



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members
From: Liz Fields, AICP, Planner
Meeting Date: June 10, 2026

PC 26-10 Conditional Use – Religious and Cultural Facilities

Property Information: Location: 1455 E. Second Street
Zoning: C-1 “General Commercial District”
Proposed Use: Religious and Cultural Facility (Church)
Current Use: Religious and Cultural Facility (Church)
Property Size: 1.73 acres
Number of Parking Spaces: Approximately 60 spaces

Project Overview: The applicant, City Hope Church, is requesting conditional use approval for a religious and cultural facility located at 1455 E. Second Street. Religious and Cultural Facilities are conditional in the C-1 General Commercial District.

Comments: Overview: The subject property consists of an existing religious facility that has operated on the property since 2017. The property was recently listed for sale, and the prospective buyer, City Hope Church, intends to utilize the property as a religious facility. As conditional use approvals are not transferable, a conditional use permit is required to remain in compliance with the UDO.

Section 1113.01(e) Validity: *A Conditional Use Permit issued under this Section shall have no expiration date, but shall be subject to revocation, as provided below. Conditional Use Permits shall be specific to the applicant and the building, structure and/or address for which the Permit is approved; they shall not be transferable to a subsequent owner, tenant or occupant of the designated building, structure and/or address, nor shall they transfer with the applicant to another location. A Conditional Use Permit shall terminate upon*

the building, structure and/or address no longer being used for such Conditional Use, or upon the change of occupancy of such building, structure and/or address, or upon violation of any provisions of this Section.

Based on the submitted application and supporting materials, no changes to the site are currently proposed. However, the following items must be addressed to ensure compliance with the requirements of the UDO:

Dumpster Enclosure Screening: The dumpster is located at the rear of the property and is currently unenclosed. Section 1111.06(i) requires that all trash containers or receptacles be fully screened or enclosed on all sides.

Parking: Table 1111.07-5 requires Religious and cultural facilities provide 1 parking space per 4 seats at maximum capacity. The building plans demonstrate approximately 500 seats within the “Celebration Center” which would require the property to have 125 parking spaces. The property currently contains approximately 60 spaces. As the parking requirement is not met, a variance would be required, or a shared parking agreement would need to be submitted which meets the requirements of Section 1111.07(h) for the additional parking spaces.

Religious and Cultural Facilities Specific Standards:

1. The minimum lot size for religious and cultural facilities in agriculture and residential districts shall be two acres.

N/A

2. The facility shall be used only for the purposes of the local congregation or organization and shall not be operated as or in connection with any commercial use, except that the renting of rooms for community service purposes is permitted.

The facility will be used solely for the purposes of City Hope Church and its local congregation, including worship services, ministry programming, and community-focused activities.

3. In residential districts, all buildings shall be set back an additional one foot over the usual yard requirements for each one foot of the building that exceeds 35 feet in height.

N/A

4. A cemetery associated with a church shall require a separate Conditional Use Permit.

No cemetery is proposed.

5. Nursery, kindergarten, day care and compulsory (grades 1 through 12) schools shall be permitted accessory uses to a church; however, any outdoor playgrounds, tot lots, exercise areas, etc., shall be enclosed or otherwise protected from traffic or other hazards. The area shall be enclosed by a fence or wall a minimum of five feet in height, except

when the recreational area abuts a residential property, in which case it shall be enclosed by a solid wood fence or masonry wall six feet high along the property line.

At this time, no outdoor playgrounds or recreational areas are proposed. Should they be added in the future, they will be designed and enclosed in full compliance with all applicable safety and screening requirements.

Conditional Use General Standards for Approval:

- 1) That the proposed use is a Conditional Use in the zoning district for which it is proposed.
A Religious and Cultural Facility is an identified Conditional Use in the C-1 Zoning District.

- 2) The proposed Conditional Use will be in accordance with the general objectives, or with any specific objective, of the City's Comprehensive Development Plan or this UDO.
The proposed use is consistent with the intent of the C-1 Zoning District, which is to "provide for general commercial activity, including a wide range of goods and services that will serve the region."

- 3) The proposed Conditional Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the neighborhood.
A religious facility has operated at the property since 2017, and it is anticipated that the proposed use will be operated and maintained so as to be harmonious and appropriate in appearance with the character of the general vicinity.

- 4) The proposed Conditional Use will not be hazardous or unreasonably disturbing to existing or future neighboring uses.
Conditions of approval recommended by Staff are intended to address current issues on the site and to ensure that the use will not be hazardous or unreasonably disturbing to existing or future neighboring uses.

- 5) The proposed Conditional Use will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage, water and sewer, or the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services.
The proposed use will be served adequately by essential public facilities and services.

- 6) The proposed Conditional Use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
The proposed use will not create excessive additional requirements or be detrimental to the economic welfare of the community.
- 7) The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
The proposed use does not involve uses, activities, processes, materials, etc. which are detrimental to any persons, property, or the general welfare.
- 8) The proposed Conditional Use will have vehicular approaches to the property that are designed so as not to interfere with traffic on surrounding public thoroughfares.
The proposed use will utilize existing vehicular approaches.
- 9) The proposed Conditional Use will not result in the destruction, loss, or damage of a natural, scenic, or historic features of major importance.
The proposed use will not result in the destruction, loss, or damage of a natural, scenic, or historical feature of major importance.

Considerations:

Should the Planning Commission choose to approve the Conditional Use, the following should be considered as conditions of approval:

- 1) The dumpster shall be enclosed in accordance with the requirements of Section 1111.06(i).
- 2) The applicant shall apply for a variance from Table 1111.07-5 regarding the number of required parking spaces or submit a shared parking agreement which meets the requirements of Section 1111.07(h) for city approval.