

RESOLUTION # 2012-15

A RESOLUTION OF THE LEMOORE PLANNING COMMISSION GRANTING CONDITIONAL USE PERMIT #2012-02 BY SOUTH VALLEY COMMUNITY CHURCH TO LOCATE THE "RENEWED" THRIFT/BOOK STORE TO 238 WEST 'D' STREET

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on November 26, 2012 at 7:00 p.m. on said day, it was moved by Commission member _____, seconded by Commission member _____ and carried that the following Resolution be adopted:

WHEREAS, Jeff Kristenson of the South Valley Community Church has submitted a Conditional Use Permit application to relocate the Renew Thrift Store to 238 West "D" Street and include book store, snack bar, fitting room, lunch room, and office with two restrooms; and

WHEREAS, the store would occupy a portion of the parcel containing approximately a 50' x 150' (7,500 sq. ft.) land area with approximately 6,408 square foot 1st floor building interior and a 4,089 square foot basement; and

WHEREAS, the building is located on the north side of West "D" Street approximately 200 feet west of Follett Street, 125 feet east of Heinlen Street and described as a portion of Assessor Parcel #020-053-011; and

WHEREAS, on-street parking is available for this business; and

WHEREAS, a public hearing on the proposed Thrift Store relocation was noticed in the Hanford Sentinel on November 10, 2012 and notices were sent to the property owners within 300' of the subject site on November 6, 2012 (more than 10 days in advance of the meeting) and the Lemoore Planning Commission held a duly noticed public hearing at their November 26, 2012 meeting, to take testimony; and

NOW, THEREFORE, BE IT RESOLVED that based of the application, staff report, public hearing testimony, and the evidence in the entire record before it, the Planning Commission makes the following findings in accordance with Section 9-2B-14E of the Lemoore Municipal Code:

- I. The proposed use is consistent with the general plan, any applicable specific plans, and all applicable provisions of this title (referring to the Zoning Ordinance),
- II. The establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or the general welfare of the City (based on the circumstances of this particular case and its location, size, design, and operating characteristics)
- III. The proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed
- IV. The use will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located and the proposed use and related structures are compatible with other land uses, transportation, and service facilities in the vicinity.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission approves Conditional Use Permit #2012- 02 allowing the "Thrift Store" with the following conditions of approval so long as use is established before November 26, 2014.

1. Any needed tenant improvements to the building need to verify if permits are needed and be in conformity with the building code and any Health Department requirements. Potential ADA bathroom or occupancy related improvements may be needed per building codes.
2. A hard surface area shall be provided for refuse and recycling containers adjacent to the site on the northside of the alleyway in coordination with Public Works Department.
3. Adequate directional signage shall be provided at the main entrance to direct individuals to the collection/receiving area at the back of the store. Signage is also required next to collection area stating that the depositing of goods when the store is closed is prohibited.
4. Management will be responsible for the removal of litter from the subject property, adjacent property (with the adjacent property owner consent), and streets that results from the thrift store activity on an ongoing basis.
5. If the snack bar will sell any foods other than prepackaged non-potentially hazardous foods, then the operator must submit construction plans to Kings County Environmental Health Department for review and approval prior to construction. Furthermore, food sales of any kind generally require a food vending permit be issued by the Health Department prior to operation. Therefore, the Health Department needs to be contacted directly for further information and meet their requirements.
6. The existing non-conforming wall sign and attachment shall be removed and a revised wall sign application submitted for administrative approval in conformity with Sections 9-5F and 9-6-3E of the Zoning Code with no new fees required prior to installation.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on November 26, 2012, by the following votes:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

Ron E. Meade, Chairperson

ATTEST:

Holly P. Smyth, Secretary

***This decision may be appealed to City County in the manner described in Section 9-2A-8B of the Lemoore Municipal Code within 10 calendar days following the final date of the determination being appealed.**

CERTIFICATE

**STATE OF
CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF LEMOORE)**

**I, Holly P. Smyth, Secretary of the City of Lemoore's Planning Commission, do hereby certify the foregoing Resolution of the Planning Commission of the City of Lemoore was duly passed and adopted at a Regular Meeting of the Planning Commission held on _____, 2012.
DATED: _____, 2012**

Holly P. Smyth, Secretary
Lemoore Planning Commission