downstairs
stairs ↑
Massage room
Bathroom
Handicap accesible
Reception
Mussage Room
exit
N


exit to stairs outside
closet
Storage / Breakroom area
Upstairs
exit to stairs
Bathroom

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Notice of Exemption 2024-71

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 0038-24

Project Location – 1208 N. Douty Street (APN 010-107-004)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 0038-24: a request by Blue Door Massage and Spa to locate a massage therapy business in the O-R Office Residential zone district.

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

Name of Person or Agency Carrying Out Project/Project Applicant: Ayla Tidwell
Address: 709 N. Irwin St., Hanford, CA 93230
Phone Number: (559) 587-5571

Exempt Status: **(check one)**

☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ 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: October 8, 2024 Title: Associate Planner

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

Provided by:
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
OCTOBER 2010
PARCELQUEST

KINGS COUNTY ASSESSOR'S MAP

Mc RAE'S SUB. NO. 1

Mc RAE'S SUB. NO. 2

2–0

W. MALONE ST.

KATHERINE ST.

KEITH ST.

W. CAMERON ST.

KAWEAH

REDINGTON

IRWIN

DOUTY

N.

ST.

9

7

11

15

P–A

P–B

1" = 100'

1"

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Tim & Deene Souza
1830 W Manor Ave
Visalia, CA 93291
(559) 730-6100

October 3, 2024

City of Hanford - Planning Division
317 N Douty St
Hanford, CA 93230

Dear Planning Commission members:

I'm writing **in opposition** to granting a conditional use permit (No. 0038-24) for a massage parlor at 1208 N Douty St. I own apartments on W Cameron St, **that have children as residents**, that are in the 300 foot mailing radius of this proposed establishment.

I have 1 question. Why would a massage parlor be allowed anywhere near where children may be playing in their front yards or roaming in their neighborhoods? Please connect with the Hanford Police Department and obtain information on crimes involving massage parlors. In California, massage parlors are commonly charged with soliciting prostitution and engaging in acts of prostitution. This business, which could arguably be considered a legalized prostitution establishment and coverup for sex trafficking and illegal immigration, would be sharing a fence WITH HOMES.

This is across the street from a school. This is not just any school. This is a continuation high school that houses students at risk of not completing their high school education. Many of these students are at risk because of poor choices they've made that has removed them from the mainstream classroom. This massage parlor is shoving another temptation of a potential bad decision in their face, everyday they walk or drive by it. SURELY a higher and better use for this property can be found rather than a massage parlor and all the "great, wholesome activities" one provides. It's across the street from a school, with underage minors.

Let's look at the long range planning of Hanford. This is a nice residential area. We need housing in Hanford and all over the state. I am not suggesting that this massage parlor not be allowed to locate in Hanford, just not in a predominately residential area. This business is better suited to a strip mall type setting where the activities can be monitored.

Please deny the massage parlor permit that **would share fences with homes** on W Cameron St in Hanford.

Deene Souza

Deene Souza
Hanford property owner
(559) 730-6100