The City of Hanford
CALIFORNIA

AGENDA

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, November 22, 2016

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 ***five 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 Minutes of the November 8, 2016 Meeting

PUBLIC HEARING

1. **Conditional Use Permit No. 2016-04, a request to construct a six-bay, 5,880 square-foot tire store with minor auto repair in the "CC" Community Commercial Zone District. The proposed project is located at 515 N. 11th Avenue (APN 010-510-006).**

2. **VARIANCE 2016-05, a request to deviate from the standards of the Municipal Code Section 17.44.034 D (3) and D (7) to allow one canopy sign and four directional signs to exceed the six sq. ft. per sign maximum allowed in the "O" Office Zone District for the Adventist Health Family Birth Center. The project is located at 115 Mall Drive (APN 011-060-005).**

GENERAL BUSINESS

DIRECTOR'S COMMENTS

COMMISSIONER'S 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: 11/22/2016	**AGENDA SECTION:**

SUBJECT:
Approval of the Minutes of the November 8, 2016 Meeting

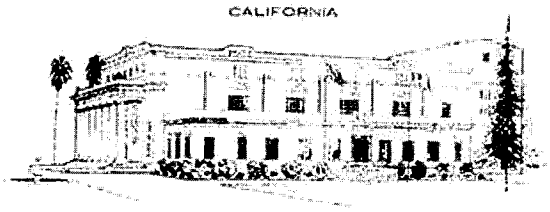
RECOMMENDATION:
Approve the Minutes of the November 8, 2016 Meeting .

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
11-08-2016 Minutes

The City of Hanford
CALIFORNIA



MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, November 8, 2016

CALL TO ORDER

Chairperson HAM opened the meeting at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Present	
Richard Douglas		Present	
Michael Johnston		Present	
Travis Paden		Present	
John Draxler		Absent	

INVOCATION

Chairperson Ham led the invocation.

FLAG SALUTE

Chairperson HAM 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 ***five minutes*** *is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

There was no public comment.

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.

Item 1 was pulled from the Consent Calendar for separate consideration.

1. **Approval of the Minutes of the September 13, 2016 Meeting**

Motion by Commissioner PADEN, seconded by Commissioner HAM to approve the Minutes of the September 13, 2016 meeting. Motion carried by the following roll call vote:

AYES:	Commissioners	PADEN, HAM
NOES:	Commissioners	NONE
ABSTAIN:	Commissioners	DOUGLAS, NAHAL, JOHNSTON
ABSENT:	Commissioners	NONE

2. **Approval of the Minutes of the September 28, 2016 City Council and Planning Commission Joint Meeting**

Motion by Commissioner PADEN, seconded by Commissioner HAM, to approve the Minutes of the September 28, 2016 Joint Meeting of the City Council and Planning Commission. Motion carried by the following roll call vote:

AYES:	Commissioners	PADEN, HAM, JOHNSTON, DOUGLAS,
NOES:	Commissioners	NONE
ABSTAIN:	Commissioners	NAHAL
ABSENT:	Commissioners	NONE

GENERAL BUSINESS

3. **Finding of Conformity – A finding that the disposition of real property is in conformance with the General Plan. The property is located on South 11th Avenue, north of Idaho Avenue within the Kings Industrial Park (APN 018-242-067 and 018-242-077).**

Associate Planner de Silva presented the Staff Report, recommended approval, and responded to questions of staff.

Motion by Commissioner DOUGLAS, seconded by Commissioner NAHAL, to approve a finding that disposition of the property is in conformance with the General Plan, adopted June 18, 2002, in accordance with Government Code Section 65402(a). Motion carried by the following roll call vote:

AYES:	Commissioners	DOUGLAS, NAHAL, JOHNSTON, PADEN, HAM
NOES:	Commissioners	NONE
ABSTAIN:	Commissioners	NONE
ABSENT:	Commissioners	NONE

4. **Finding of General Plan Consistency for the sale of seven surplus City real properties. The list of properties is as follows: 1. 0.29 acres located along South 11th Avenue, between Iona Avenue and Industry Avenue (APN 018-242-042). 2. 0.23 acres located along Kensington Way, between Richardson Way and Leland Way (APN 008-192-011). 3. 7,500 sq. ft. located at 211 Ball Park Alley, between Brown Street and Harris Street (APN 012-211-009). 4. Two properties, totaling 0.78 acres, located at the southeast corner of Hanford-Armona Road and 10 ½ Avenue (APN 011-440-021 and 011-440-020). 5.Two properties, totaling 1.04 acres, located east of Irwin Street, between Fifth Street and Fourth Street (APN 012-095-001 and 012-095-011). 6. Two acres located at the northeast intersection of Lacey Boulevard and Park Avenue, the former Goodwill building (APN 010-253-001). 7. Approximately 20,000 sq. ft. located at the northwest intersection of Lacey Boulevard and Kaweah Street, the Old Fire Station (a portion of APN 010-253-004).**

Associate Planner de Silva presented the Staff Report, recommended approval, and answered questions of staff.

Motion by Commissioner JOHNSTON, seconded by Commissioner PADEN, to approve a finding that the sale of the seven properties is consistent with the General Plan, adopted June 18, 2002, in accordance with Government Code Section 65402. Motion carried by the following roll call vote:

AYES:	Commissioners	JOHNSTON, PADEN, NAHAL, DOUGLAS, HAM
NOES:	Commissioners	NONE
ABSTAIN:	Commissioners	NONE
ABSENT:	Commissioners	NONE

DIRECTOR'S COMMENTS

Community Development Director Mata was absent. Planning Manager Haigh welcomed Commissioner DOUGLAS to the Planning Commission. She stated that there will be a meeting November 22, 2016.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON would like the Commission to revisit the possibility of holding the regular meetings at 5:30 p.m., instead of 7:00 p.m. He asked when the General Plan Update and Zoning Ordinance Update would be coming before the Commission. Planning Manager Haigh stated that it could be as soon as December or January. City Attorney Dowd briefly explained the process of adopting the Updates.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 7:31 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

AGENDA
STAFF REPORT

MEETING DATE: 11/22/2016	**AGENDA SECTION:** 1

SUBJECT:
Conditional Use Permit No. 2016-04, a request to construct a six-bay, 5,880 square-foot tire store with minor auto repair in the "CC" Community Commercial Zone District. The proposed project is located at 515 N. 11th Avenue (APN 010-510-006).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Make the appropriate findings and adopt Resolution No. 2016-20 approving Conditional Use Permit No. 2016-04.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2016-20 approving Conditional Use Permit No. 2016-04.

PROJECT DESCRIPTION

The project is a request, by Bedros Darkjian, to construct an American Tire Depot at 515 N. 11th Avenue (APN 010-510-006). The building will be 5,880 square feet and feature six bays for tire installation and minor auto repair.

See **Exhibit A** for proposed site plan.

General Plan Designation and Zoning:

The General Plan designates the property as Community Commercial. The zoning is "CC" Community Commercial, which corresponds with the General Plan Designation. The applicant's proposal to construct a tire store is consistent with both the General Plan and Zoning Ordinance with the approval of a Conditional Use Permit.

The definition of automobile service station and quick lube shops, as defined by the Hanford Municipal Code, Chapter 17.04.030 is, "property and structures thereon which provides for the servicing or fueling of motor vehicles, including tube and tire repairs, battery charging, storage of merchandise and supplies related to the servicing of motor vehicles, sale of gasoline and other fuel and lubricants, motor vehicle washing, grease racks and minor motor vehicle repairs, excluding body and fender work, engine overhauling and replacement, transmission work and other similar activities."

Figure 1: Zoning
"CC" Community Commercial

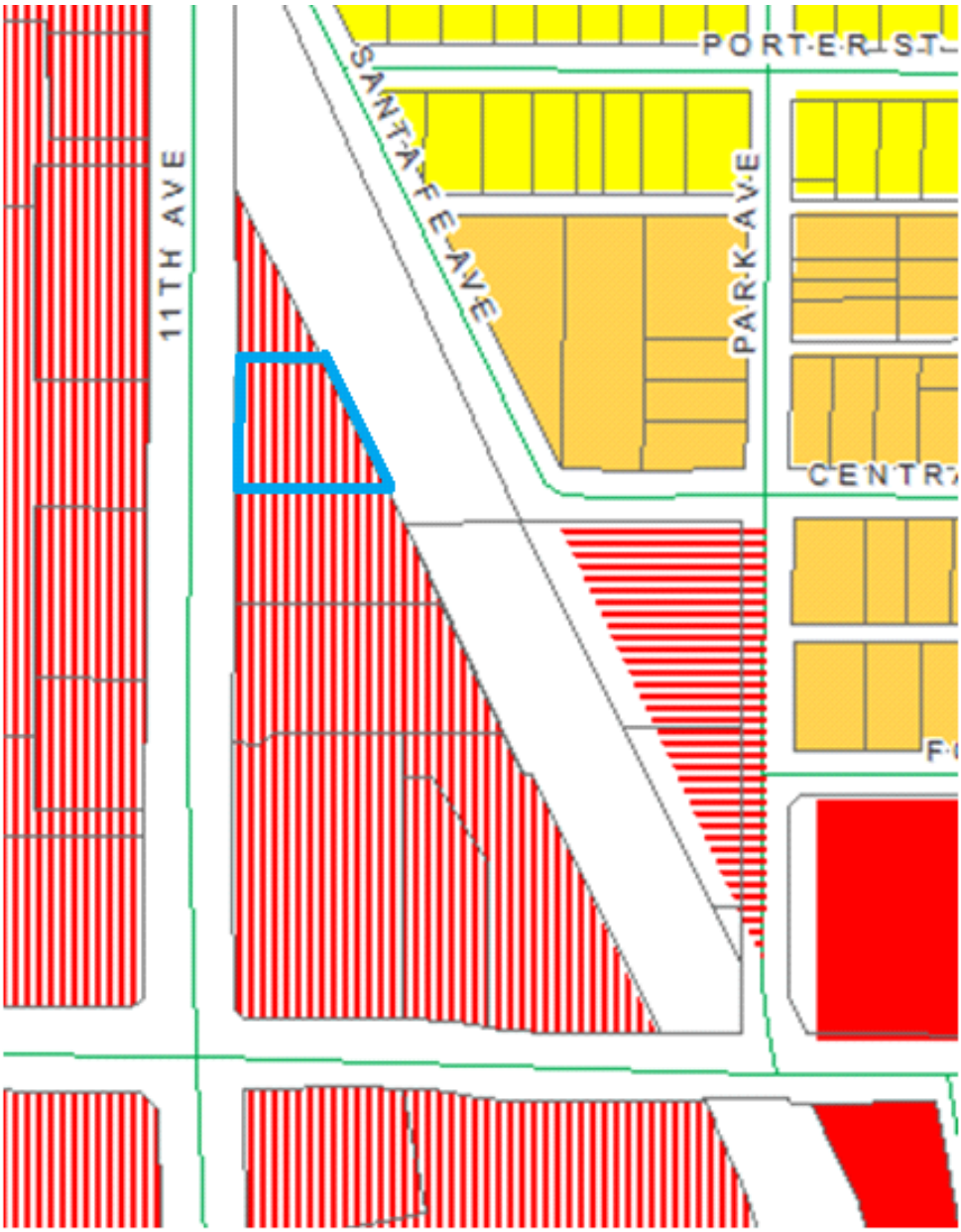


Figure 2:

Land Use

Adjacent Land Use and Zoning

	Planned Land Use	Existing Zoning	Existing Land Use
North	Community Commercial	"CC" Community Commercial	Commercial - Baskin - Robbins
East	Medium-Density Residential; Service Commercial	"RM-3" Medium-Density Residential; "SC" Service Commercial	Residential; Kings Gun Center
South	Community Commercial	"CC" Community Commercial	Car Wash
West	Community Commercial	"CC" Community Commercial	Shopping Center

BACKGROUND INFORMATION

Tentative Parcel Map (TPM) 2013-08 was approved on December 10, 2013 and subdivided 5.6 acres into six parcels. The TPM is applicable to this site, as well. With the approval of the TPM, five buildings were demolished, including the one on the present parcel. The entire triangular property has been redeveloped since the approval of the TPM. A CVS Pharmacy and Waterdrops Car Wash have been developed, and the former Long John Silver's building was converted to a Starbucks. American Tire Depot is the next development proposed for the property.

In April of 2014, Conditional Use Permit No. 2015-01 was approved by the Planning Commission. This conditional use permit application is identical to that submitted in 2015. Due to the expiration of Conditional Use Permit No. 2015-01, the applicant was required to resubmit for a conditional use permit in order to move forward with obtaining building permits for the site.

A copy of the Resolution No. 2015-06, approving Conditional Use Permit No. 2015-01 is attached for the Planning Commission's review as **Exhibit B.**

PROJECT ANALYSIS

Staff has evaluated the project and determined it to be in conformance with the development requirements of the City.

Setbacks

The Section 17.28.130 of the Hanford Municipal Code (HMC) details setback requirements for the "CC" Community Commercial Zone District, as follows:

A. Front Yards. The minimum front yard shall be as follows:

District	Minimum Front Yard
CC	15 feet (See exception 1 below)

1. No minimum front yard setback shall be required in the CC district between the north side of Sixth Street and the south side of Eighth Street between 11th Avenue and the AT&SF Railroad tracks, excluding lots fronting on 11th Avenue (lots fronting or siding onto 11th Avenue shall have a fifteen (15) foot setback from 11th Avenue).

B. Side Yards and Rear Yards. No side yard or rear yard shall be required except as follows:

1. Side Yard. In any commercial district, the minimum side yard abutting an CO, UR, AG, R, RM, OR or O district shall be ten feet plus one foot setback for each foot of building height in excess of ten feet.

2. Rear Yard. In any commercial district, the minimum rear yard abutting an CO, UR, AG, R, RM, OR or O district shall be ten feet plus one foot setback for each foot of building height in excess of ten feet.

The applicant meets the required 15 foot front yard setback (see **Exhibit A** for site plan). The applicant is not required to provide a side or rear yard setback, as an CO, UR, AG, R, RM, OR or O district is not abutted.

Parking

The applicant provides adequate parking, based on the requirement of Section 17.58 of the Hanford Municipal Code.

The applicant's proposal shows 14 parking stalls (one of which is disability accessible) this satisfies the requirement of the Hanford Municipal Code, Section 17.38.020 C 3 (f). According to this section, "Service commercial establishments, *repair shops,* and wholesale establishments, one space for each six hundred (600) square feet of floor area or one space for each two employees, whichever number is the greater.

Calculations: (5,880 square feet ÷ 600 Square feet) = 10 parking stalls

Note: the maximum number of compact car parking spaces is limited to 30 percent of the total parking spaces required. The applicant does not propose any compact parking stalls.

Floor Area Ratio

Section 17.28.010 of the Hanford Municipal Code details coverage requirements in the commercial zone districts, as follows:

The percentage of building coverage requirements in the C districts is to correspond with the general plan floor area ratio (FAR) range requirements as follows:

District	FAR%
CC	0.25 - 0.75

The applicant's proposal is within the designated range for Floor Area Ratio (FAR). The building proposed is 5,880 sq. ft., and the lot size is 20,720 sq. ft. The FAR is 0.28, which does not exceed the maximum FAR of .75.

Landscaping

The applicant's proposal satisfies the landscape requirement of the HMC, which states, "In all C districts, not less than fifteen (15) feet from the property line adjoining a street or streets shall be landscaped and permanently maintained, except when located in the downtown commercial (DC) district or the service commercial (SC) district which shall be a minimum of ten (10') feet of landscaping. No fencing shall be placed in front of or within any landscaped area located next to a street(s)" (Hanford Municipal Code, Section 17.28. 080, 2002). See **Exhibit A** for site plan.

Property Characteristics

Parcel Size	20,720 sq. ft.

Street Frontage	150.00' on 11th Avenue
Street Right-of-Way Width	100 ft existing on the east side of 11th Avenue.
Curb and Gutter	Existing on the east side of 11th Avenue.
Sidewalk	Existing on the east side of 11th Avenue.

REQUIRED CONDITIONAL USE FINDINGS

Pursuant to Section 17.58.060(A) of the Hanford Municipal Code, the Planning Commission may grant an application for a Conditional Use Permit if, from the application and the evidence submitted, the Commission makes all of the following five findings:

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

   Analysis: That the site is physically suitable for the proposed use. "New CC sites would typically be less than thirty (30) acres in size and located at major arterial intersections with a FAR of approximately 0.40" (Hanford Municipal Code, 2002, Chapter 17.28.030). That the area is not directly adjacent to any residential zones and therefore will not impact residents with noise or nuisance.

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.** This finding can be made based on the following:

   Analysis: That the proposal for the tire store would be consistent with existing land uses and future permitted land uses within the "CC" Community Commercial zoning district. The proposed tire store will be adjacent to various existing Community Commercial uses. Referring to the General Plan's description of Community Commercial uses, the proposed use is compatible with the district. The uses "serve both a large local area and, to some extent, the region" (Hanford General Plan, 2002). The proposal of a tire store would not inhibit future uses from being located in proximity to the property.

3. **The proposed use is consistent with the General Plan.** This finding can be made based on the following:

   Analysis: That the General Plan designates the property as Community Commercial, and it is zoned "CC". "This designation includes a variety of commercial uses that serve both a large local area and, to some extent, the region" (Hanford General Plan, 2002). The proposed tire store will serve as a commercial use that serves a large local area, as well as the region.

4. **There will not be significant effects upon the quality of the environment and natural resources.** This finding can be made based on the following:

   Analysis: That the tire store proposed will not have a significant effect on the environment, based on the scale and nature of the project. The project is categorically exempt from Environmental Review, as per California Environmental Quality Act

(CEQA) categorical exemption number 15332 for in-fill development. An exemption notice has been prepared for the project. See **Exhibit C.**

5. **The location, size, design, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.** This finding can be made based on the following:

   Analysis: That this application has been reviewed by the Fire Department, Public Works Department, Building Division, and Planning Division. Any improvements or mitigations required for public health, safety, and welfare have been applied to Conditional Use Permit No. 2016-04 as conditions of approval in Resolution No. 2016-20.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on November 11, 2016 and mailed to property owners within 500 ft. of the project site on November 10, 2016. No written comments have been received as of the date of the preparation of this staff report.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15332 of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA, attached as **Exhibit C.**

RECOMMENDATION

Staff recommends that Conditional Use Permit No. 2016-04 be approved, subject to the findings and conditions of the attached resolution.

APPLICANT	PROPERTY OWNER	ENGINEER
Bedros Darkjian	Ara Tchaghlassian	Bedros Darkjian
2411 E Foothill Blvd	14407 Alondra	2411 E Foothill Blvd
Pasadena, CA 91107	La Mirada, CA 90638	Pasadena, CA 91107

FISCAL IMPACT:

ATTACHMENTS:

Resolution No. 2016-20 (CUP 2016-04)
Exhibit A Site Plan (P. 1)
Exhibit A Site Plan (P. 2)
Exhibit B Previous Conditional Use Permit Approval Resolution
Exhibit C Notice of Exemption

RESOLUTION NO. 2016-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING CONDITIONAL USE PERMIT NO. 2016-04, A REQUEST TO CONSTRUCT A 5,880- SQUARE FOOT TIRE STORE WITH MINOR AUTO REPAIR IN THE "CC" COMMUNITY COMMERCIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 515 N. 11TH AVENUE (APN 010-510-006)

FILED BY: BEDROS DARKJIAN

At a regular meeting of the City of Hanford Planning Commission, duly called and held on November 22, 2016 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2016-04, a request to construct a 5,880 sq. ft. tire store with minor auto repair in the "CC" Community Commercial Zone District, filed by Bedros Darkjian, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is located at 515 North 11th Avenue, (APN 010-510-006); and

WHEREAS, all affected public utility companies, various governmental department agencies, 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 15332 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 17.58.060(A) of the Hanford Municipal Code:

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

   Analysis: That the site is physically suitable for the proposed use. "New CC sites would typically be less than thirty (30) acres in size and located at major arterial intersections with a FAR of approximately 0.40" (Hanford Municipal Code, 2002, Chapter 17.28.030). That the area is not directly adjacent to any residential zones and therefore will not impact residents with noise or nuisance.

Attachment: Resolution No. 2016-20 (CUP 2016-04) (1738 : Conditional Use Permit No. 2016-04 (American Tire Depot))

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.** This finding can be made based on the following:

   Analysis: That the proposal for the tire store would be consistent with existing land uses and future permitted land uses within the "CC" Community Commercial zoning district. The proposed tire store will be adjacent to various existing Community Commercial uses. Referring to the General Plan's description of Community Commercial uses, the proposed use is compatible with the district. The uses "serve both a large local area and, to some extent, the region" (Hanford General Plan, 2002). The proposal of a tire store would not inhibit future uses from being located in proximity to the property.

3. **The proposed use is consistent with the General Plan.** This finding can be made based on the following:

   Analysis: That the General Plan designates the property as Community Commercial, and it is zoned "CC". "This designation includes a variety of commercial uses that serve both a large local area and, to some extent, the region" (Hanford General Plan, 2002). The proposed tire store will serve as a commercial use that serves a large local area, as well as the region.

4. **There will not be significant effects upon the quality of the environment and natural resources.** This finding can be made based on the following:

   Analysis: That the tire store proposed will not have a significant effect on the environment, based on the scale and nature of the project. The project is categorically exempt from Environmental Review, as per California Environmental Quality Act (CEQA) categorical exemption number 15332 for in-fill development. An exemption notice has been prepared for the project. See **Exhibit C.**

5. **The location, size, design, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.** This finding can be made based on the following:

   Analysis: That this application has been reviewed by the Fire Department, Public Works Department, Building Division, and Planning Division. Any improvements or mitigations required for public health, safety, and welfare have been applied to Conditional Use Permit No. 2016-04 as conditions of approval in Resolution No. 2016-20.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2016-04 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact City Attorney through the Planning Division (559) 585-2580
concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. 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.

2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.

3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the Project. Unless otherwise advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against Applicant or any contractor as a result of failure to pay prevailing wages.

5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.

6. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

7. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

Contact Associate Planner Gabrielle de Silva at (559)585-2578
concerning questions that you may have on the conditions listed below:

General:

1. 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.

2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.

3. That all development conform to the site plan titled Conditional Use Permit No. 2016-04.

4. That the site be developed according to the approved site plan, with minor modifications to be approved by the Community Development Department.

5. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit Application shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

6. That the building address be posted at the site prior to the first building inspection and that a permanent address sign be placed on the site before occupancy.

7. That a Zoning and Safety Certificate of Occupancy be finalized prior to opening.

Architectural Conditions:

1. Elevations, colors and materials of all proposed buildings will be subject to approval by the Planning Division prior to building/grading permit issuance for all elevations.

2. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall that the item is attached to.

3. That all vents, gutters, downspouts, flashing, etc. are to match the color of adjacent surface.

4. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.

5. That glossy metal surfaces are to be painted to prevent glare.

6. That all painted surfaces shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

7. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either underground or screened.

8. That all new and existing electrical boxes, control boxes, and other equipment boxes *(excluding traffic control)* along the street frontage shall be painted hunter green. Prior to painting, the boxes are to be treated with an etching primer *(zinc chromate)* or equivalent.

9. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the proposed building.

Environmental Requirements:

1. 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.

Off-Street Parking:

1. That the applicant provides the proposed number of parking stalls shown on the site plan (14). Fourteen parking stalls, one of which is disability-accessible, satisfies and exceeds the requirements of the Hanford Municipal Code, Section 17.38.020 C 3 (f). According to this section, "Service commercial establishments, *repair shops,* and wholesale establishments, one space for each six hundred (600) square feet of floor area or one space for each two employees, whichever number is the greater.

Calculations: (5,880 SF ÷ 600 Square feet) = 10 parking stalls

2. That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required.

3. That the parking lot be signed in accordance with city standards. Signing shall also include the following:

    - Marked disability-accessible spaces.
    - Marked compact spaces.
    - Marked driveways.
    - Marked employee parking (if applicable)

4. That a regular parking lot maintenance program be provided at the site to prevent the accumulation of dust, trash, debris, and automobile related pollution.

5. That the parking area, including drives, be constructed to a plan prepared by a registered civil engineer and approved by the city. The construction of the parking area is to be certified by a registered civil engineer as being constructed to the approved plan.

6. That the parking area, aisles, and access drives shall be paved according to the city's standards with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to city standards and the approval of the city engineer.

Signage:

1. That any/all signs proposed for this development be designed and approved in conformance with the city's Sign Ordinance. **A separate application is required.**

2. That no banners, streamers, or similar temporary signs shall be located at the site, with the exception of a "grand opening" sign. Per the Hanford Municipal Code,

"Grand opening banners are permitted for two weeks only in all C districts" (Hanford Municipal Code, Chapter 17.44.060).

Fencing and Walls:

1. That any proposed fencing on the site be maintained in good repair.

Screening:

1. That the backflow device and/or electrical transformers be screened with landscaping.

2. That the open storage of materials and equipment attendant to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height. Storage shall not be visible above the fence or wall.

Landscaping:

1. That in the "CC" Community Commercial Zone District, not less than 15 feet from the property line adjoining a street shall be landscaped and permanently maintained. No fencing shall be placed in front of or within any landscaped area located next to a street.

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

3. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation."

4. That the landscaping and irrigation system be installed according to the approved landscape plans before occupancy.

5. That the landscaping be allowed to grow to maturity and be continually maintained after planting. Such maintenance is to include pruning, weeding, cleaning, fertilizing and regular watering. Dead and dying plants are to be replaced with live plant materials to ensure compliance with landscaping requirements.

6. That not less than five percent (5%) of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four (4) lineal parking spaces.

Lighting:

1. That all lighting be hooded and directed on site.

2. That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be treated so as not to illuminate adjacent properties.

Noise:

1. That construction equipment be muffled and construction activities be limited to the hours between 7 a.m. and 10 p.m.

2. That all noise meets the standards set forth in the General Plan Hazards Element, 2002.

Dust Control:

1. That the following dust-control practices shall be implemented:

Pre-construction:

1. That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

2. That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

3. That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

During Construction:

1. After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

    a. That non-active portions of the construction site be restricted from vehicular movement.

    b. That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust:

At all times, fugitive dust emissions should be controlled using the following procedures:

Attachment: Resolution No. 2016-20 (CUP 2016-04) (1738 : Conditional Use Permit No. 2016-04 (American Tire Depot))

1. That on-site vehicle speed should be limited to 15 mph.

2. That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

3. That during rough grading and construction, streets next to the project site be swept at least once per day, or as required, to remove silt which may have accumulated from construction activities.

4. That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors:

At all times, ozone precursor emissions should be controlled by the following methods:

1. That all internal combustion-engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

BUILDING DIVISION

Contact Building Official: Tom Webb at (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 Grading Plan (Civil Drawings, for reference)
        4.2.2 Site Plan
        4.2.3 Architectural Drawings

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4.2.4 Structural Drawings
4.2.5 Electrical Drawings
4.2.6 Mechanical Drawings
4.2.7 Plumbing Drawings
4.2.8 Landscape Plan (for reference)
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 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, if not included on plans
4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
4.3.8 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 a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report must comply with the most current edition of the California Building Code.

7. That a final soils report, prepared by a qualified soils engineer. Be provided to the Engineering and Building Divisions before issuance of building permits.

8. That a separate gas and electric service be provided

9. That a separate water and sewer service be provided.

10. That a school impact fee of $0.56 (or revision thereof) for each square foot of new building area be paid when building permits are issued.

11. That all special inspection reports be submitted to the Building Division prior to final inspection.

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12. That all construction shall conform to the Most Current Edition of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.

13. That Kings County Impact Fees shall apply at current rates.

14. 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.

15. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

16. That the Building Division conducts and approves a Zoning Health & Safety inspection prior to the occupancy of the building.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez @ (559) 585-4793 or smartinez@cityofhanfordca.com concerning questions that you may have on the conditions listed below:

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**

2. **Deferred submittals must be received prior to issuance of building permit.**

3. Please include one set of building plans for Fire Department review. A final set of corrected building plans shall be submitted to the fire department once final corrections are made.

4. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.

5. All permit fees are due prior to scheduling any inspections with the Fire Department. To schedule appointments for inspections, please call (559) 585-2545.

6. Scope of work shall be clearly stated on plans.

Fire Extinguisher(s):

A. Fire extinguishers shall be installed per 2013 California Fire Code, Section 906, Hanford Municipal Code Title 15.

Fire Sprinklers:

A. Fire protection systems required by Chapter 9 of the 2013 California Building and Fire Codes and the Hanford Municipal Code Title 15, shall be installed, repaired, operated, tested and maintained in accordance with these codes. **A FIRE RISER ROOM IS REQUIRED PER HANFORD MUNICIPAL CODE. THIS ROOM SHALL ONLY BE ACCESSIBLE FROM OUTSIDE BY AN EXTERIOR DOOR. ONE EMERGENCY LIGHT WITH BATTERY BACKUP SHALL BE INSTALLED INSIDE THIS ROOM AND THE EXTERIOR DOOR SHALL BE SIGNED "FIRE RISER ROOM." MINIMUM SIZE 4-FOOT X 4-FOOT.**

B. The following City Standards shall apply to the following installations: Fire Service Backflow Preventer Assembly **WA-29**; Fire Pumper Connection **WA-28**; Fire Sprinkler Riser Installation **WA-27**; Fire Hydrant Installation **WA-20**; Concrete Thrust Blocks **WA-32**; Protection Post **WA-35**.

Fire Alarm:

A. Fire alarm and detection systems required by Chapter 9 of the 2013 California Building and Fire Codes shall be installed per the 2013 Edition of NFPA 72.

B. HVAC units and/or areas the units serve that exceed 2,000 c.f.m., shall have smoke detectors installed per the 2013 California Mechanical Code.

Emergency Access:

A. A Knox-box (a heavy steel box containing keys to the building) shall be installed; usually at the main entrance to the building. More than one Knox-Box may be required at the discretion of the fire official. The top of the Knox-Box shall not exceed 6'-0" AFF.

B. All entrance gates that are locked that lead to fire department emergency access roads. appurtenances or to the building, shall have a Knox-box or Knox Padlock installed to provide fire department access in case of emergency.

C. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.

D. Temporary and permanent fire department emergency access roads shall be a minimum width of 20-feet and 13-feet, 6-inches vertically and unobstructed per CFC 503.2.1 and shall comply with City Standard **ST-36** for Fire Department Access Roads. Fire Department emergency access roads shall be approved and constructed prior to the beginning of on-site construction.

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Storage Tanks:

A. All containers, tanks, cylinders and vessels, whether temporary or permanent, containing any type of hazardous material or waste, including flammable and/or combustible liquids, gases or solids shall require a separate plan review and permit, IF APPLICABLE.

Fire Hydrants and Required Fire Flow:

A. Required fire flow and numbers of hydrants will be determined after review of building plans.

B. All fire mains and fire hydrants shall be installed and operable prior to construction. Fire flow shall be of sufficient capacity for fire protection as required by Appendices B and BB in the California Fire Code. Fire hydrants are to be located as approved by the Fire Department. All fire hydrants and mains are to meet city standard WA-20.

C. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

D. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

Special Requirements:

A. Site address shall be posted in an illuminated area on the building facing the street. Numbers shall contrast with their background. Size is as follows: Downtown area (existing buildings) 4"; all others: buildings 20 feet or less from street – 6 inch numbers; buildings 21 to 40 feet from street – 8 inch numbers; buildings more than 40 feet from street 12 inch numbers.

B. Fire lane shall be marked by approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof per 2013 CFC 503.3.

C. IF APPLICABLE, High-piled storage shall follow the requirements of the 2013 California Fire Code and NFPA 13 Standards. A SEPARATE SET OF PLANS AND A PERMIT FROM THE FIRE DEPARTMENT IS REQUIRED. **Rubber tires stored over 6-feet are considered high-piled storage.**

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PUBLIC WORKS DEPARTMENT
Contact Assistant Engineer: Samantha Long (559)585-2526
Concerning questions that you may have on the conditions listed below

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standards and Specifications requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.

2. That an Encroachment Permit for work within the public street right-of-way shall be obtained from the Public Works Department prior to starting the work. For more information contact the City Engineering Division at (559) 585-2558. Encroachment Permit Fee shall be determined based on cost of improvements required to be installed within the public street right of way in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fee shall be payable prior to approval of the project plans.

3. That the development is subject to a Grading Plan Review fee of $2,700.00 in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of grading permit. Building permits will not be released until Grading Permit is issued.

4. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of electric, gas, telecommunications, or other privately owned public utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

5. That open cut trenching within major collector or arterial streets is prohibited. Service connections for public or private utilities located within arterial or major collector streets must be bored. (11th Avenue is an arterial street)

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24” X 36” size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of

Attachment: Resolution No. 2016-20 (CUP 2016-04) (1738 : Conditional Use Permit No. 2016-04 (American Tire Depot))

Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Grading and Drainage Requirements:

1. That a drainage/site improvement plan for development be prepared by a licensed civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to the approved plan.

2. That the developer shall comply with all State of California requirements applicable to the National Pollution Discharge Elimination System (NPDES). A Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be provided to the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

3. That no track-out of soil, gravel, or other construction-related materials on to public streets is permitted.

4. That a Preliminary Soils Report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to approval of development improvement plans.

5. That a final soils report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to acceptance of development improvements by the City or issuance of building permits or whichever comes first.

6. That a drainage/site improvement plan for development be prepared by a registered civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All drainage improvements shall be certified by a registered civil engineer as being constructed to the approved plan.

7. That project site be developed in conformance with the approved drainage plan, with minor modifications being approved by the Public Works Department.

8. That applicant is required to comply with the State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.

Easement, Covenant & Agreement Requirements:

1. That the project site shall be subject to a reciprocal agreement providing for shared ingress & egress, parking, and onsite utility access & and maintenance purposes affecting the entire development. Said reciprocal agreement shall be recorded with the County Recorder to guarantee each property owner and their tenants the reasonable use of and access to all onsite shopping center facilities provided for reciprocal use. The developer shall be responsible for the cost of preparation of the reciprocal agreement and the recording costs thereof. The reciprocal agreement shall be subject to city review and approval prior to being recorded, and a copy of the recorded agreement shall be provided to the city prior to issuance of building permits.

Curb & Gutter Requirements:

1. That existing curbs and gutters found to be in disrepair along the project frontage shall be reconstructed in conformance with City Std. CO-11. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.

Sidewalk Requirements:

1. That minimum 7'-6" attached concrete sidewalks in conformance with City Std. CO-15 shall be provided along the entire project frontage. Existing sidewalk panels in good repair which meet ADA and City Standards requirements may be allowed to remain in place. Any existing sidewalk panels which contain tree wells shall be removed, existing irrigation improvements shall be properly capped or removed as directed by city inspector, and shall be and replaced with new concrete sidewalk panels constructed in accordance with City Std. CO-15. The locations of existing concrete sidewalk panels to be removed and replaced shall be shown on the engineered site improvement plans.

Drive Approach Requirements:

1. That a 30' wide drive approach, (City Std. CO-41), shall be installed at the location shown on the approved project Site Plan. The drive approach shall be constructed in compliance with ADA requirements in order to provide continuous pedestrian and disabled access along the 11th Avenue project frontage across and/ or around & in back of the drive approach.

Parking Lot Requirements

Attachment: Resolution No. 2016-20 (CUP 2016-04) (1738 : Conditional Use Permit No. 2016-04 (American Tire Depot))

1. That the parking lot design shall conform to City Standards GE-29 and GE-32.

2. Disabled parking and ADA access within the parking lot shall be provided as per City Building Department requirements in accordance with applicable State and Federal Codes.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective July 1, 2016. All fees are payable prior to issuance of building permits**. (Building area: 5,880 S.F. Bldg. - Site Area: 0.48 Acres.)**

A. That the development is subject to a **$ 27,222.40 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is subject to a **$ 7,651.64 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is subject to a **$ 8,387.82 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is **not** subject to a **Storm Drainage Development Impact Fee**. (Proposed project is located on a previously developed commercial site- No significant increase in impervious area or drainage runoff will result from development of the project.)

E. That the development is subject to a $ 3,693.23 Fire Protection Impact Fee in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is subject to a **$ 2,326.72 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That as a non-residential development, the project is **not** subject to a **Park System Impact Fee.**

H. That the development is subject to a **$ 2,375.46 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof. (Based on 2 – 1 cu. yd. 6x a week)

Attachment: Resolution No. 2016-20 (CUP 2016-04) (1738 : Conditional Use Permit No. 2016-04 (American Tire Depot))

CITY UTILITY DIVISION

Contact Utilities Superintendent Mike Cosenza at (559)585-2564
Concerning questions that you may have on the conditions listed below:

General:

1. That all work within the City right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That the locations of existing water, sanitary sewer and storm drain mains in the vicinity of project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide the City Utility Division with a minimum of 48 hours prior notice when requesting location of existing utilities at (559)585-2550. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all utility work and materials shall conform to City of Hanford Construction Standards and Specifications, latest edition. All utility connection work located within N. 11th Avenue, an Arterial Street, shall be bored.

4. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Water:

1. That the developer shall size water services in accordance with requirements of the Uniform Plumbing Code, latest edition.

2. That the developer shall furnish and install new water service assemblies including water meters as needed for domestic and landscape irrigation uses. That existing water services located at the project site may be utilized, subject to verification of serviceability of meters, size of service, and certification of backflow prevention devices.

3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines, if applicable.

4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician. Copies of all back flow test results shall be provided to the City Utility Division.

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Sewer:

1. That a minimum 6" diameter sanitary sewer lateral shall be installed to serve the proposed development.

2. That prior to connection to public sanitary sewer facilities, the applicant shall furnish and install grease trap assemblies on any sewer laterals receiving water from shop repair. Grease trap assemblies shall be sized in accordance with the Uniform Plumbing Code, latest edition, and approved by the City Building Official prior to installation.

3. That all City of Hanford sanitary sewer system impact fees and any applicable sanitary sewer construction reimbursement charges shall be payable prior to permitting connection to the public sanitary sewer system.

REFUSE DIVISION

Contact Refuse Superintendent Will Smith at (559)585-2569
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That a 10' x 15' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified for installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. The refuse enclosure shall have gates of chain link with earth tone colored vinyl slats. The enclosure shall be architecturally compatible with surrounding buildings & location of enclosure must be approved by both the Public Works and Community Development Departments.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.

4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That a final site plan showing where refuse enclosure(s) will be located must be submitted to the Community Development Department for approval before building permits may be issued.

6. That all onsite vehicle drive aisles and parking lot areas subject to city refuse truck access shall be surfaced in accordance with City Std. GE-32 industrial parking lot standards.

7. That the applicant shall participate in all available waste recycling & reuse programs.

EXPIRATION

That this Conditional Use Application Permit become null and void one (1) year after the effective date of approval, unless a building permit is issued and construction is diligently pursued to completion. The Commission may grant a one-year time extension, if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

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

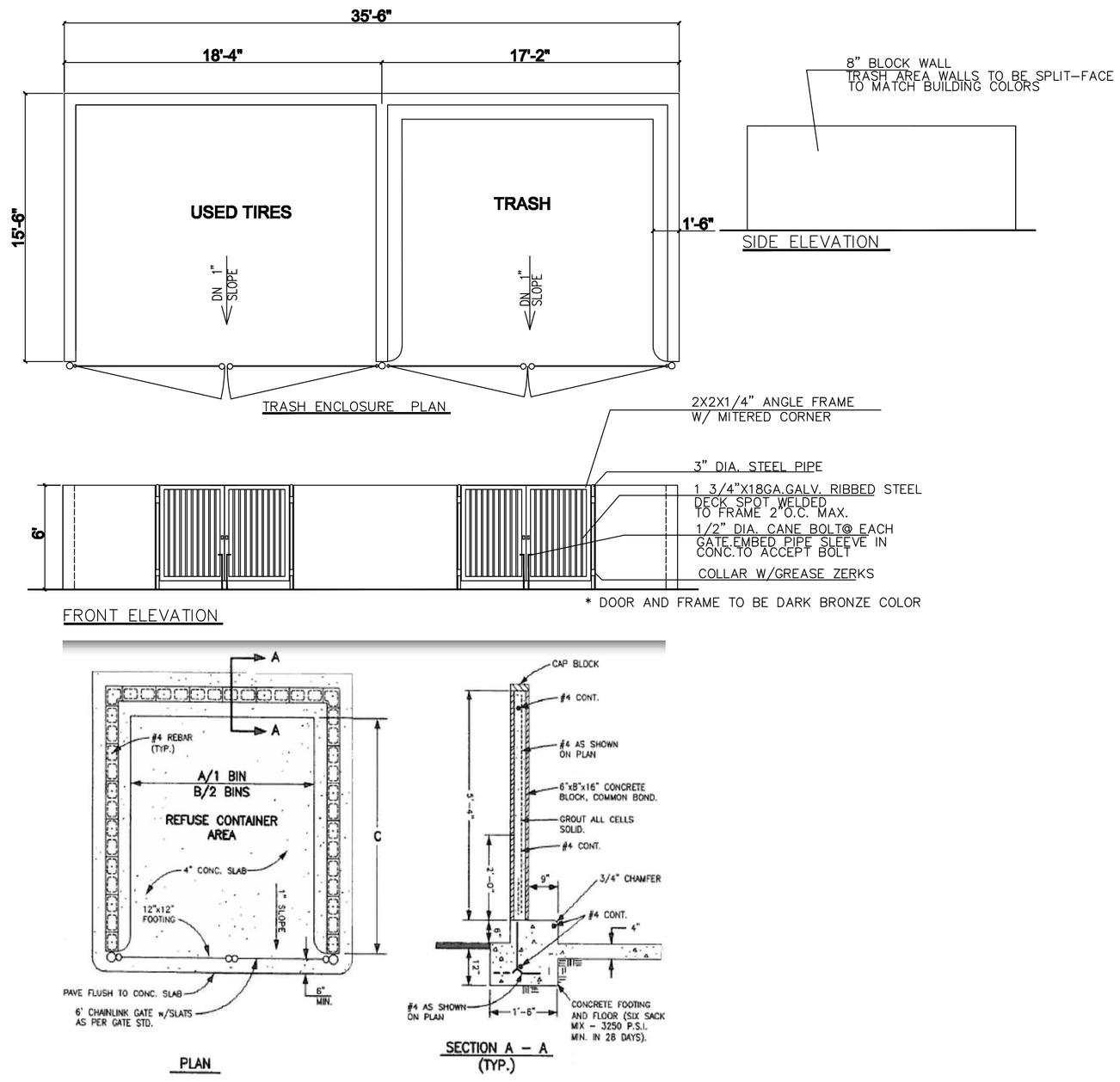
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

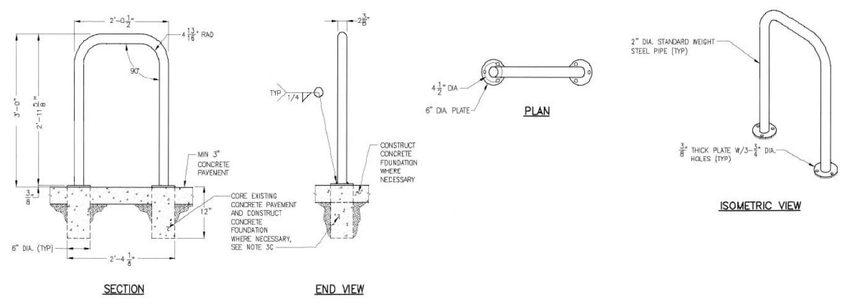
I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 22nd day of November 2016.

Darlene R. Mata

Attachment: Resolution No. 2016-20 (CUP 2016-04) (1738 : Conditional Use Permit No. 2016-04 (American Tire Depot))

Attachment: Exhibit A Site Plan (P. 1) (1738 : Conditional Use Permit No. 2016-04 (American Tire Depot))





3. MOUNTING PROCEDURES:

A. ALL BICYCLE RACKS SHALL BE INSTALLED IN THE SIDEWALK FURNITURE ZONE AT A LOCATION APPROVED BY THE DEPARTMENT OF TRANSPORTATION (http://www.lADOT.lacity.org/tf_development_review.htm) AND THE CITY ENGINEER. A MINIMUM 48 INCH WIDE UNOBSTRUCTABLE SIDEWALK MUST BE MAINTAINED. NO INTERFERENCE WITH THE PEDESTRIAN ACCESS AND/OR THE EGRESS TO THE PARKING ZONE SHALL BE PERMITTED.

B. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, ALL INSTALLATIONS SHALL CONFORM WITH THE FOLLOWING CLEARANCES AND APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS:

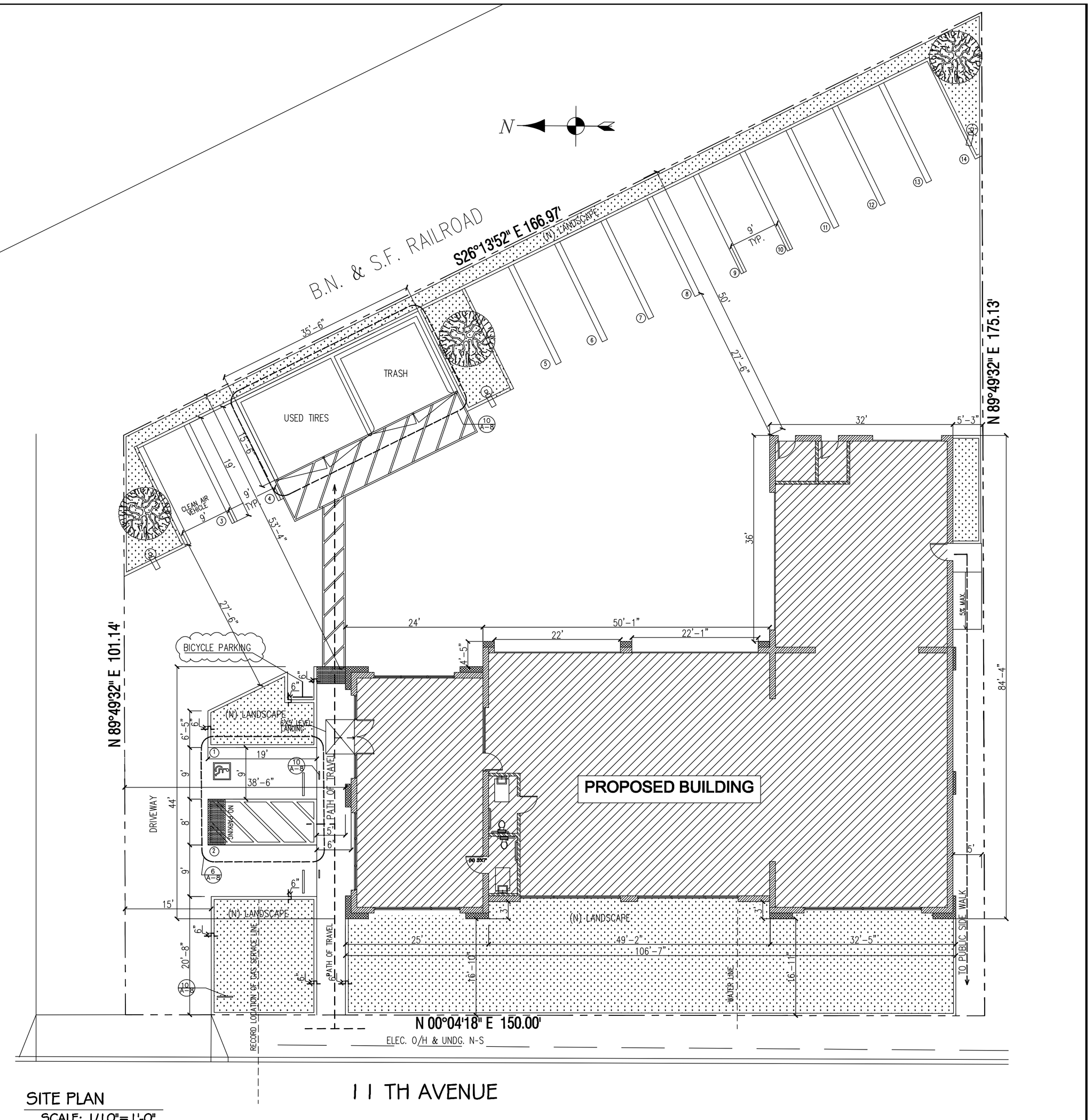
- MINIMUM 45 FEET CLEARANCE FROM ALL STREET CORNERS TO PROVIDE THE REQUIRED VISIBILITY TRIANGLE.
- MINIMUM 45 FEET CLEARANCE FROM BUS STOP, BUS SHELTER, OR ITS REQUIRED CLEAR APPROACH AREA. FOR ARTICULATED BUS STOP, MINIMUM 55 FEET CLEARANCE SHALL BE PROVIDED.
- MINIMUM 25 FEET FROM ANY PORTION OF THE BEGINNING OF THE CURB RETURN (BCR), THE END OF THE CURB RETURN (ECR), THE TOP OF THE CURB OF ANY CURB RAMP OR ALLEY INTERSECTION.
- MINIMUM 48 INCHES CLEARANCE FROM ANY FIRE DEPARTMENT CONNECTION; STAND PIPE, INLET, OUTLET, OR DRAIN PIPE THAT ARE INSTALLED AT THE EXTERIOR OF THE BUILDING. PROVIDE MINIMUM 48 INCHES CLEAR SIDEWALK ACCESS FROM THE STREET CURB TO THE FIRE FACILITIES.
- MINIMUM 24 INCHES CLEARANCE FROM THE CURB FACE.
- MINIMUM 63 INCHES (36 INCHES PLUS 27 INCHES WHEEL SPACE) CLEARANCE BETWEEN ANY PART OF THE RACK OR RACK POST, AND ANY SIDEWALK FURNITURE OR IMPROVEMENT (INCLUDING BUT NOT LIMITED TO STREET TREE AND TREE WELL, PARKING METER, STREET LIGHTING STANDARD, TRAFFIC SIGN OR POST, HYDRANT, OTHER UTILITY FACILITY AND ITS ACCESS OPENING.
- IF ADDITIONAL RACK IS INSTALLED SIDE BY SIDE, IT SHALL HAVE MINIMUM 30 INCHES CLEARANCE BETWEEN THE RACKS OR THE RACK POSTS.
- IF ADDITIONAL RACK IS INSTALLED END TO END, IT SHALL HAVE AT LEAST 90 INCHES (36 INCHES PLUS TWO-27 INCHES WHEEL SPACE) CLEARANCE BETWEEN THE RACKS OR RACK POSTS.
- MINIMUM 3 INCHES CLEARANCE FROM ANY EXPANSION JOINT OR CONTROL JOINT IN THE CONCRETE PAVEMENT. DO NOT AFFIX BICYCLE RACK OVER OR NEAR ANY UTILITY FACILITY, STORM DRAIN CATCH BASIN OR STRUCTURE.

C. ALL BOLT HOLES IN THE CONCRETE PAVEMENT OR THE CONCRETE FOUNDATION SHALL BE PREDRILLED HOLES, 1/2 INCH DIA. BY 2 3/4 INCHES DEEP. PRIOR TO INSTALLATION, ALL BOLT HOLES SHALL BE CLEANED OF DUST OR DELETERIOUS MATERIAL. ALL ANCHOR BOLTS SHALL BE DRIVEN VERTICALLY THROUGH THE SUPPORT PLATE INTO THE BOLT HOLES UNTIL THE HEAD IS FIRMLY SEATED AGAINST THE SUPPORT PLATE. NO PROTRUDING OR NON-FLUSH ANCHOR BOLTS SHALL BE USED.

D. FOR CONCRETE PAVEMENT THAT IS LESS THAN 3 INCHES THICK, CONSTRUCT CONCRETE FOUNDATION IN ACCORDANCE WITH THE SPECIFIED DETAILS. FOR CONCRETE PAVEMENT THAT IS NOT LEVEL, USE HOT DIPPED GALVANIZED STEEL OR STAINLESS STEEL WASHERS TO LEVEL THE RACK AND THE SUPPORT PLATES BEFORE DRIVING THE ANCHOR BOLTS. FILL ALL OPENINGS AND VOIDS WITH NON-SHRINK GROUT AFTER ERECTION OF THE BICYCLE RACK.

4. COVENANT AND MAINTENANCE AGREEMENT:

A. ALL BICYCLE RACKS INSTALLED UNDER WORK PERMIT SHALL BE MAINTAINED BY THE PERMITTEE. THE PERMITTEE SHALL COMPLETE THE COVENANT & AGREEMENT (C&A) FORM, AVAILABLE FROM THE DEPARTMENT OF TRANSPORTATION PERMIT OFFICE, EXECUTE IT WITH THE CITY AND RECORD IT WITH THE LOS ANGELES COUNTY REGISTRAR-RECORDER. SUBMIT A COPY OF RECORDED C&A TO THE CITY ENGINEER BEFORE A WORK PERMIT CAN BE ISSUED.



SITE PLAN
SCALE: 1/10"=1'-0"

DARKJIAN ASSOCIATES
2411 FOOTHILL BLV.
PASADENA CA,91107
TEL: (626)405-0556

SITE PLAN

AMERICAN TIRE DEPOT
FOR: MR. ARA TCHAGHLASSIAN
515 N. 11TH AVE
HANFORD CA 93230

Rev.:	
Date:	SEP.2016
Scale:	.
Drawn:	.
Job:	.
Sheet:	A-1
Of	Sheets

Attachment: Exhibit A Site Plan (P. 2) (1738 : Conditional Use Permit No. 2016-04 (American Tire Depot))

11B-404.2.7 Door and gate hardware.
Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with *Section 11B-309.4*. Operable parts of such hardware shall be 34 inches (864 mm) minimum and *44 inches (1118 mm)* maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

11B-404.2.9 Door and gate opening force.
The force for pushing or pulling open a door or gate shall be as follows:

1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.

2. Sliding or folding doors: 5 pounds (22.2 N) maximum.

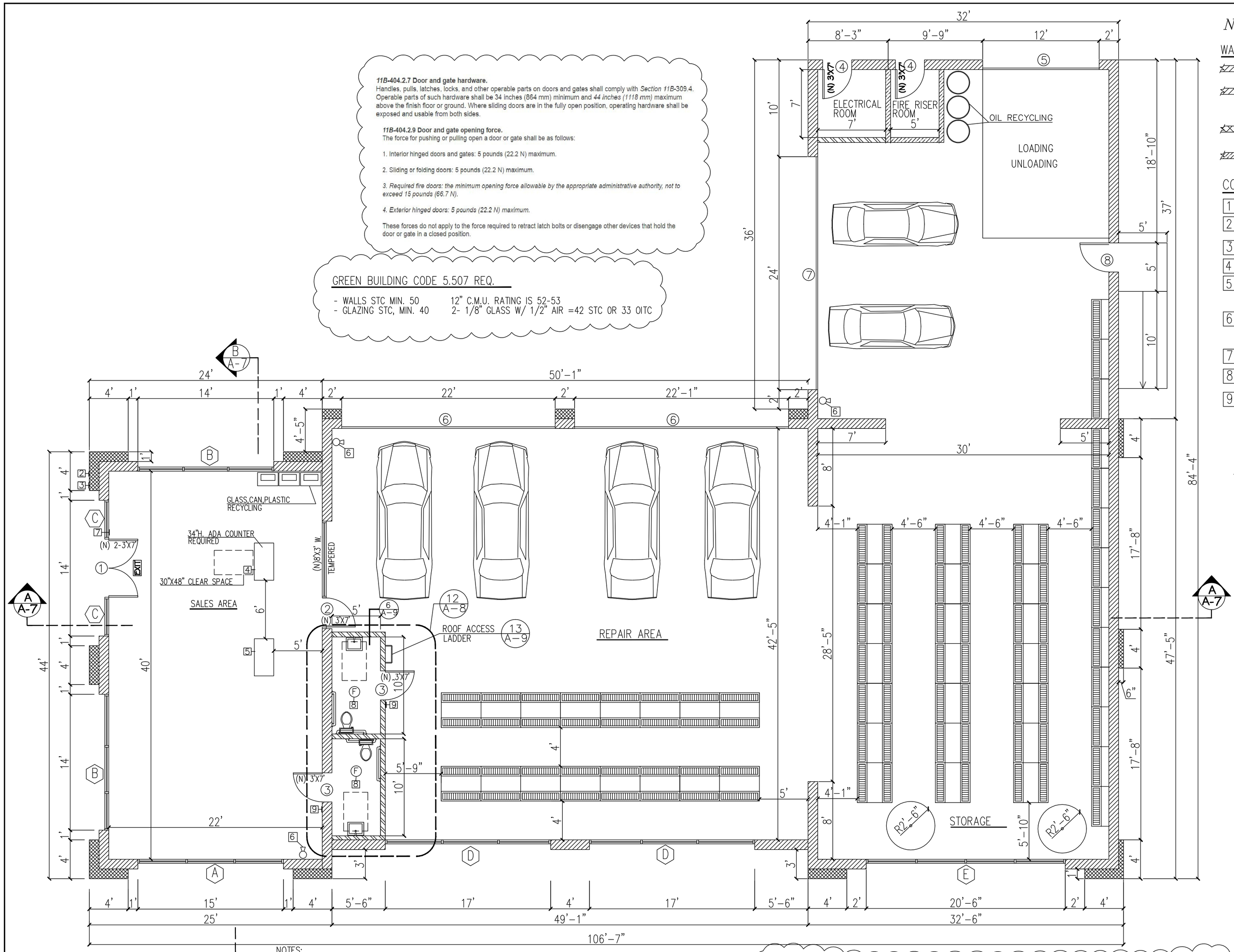
3. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds (66.7 N).

4. Exterior hinged doors: 5 pounds (22.2 N) maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

GREEN BUILDING CODE 5.507 REQ.

- WALLS STC MIN. 50 — 12" C.M.U. RATING IS 52-53
- GLAZING STC, MIN. 40 — 2- 1/8" GLASS W/ 1/2" AIR =42 STC OR 33 OITC



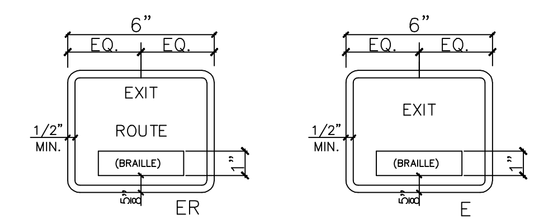
FLOOR PLAN
SCALE: 3/16"=1'-0"

WALL LEGEND

- NEW 12" BLOCK WALL
- NEW 2x4 @ 16"O.C. WOOD STUD, W / 5/8" DRYWALL ON BOTH SIDES
- WALL FURRING (APPLY FIRE BLOCKING AT 10' O.C.)
- 2x4 @ 16" O.C. WOOD STUDS.W/5/8"TYPE X DRYWALL ON BOTH SIDES 1-HR.CONSTRUCTION.

CONSTRUCTION NOTES

1. 5'-0"X6'-0" LEVEL LANDING
2. KNOX BOX 3200 SERIES
3. ACCESSIBLE ENTRANCE SIGNAGE PER 2013 CBC 11B-106.5
4. 40"H. SERVICE COUNTER
5. ADA COUNTER 36"WX24"DX34"H.
6. FIRE EXTINGUISHER PER 2013 CFC,SECTION 906 HANFORD MUNICIPAL CODE TITLE 15
7. TACTILE EXIT SIGN
8. ELECTRICAL FAN(50 CFM)
9. SANITARY SIGNAGE PER 2013 CBC 11B-703 ON THE WALL



TACTILE EGRESS SIGNAGE 1

DOOR SCHEDULE

NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	MATERIAL	FRAME	REMARKS	HARDWARE GROUP
1	2-3'-0"	7'-0"		GLASS	RED ALUM.	TEMPERED	#1
2	3'-0"	7'-0"		H.METAL	H.METAL	H.METAL DOOR W/18"X24"OPENING GLASS TEMPERED	#2
3	3'-0"	7'-0"	1 3/8' SOLID	H.METAL	H.METAL		#3
4	3'-0"	7'-0"		H.METAL	H.METAL		#4
5	12'-0"	12'-0"		GALVANIZED STEEL	STEEL	ROLL UP DOOR	BY MFG.
6	22'-0"	12'-0"		GALVANIZED STEEL	STEEL	ROLL UP DOOR	BY MFG.
7	24'-0"	12'-0"		GALVANIZED STEEL	STEEL	ROLL UP DOOR	BY MFG.
8	3'-0"	7'-0"	1 3/8' SOLID	H.METAL	H.METAL	2HR. DOOR	#4

GROUP #1
1- 3 HINGE
2- 2 PUSH /PULL
3- 1 LOCKSET
4- 2 HOLDER
5- 2 10"H. KICK PLATES
6- 3 DOOR SILENCERS

GROUP #2
1- 3 HINGE
2- 1 PUSH PLATE
3- 1 WALL STOP
4- LEVER HARDWARE
5- 1 KICK PLATE

GROUP #3
1- CONTINUOUS HINGE
2- 1 PRIVACY DEADLOCK WITH INDICATOR
3- 1 PUSH PLATE
4- 1 DOOR PULL
5- 1 CLOSER
6- 1 DOOR STOP AND HOLDER
7- 1 KICK PLATE
8- 1 SIGN ADA "UNISEX"
9- 3 DOOR SILENCERS
10- LEVER HARDWARE

GROUP #4
1- 3 HINGE
2- 1 LOCKSET
3- 1 WALL STOP
4- LEVER HARDWARE W/SELF CLOSER

WINDOW SYMBOL — WINDOW SCHEDULE

NO	QT.	SYMBOL	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	MATERIAL	TYPE	REMARKS
A		A	15'-0"	12'-0"	ALUMINUM RED & GLASS	FIXED	TEMPERED
B		B	14'-0"	12'-0"	ALUMINUM RED & GLASS	FIXED	TEMPERED
C		C	4'-0"	12'-0"	ALUMINUM RED & GLASS	FIXED	TEMPERED
D		D	17'-0"	12'-0"	ALUMINUM RED	FIXED	TEMPERED
E		E	20'-6"	12'-0"	ALUMINUM RED	FIXED	TEMPERED
F		F	8'-0"	3'-0"	ALUMINUM RED	FIXED	TEMPERED

NOTES:

1- "ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. FOR MAIN ENTRANCE DOOR #1PROVIDE SIGN READING THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"

2- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

3- NO HAZARDOUS MATERIALS WILL BE STORED AND/ OR USED WITHIN THE BUILDING

4- WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS

5- THE FINISH MATERIALS(ADHESIVES,SEALANTS,CAULKS,PAINTS,CARPETS, RESILIENT FLOORING,COMPOSITE WOOD PRODUCTS) SHALL COMPLY WITH CALGREEN 5.504.4.

6- INTERIOR WALLS AS INDICATED ON PLANS ARE MADE OF 2X4@16" O.C. WOOD STUDS,W/ 5/8" DRYWALL ON BOTH SIDE W/4' H.CERAMIC TILE AT TOILETS. ALL FLOORS ARE SEALED CONCRETE.

7- 718.2 FIREBLOCKING. IN COMBUSTIBLE CONSTRUTION,FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS(BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 718.2.2 THROUGH 718.2.7.

GREEN BUILDING MECHANICAL NOTES

- THE COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION IS REQUIRED AND SHALL COMPLY WITH CAL GREEN 5.504.3
- MERV 8 FILTERS,MIN. ARE REQUIRED PER CAL GREEN 5.504.3.

GREEN BUILDING ELECTRICAL NOTES

- OUTDOOR LIGHTING SYSTEMS SHALL COMPLY WITH CAL GREEN 5.106.8.

FIRE SPRINKLERS:

THE FOLLOWING CITY STANDARDS SHALL APPLY TO THE FOLLOWING INSTALLATIONS:
- FIRE SERVICE BACKFLOW PREVENTER ASSEMBLY WA-29
- FIRE PUMPER CONNECTION WA-28
- FIRE SPRINKLER RISER INSTALLLATION WA-27
- FIR HYDRANT INSTALLATION WA-20
- CONCRETE THRUST BLOCKS WA-32
- PROTECTION POST WA-35

DARKJIAN ASSOCIATES
2411 FOOTHILL BLV.
PASADENA CA,91107
TEL: (626)405-0556

FLOOR PLAN

AMERICAN TIRE DEPOT
FOR: MR. ARA TCHAGHLASSIAN
515 N. 11TH AVE
HANFORD CA 93230

Rev.:
Date: SEP. 2016
Scale: .
Drawn: .
Job: .
Sheet:
A-2
Of Sheets

CITY OF HANFORD PLANNING COMMISSION RESOLUTION NO. 2015-06
PERTAINING TO CONDITIONAL USE PERMIT NO. 2015-01
FILED BY: BEDROS DARKJIAN

At a regular meeting of the City of Hanford Planning Commission duly called and held on April 14, 2015 on motion of Commissioner **DOUGLAS,** seconded by Commissioner **HAM**, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2015-01 filed by Bedros Darkjian, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is located at 515 North 11th Avenue, (APN 010-510-006); and

WHEREAS, all affected public utility companies, various governmental department agencies and the Planning Commission staff 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 15332 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 17.58.060(A) of the Hanford Municipal Code:

1. **That the proposed use will not impair the integrity and character of the zoning district in which it is to be located**. This finding can be made based on the following:

   a. That the site is physically suitable for the proposed use. "New CC sites would typically be less than thirty (30) acres in size and located at major arterial intersections with a FAR of approximately 0.40" (Hanford Municipal Code, 2002, Chapter 17.28.030)
   b. That the tire store will not impair the area since it had previously been used as a car dealership. The car dealership was similar use, and the proposal of a tire store is consistent with the City of Hanford Municipal Code (as a conditionally permitted use).
   c. That the area is not directly adjacent to any residential zones and therefore will not impact residents with noise or nuisance.

2. **That 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.** This finding can be made based on the following:

   a. That the proposal for the tire store would be consistent with existing land uses and future permitted land uses within the "CC" Community Commercial zoning district. The proposed tire store will be adjacent to various community commercial uses, such as a pharmacy and car wash. Referring to the General Plan's description of Community Commercial uses, these uses are compatible; the uses "serve both a large local area and, to some extent, the region" (Hanford General Plan, 2002). The proposal of a tire store would not inhibit future uses from being located in proximity to the property.

3. **That the proposed use is consistent with the General Plan.** This finding can be made based on the following:

   a. That the General Plan designates the property as Community Commercial and it is zoned "CC". "This designation includes a variety of commercial uses that serve both a large local area and, to some extent, the region" (Hanford General Plan, 2002). The proposed tire store will serve as a commercial use that serves a large local area, as well as the region.

4. **That there will not be significant effects upon the quality of the environment and natural resources.** This finding can be made based on the following:

   a. That the tire store proposed will not have a significant effect on the environment will not have a significant impact on the environment based on the scale and nature of the project.
   b. That the project is categorically exempt from Environmental Review as per California Environmental Quality Act (CEQA) categorical exemption number 15332 for in-fill development. An exemption notice has been prepared for the project.

5. **That the location, size, design, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.** This finding can be made based on the following:

   a. That this application has been reviewed by the fire department, building division, public works, and planning division. Any improvements or mitigations required for public health, safety, and welfare have been applied to Conditional Use Permit No. 2015-01 as conditions of approval.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2015-01 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT
Contact the City Attorneys' Office: (559) 584-6656
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. 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.

2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.

3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the Project. Unless otherwise advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against Applicant or any contractor as a result of failure to pay prevailing wages.

5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.

6. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

7. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

Contact Assistant Planner Gabrielle de Silva at (559) 585-2578
concerning questions that you may have on the conditions listed below:

General:

1. 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.

2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.

3. That all development conform to the site plan titled Conditional Use Permit 2015-01 and stamped approved by the Community Development Department.

4. That the site be developed according to the approved site plan, with minor modifications to be approved by the Community Development Department.

5. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit Application shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

6. That the building address be posted at the site prior to the first building inspection and that a permanent address sign be placed on the site before occupancy.

7. That a Zoning and Safety Certificate of Occupancy be finalized prior to opening.

Architectural Conditions:

1. Elevations, colors and materials of all proposed buildings will be subject to approval by the Planning Division prior to building/grading permit issuance for all elevations.

2. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall that the item is attached to.

3. That all vents, gutters, downspouts, flashing, etc. are to match the color of adjacent surface.

4. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.

5. That glossy metal surfaces are to be painted to prevent glare.

6. That all painted surfaces shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

7. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either underground or screened.

8. That all new and existing electrical boxes, control boxes, and other equipment boxes *(excluding traffic control)* along the street frontage shall be painted hunter green. Prior to painting, the boxes are to be treated with an etching primer *(zinc chromate)* or equivalent.

9. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the proposed building.

Environmental Requirements:

1. 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.

Off Street Parking:

1. That the applicant provides the proposed number of parking stalls shown on the site plan (14). 14 parking stalls (one of which is disability-accessible) satisfy and exceed the requirements of the Hanford Municipal Code Section 17.38.020 C 3 (f). According to this section, "Service commercial establishments, *repair shops,* and wholesale establishments, one space for each six hundred (600) square feet of floor area or one space for each two employees, whichever number is the greater.

Calculations: (5,880 SF ÷ 600 Square feet) = 10 parking stalls

2. That the maximum number of compact car parking spaces is limited to 30 percent of the total parking spaces required.

3. That the parking lot be signed in accordance with city standards. Signing shall also include the following:

   - Marked disability-accessible spaces.
   - Marked compact spaces.
   - Marked driveways.
   - Marked employee parking (if applicable)

4. That a regular parking lot maintenance program be provided at the site to prevent the accumulation of dust, trash, debris and automobile related pollution.

5. That the parking area (including drives) be constructed to a plan prepared by a registered civil engineer and approved by the City. The construction of the parking area is to be certified by a registered civil engineer as being constructed to the approved plan.

6. That the parking area, aisles and access drives shall be paved according to the City's standards with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to city standards and the approval of the city engineer.

Signage:

1. That any/all signs proposed for this development be designed and approved in conformance with the City's Sign Ordinance. A separate application is required.

2. That no banners, streamers, or similar temporary signs shall be located at the site, with the exception of a "grand opening" sign. Per the Hanford Municipal Code, "Grand opening banners are permitted for two weeks only in all C districts" (Hanford Municipal Code, Chapter 17.44.060).

Fencing and Walls:

1. That any proposed fencing on the site be maintained in good repair.

Screening:

1. That all electrical transformers and/or air-conditioning units be screened with landscaping.

Lighting:

1. That all lighting be hooded and directed on site.

2. That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be treated so as not to illuminate adjacent properties.

Noise:

1. That construction equipment be muffled and construction activities be limited to the hours between 7 a.m. and 10 p.m.

2. That all noise meets the standards set forth in the General Plan Hazards Element, 2002.

Dust Control:

1. That the following dust-control practices shall be implemented:

Pre-construction:

1. That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

2. That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

3. That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

During Construction:

1. After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

    a. That non-active portions of the construction site be restricted from vehicular movement.

    b. That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust:

At all times, fugitive dust emissions should be controlled using the following procedures:

1. That on site vehicle speed should be limited to 15 mph.

2. That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

3. That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt which may have accumulated from construction activities.

4. That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors:

At all times, ozone precursor emissions should be controlled by the following methods:

1. That all internal combustion-engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

BUILDING DEPARTMENT

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 Grading Plan (Civil Drawings)
      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 Landscape Plan
      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.
   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, if not included on plans
      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, Chapters 11A and 11B.

6. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Section 1803.

7. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.

8. That a school impact fee of $0.54(or revision thereof) for each square foot of new building area be paid when building permits are issued.

9. That all special inspection reports be submitted to the Building Division prior to final inspection.

10. That separate water and sewer services be provided.

11. That separate gas and electric services be provided.

12. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.

13. That Kings County Impact Fees shall apply in the following amounts:

    i. Criminal Justice----------$ 229.43 per 1000 sq/ft
    ii. Compliance----------$ 5.47 per 1000 sq/ft

14. That the building address shall be: 515 N 11th Avenue

15. 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.

16. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division <u>prior to Final Inspection.</u>

17. That the Building Division conducts and approves a Zoning Health & Safety inspection <u>prior to</u> the occupancy of the building.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez @ (559) 585-4793 or smartinez@cityofhanfordca.com concerning questions that you may have on the conditions listed below:

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**

2. **Deferred submittals must be received prior to issuance of building permit.**

3. Please include one set of building plans for Fire Department review. A final set of corrected building plans shall be submitted to the fire department once final corrections are made.

4. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.

5. All permit fees are due prior to scheduling any inspections with the Fire Department. To schedule appointments for inspections, please call (559) 585-2545.

6. Scope of work shall be clearly stated on plans.

Fire Extinguisher(s):

1. Fire extinguishers shall be installed per 2013 California Fire Code, Section 906, Hanford Municipal Code Title 15.

Fire Sprinklers:

1. Fire protection systems required by Chapter 9 of the 2013 California Building and Fire Codes and the Hanford Municipal Code Title 15, shall be installed, repaired, operated, tested and maintained in accordance with these codes. **A FIRE RISER ROOM IS REQUIRED PER HANFORD MUNICIPAL CODE. THIS ROOM SHALL ONLY BE ACCESSIBLE FROM OUTSIDE BY AN EXTERIOR DOOR. ONE EMERGENCY LIGHT WITH BATTERY BACKUP SHALL BE INSTALLED INSIDE THIS ROOM AND THE EXTERIOR DOOR SHALL BE SIGNED "FIRE RISER ROOM." MINIMUM SIZE 4-FOOT X 4-FOOT.**

2. The following City Standards shall apply to the following installations: Fire Service Backflow Preventer Assembly **WA-29**; Fire Pumper Connection **WA-28**; Fire Sprinkler Riser Installation **WA-27**; Fire Hydrant Installation **WA-20**; Concrete Thrust Blocks **WA-32**; Protection Post **WA-35**.

Fire Alarm:

1. Fire alarm and detection systems required by Chapter 9 of the 2013 California Building and Fire Codes shall be installed per the 2013 Edition of NFPA 72.

2. HVAC units and/or areas the units serve that exceed 2,000 c.f.m., shall have smoke detectors installed per the 2013 California Mechanical Code.

Emergency Access:

1. A Knox-box (a heavy steel box containing keys to the building) shall be installed; usually at the main entrance to the building. More than one Knox-Box may be required at the discretion of the fire official. The top of the Knox-Box shall not exceed 6'-0" AFF.

2. All entrance gates that are locked that lead to fire department emergency access roads. appurtenances or to the building, shall have a Knox-box or Knox Padlock installed to provide fire department access in case of emergency.

3. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.

4. Temporary and permanent fire department emergency access roads shall be a minimum width of 20-feet and 13-feet, 6-inches vertically and unobstructed per CFC 503.2.1 and shall comply with City Standard **ST-36** for Fire Department Access Roads. Fire Department emergency access roads shall be approved and constructed prior to the beginning of on-site construction.

Storage Tanks:

1. All containers, tanks, cylinders and vessels, whether temporary or permanent, containing any type of hazardous material or waste, including flammable and/or combustible liquids, gases or solids shall require a separate plan review and permit, IF APPLICABLE.

Fire Hydrants and Required Fire Flow:

1. Required fire flow and numbers of hydrants will be determined after review of building plans.

2. All fire mains and fire hydrants shall be installed and operable prior to construction. Fire flow shall be of sufficient capacity for fire protection as required by Appendices B and BB in the California Fire Code. Fire hydrants are to be located as approved by the Fire Department. All fire hydrants and mains are to meet city standard WA-20.

3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

4. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

Special Requirements:

1. Site address shall be posted in an illuminated area on the building facing the street. Numbers shall contrast with their background. Size is as follows: Downtown area (existing buildings) 4"; all others: buildings 20 feet or less from street – 6 inch numbers; buildings 21 to 40 feet from street – 8 inch numbers; buildings more than 40 feet from street 12 inch numbers.

2. Fire lane shall be marked by approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof per 2013 CFC 503.3.
3. IF APPLICABLE, High-piled storage shall follow the requirements of the 2013 California Fire Code and NFPA 13 Standards. A SEPARATE SET OF PLANS AND A PERMIT FROM THE FIRE DEPARTMENT IS REQUIRED. **Rubber tires stored over 6-feet are considered high-piled storage.**

UTILITIES DEPARTMENT

Contact Utilities Superintendent Mike Cosenza at (559)585-2564
Concerning questions that you may have on the conditions listed below:

General:

1. That all work within the City right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That the locations of existing water, sanitary sewer and storm drain mains in the vicinity of project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide the City Utility Division with a minimum of 48 hours prior notice when requesting location of existing utilities at (559)585-2550. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all utility work and materials shall conform to City of Hanford Construction Standards and Specifications, latest edition. All utility connection work located within N. 11th Avenue, an Arterial Street, shall be bored.

4. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer

is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Water:

1. That the developer shall size water services in accordance with requirements of the Uniform Plumbing Code, latest edition.

2. That the developer shall furnish and install new water service assemblies including water meters as needed for domestic and landscape irrigation uses. That existing water services located at the project site may be utilized, subject to verification of serviceability of meters, size of service, and certification of backflow prevention devices.

3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines, if applicable.

4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician. Copies of all back flow test results shall be provided to the City Utility Division.

Sewer:

1. That a minimum 6" diameter sanitary sewer lateral shall be installed to serve the proposed development.

2. That prior to connection to public sanitary sewer facilities, the applicant shall furnish and install grease trap assemblies on any sewer laterals receiving water from shop repair. Grease trap assemblies shall be sized in accordance with the Uniform Plumbing Code, latest edition, and approved by the City Building Official prior to installation.

3. That all City of Hanford sanitary sewer system impact fees and any applicable sanitary sewer construction reimbursement charges shall be payable prior to permitting connection to the public sanitary sewer system.

PUBLIC WORKS DEPARTMENT
Contact Senior Engineer Jose Lemus at (559)585-2556
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standards and Specifications requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.

2. That an Encroachment Permit for work within the public street right-of-way shall be obtained from the Public Works Department prior to starting the work. For more information contact the City Engineering Division at (559) 585-2558. Encroachment Permit Fee shall be determined based on cost of improvements required to be installed within the public street right of way in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fee shall be payable prior to approval of the project plans.

3. That the development is subject to a Grading Plan Review fee of $2,700.00 in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of grading permit. Building permits will not be released until Grading Permit is issued.

4. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of electric, gas, telecommunications, or other privately owned public utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

5. That open cut trenching within major collector or arterial streets is prohibited. Service connections for public or private utilities located within arterial or major collector streets must be bored. (11th Avenue is an arterial street)

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Grading and Drainage Requirements:

1. That a drainage/site improvement plan for development be prepared by a licensed civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to the approved plan.

2. That the developer shall comply with all State of California requirements applicable to the National Pollution Discharge Elimination System (NPDES). A Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be provided to the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

3. That no track-out of soil, gravel, or other construction-related materials on to public streets is permitted.

4. That a Preliminary Soils Report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to approval of development improvement plans.

5. That a final soils report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to acceptance of development improvements by the City or issuance of building permits or whichever comes first.

6. That a drainage/site improvement plan for development be prepared by a registered civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All drainage improvements shall be certified by a registered civil engineer as being constructed to the approved plan.

7. That project site be developed in conformance with the approved drainage plan, with minor modifications being approved by the Public Works Department.

8. That applicant is required to comply with the State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.

Easement, Covenant & Agreement Requirements:

1. That the project site shall be subject to a reciprocal agreement providing for shared ingress & egress, parking, and onsite utility access & and maintenance purposes affecting the entire development. Said reciprocal agreement shall be recorded with the County Recorder to guarantee each property owner and their tenants the reasonable use of and access to all onsite shopping center facilities provided for

reciprocal use. The developer shall be responsible for the cost of preparation of the reciprocal agreement and the recording costs thereof. The reciprocal agreement shall be subject to city review and approval prior to being recorded, and a copy of the recorded agreement shall be provided to the city prior to issuance of building permits.

Curb & Gutter Requirements:

1. That existing curbs and gutters found to be in disrepair along the project frontage shall be reconstructed in conformance with City Std. CO-11. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.

Sidewalk Requirements:

1. That minimum 7'-6" attached concrete sidewalks in conformance with City Std. CO-15 shall be provided along the entire project frontage. Existing sidewalk panels in good repair which meet ADA and City Standards requirements may be allowed to remain in place. Any existing sidewalk panels which contain tree wells shall be removed, existing irrigation improvements shall be properly capped or removed as directed by city inspector, and shall be and replaced with new concrete sidewalk panels constructed in accordance with City Std. CO-15. The locations of existing concrete sidewalk panels to be removed and replaced shall be shown on the engineered site improvement plans.

Drive Approach Requirements:

1. That a 30' wide drive approach, (City Std. CO-41), shall be installed at the location shown on the approved project Site Plan. The drive approach shall be constructed in compliance with ADA requirements in order to provide continuous pedestrian and disabled access along the 11th Avenue project frontage across and/ or around & in back of the drive approach.

Parking Lot Requirements

1. That the parking lot design shall conform to City Standards GE-29 and GE-32.

2. Disabled parking and ADA access within the parking lot shall be provided as per City Building Department requirements in accordance with applicable State and Federal Codes.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. Nos. 90-09, 90-10, 98-14 and 05-16, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If

changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2015. Please note a revised fee structure is approved for January 1, 2015. All fees are payable prior to issuance of building permits. **(Building area: 5,880 S.F. Bldg. - Site Area: 0.48 Acres.)**

A. That the development is subject to a **$ 25,900.34 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is subject to a **$ 7,280.03 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is subject to a **$ 7,980.34 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is **not** subject to a **Storm Drainage Development Impact Fee**. (Proposed project is located on a previously developed commercial site- No significant increase in impervious area or drainage runoff will result from development of the project.)

E. That the development is subject to a **$ 3,513.89 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is subject to a **$ 2,213.82 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That as a non-residential development, the project is **not** subject to a **Park System Impact Fee.**

H. That the development is subject to a **$ 1,681.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

REFUSE DEPARTMENT

Contact Refuse Superintendant Will Smith at (559)585-2569
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That a 10'-x-15' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified for installation of 12" x 12" interior concrete curbs. A minimum 6" thick/10 ft. wide

concrete roll-out apron shall be constructed across the entire frontage of the enclosure. The refuse enclosure shall have gates of chain link with earth tone colored vinyl slats. The enclosure shall be architecturally compatible with surrounding buildings & location of enclosure must be approved by both the Public Works and Community Development Departments.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.

4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That a final site plan showing where refuse enclosure(s) will be located must be submitted to the Community Development Department for approval before building permits may be issued.

6. That all onsite vehicle drive aisles and parking lot areas subject to city refuse truck access shall be surfaced in accordance with City Std. GE-32 industrial parking lot standards.

7. That the applicant shall participate in all available waste recycling & reuse programs.

EXPIRATION

That this Conditional Use Application Permit become null and void one (1) year after the effective date of approval unless a building permit is issued and construction is diligently pursued to completion. The Commission may grant a one-year time extension if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

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

VOTING:

AYES:	Commissioners	**DOUGLAS, HAM, NAHAL, JOHNSTON, PADEN, FROBERG**
NOES:	Commissioners	**FERNANDES**
ABSTAIN:	Commissioners	**NONE**
ABSENT:	Commissioners	**NONE**

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

I, **DARLENE R. MATA**, 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 14th day of April 2015.

Darlene R. Mata

Notice of Exemption **Appendix E**

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 (Planning Division)
317 North Douty Street
Hanford, CA 93230

Project Title: Conditional Use Permit No. 2016-04 (American Tire Depot)

Project Location – Specific: 515 N. 11th Avenue (APN 010-510-006)

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

Description of Nature, Purpose and Beneficiaries of Project: a request to construct an eight-bay, 5,880 sq. ft. tire store with minor auto repair in the "CC" zone district

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

Name of Person or Agency Carrying Out Project: Bedros Darkjian

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: Infill Development, Section 15332.
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:

(a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

Lead Agency
Contact Person: Gabrielle de Silva Area Code/ Telephone: (559) 585-2578

Signature: _____ Date: November 22, 2016 Title: Associate Planner

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

Attachment: Exhibit C Notice of Exemption (1738 : Conditional Use Permit No. 2016-04 (American Tire Depot))

AGENDA
STAFF REPORT

MEETING DATE: 11/22/2016	**AGENDA SECTION:** 2

SUBJECT:
VARIANCE 2016-05, a request to deviate from the standards of the Municipal Code Section 17.44.034 D (3) and D (7) to allow one canopy sign and four directional signs to exceed the six sq. ft. per sign maximum allowed in the "O" Office Zone District for the Adventist Health Family Birth Center. The project is located at 115 Mall Drive (APN 011-060-005).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Make the appropriate findings and adopt Resolution No. 2016-21 approving Variance No. 2016-05.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2016-21 approving Variance No. 2016-05.

PROJECT DESCRIPTION

The project is a request for a variance by Adventist Health, to deviate from the standards of the Hanford Municipal Code Section 17.44.034 D (3) and D (7) to allow one canopy sign, to exceed the six (6) sq. ft. permitted for canopy signs, and four directional signs, to exceed the six (6) sq. ft. per sign maximum allowed in the "O" Office Zone District for the Adventist Health Hospital Family Birth Center.

Directional Signs – 17.44.034 D (3)

The Municipal Code prescribes a maximum of six square feet, per face, of sign area for directional signs within the "O" Office Zone District. The applicant proposes to install four

directional signs, 24 square feet each sign, per face, for a combined total of 96 square feet of directional signage for the four signs. The signs proposed exceed the maximum allowable signage by 18 square feet per sign, with a total of 72 square feet, per face, over that allowed for a directional sign in the "O" Office Zone District.. Four directions signs are proposed to be located on Medical Center Drive, a private drive located east of the public way, Mall Drive

Canopy Signs - 17.44.034 D (7)

The Municipal Code prescribes a maximum of six square feet, per face, of sign area for canopy signs within the "O" Office Zone District. The applicant proposes to install one canopy sign, to be attached to the awning of the Family Birth Center. The sign proposed by the applicant is 1.7-feet-tall by 13.68-feet-wide, for an overall 23.36 square feet. The sign proposed exceeds the maximum allowed signage by 17.37 square feet.

The applicant requests signage, as shown in **Exhibit A.** The signs are to be located, as shown in **Exhibit B.**

BACKGROUND INFORMATION

The project site is designated by the General Plan as Office and is zoned "O" Office. The hospital facilities encompass a site area of approximately 31.13 acres, consisting of four buildings, varying one to three stories, setback 200-500 feet from public streets.

Previous entitlements include the following:

Conditional Use Permit No. 2004-04
The development of the site as a hospital was permitted though the approval of Conditional Use Permit No. 2004-04 on December 28, 2004. Resolution attached as **Exhibit C**.

Variance No. 2010-01
In April of 2010, the Planning Commission approved Variance No. 2010-01, a request to allow signage to exceed the Hanford sign standards. The request included multiple free-standing signs and the existing sign located on the west elevation of the Hanford Medical Pavilion. The signs approved with the previous variance have been constructed. Resolution attached as **Exhibit D**.

Variance No. 2013-01
In September of 2013, the Planning Commission approved Variance No. 2013-01, a request to allow signage exceeding the maximum 100 square feet on the primary frontage. Resolution attached as **Exhibit E**.

Project Design:

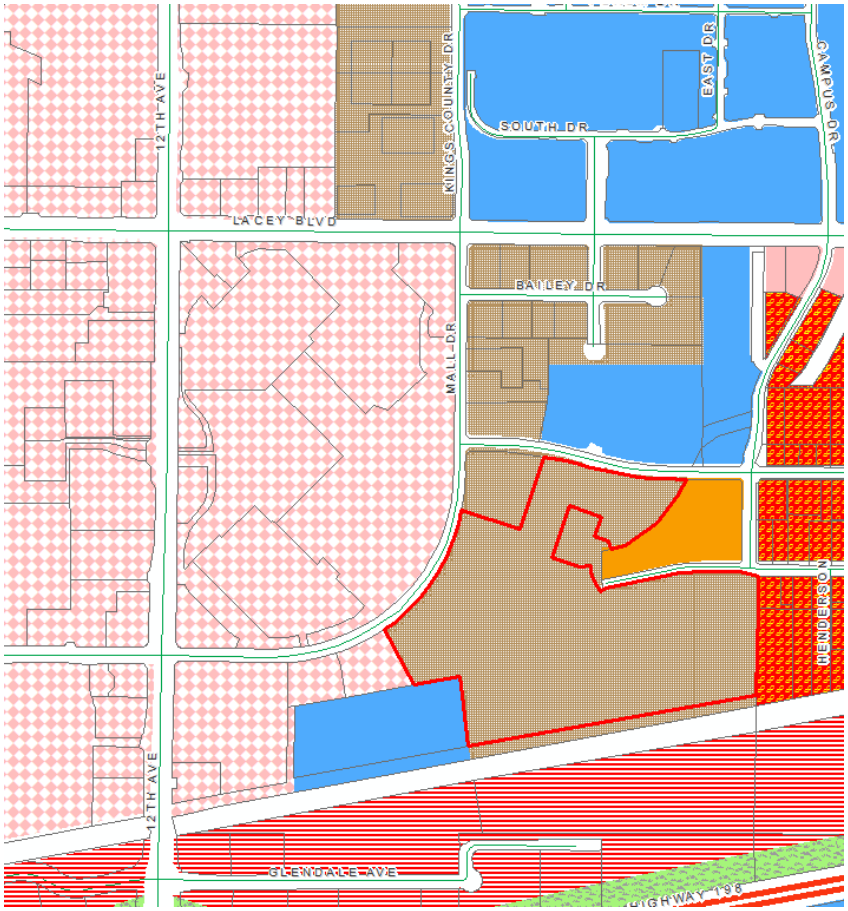
Area	31.13 (includes multiple buildings)
Street Frontage	Frontage on Mall Drive, W. Seventh Street, and W. Sixth Street
Canopy Sign	1.71 ft. X 13.68 ft. totaling 23.37 sq. ft
***Permitted**	6 sq. ft. per sign

(ZO) Overage	17.37 sq. ft.
Directional Signs	(4) 6 ft. X 4 ft. totaling 24 sq. ft per sign = 96 sq. ft
***Permitted**	6 sq. ft. per sign
(ZO) Overage	18 sq. ft. per sign or (4 signs) 72 sq. ft.

*Note: * Permitted means permitted, as per the Hanford Zoning Ordinance.*

Figure 1: Land Use

Figure 2: Zoning (Office)



	ADJACENT LAND USE	ZONE
NORTH:	Medical facility/Educational Credit Union/Vacant	“O”, “PF”
SOUTH:	Animal Kennel and Veterinary Office/Vacant	”SC”
EAST:	Senior Apartment Complex/Vacant	“RM-2”, “OR”
WEST:	Hanford Mall	“PC”

PROJECT EVALUATION

The Municipal Code Section 17.44.034 D – General exterior sign and outdoor advertising regulations permits the following for area directional signs and canopy signs:

D (3): Directional Signs. (Directional signs, which do not advertise are not counted as part of the permanent advertising sign area.) Signs identifying off-street parking and off-street loading facilities, not exceeding six (6) square feet for each sign, and parking lot identification signs, not exceeding six (6) square feet per sign face, shall be permitted.

D (7): Canopy Signs. Signs attached below the marquee or canopy shall not exceed six square feet per sign face and shall have a minimum ground clearance of seven (7) feet above the sidewalk grade in order not to impede or interfere with pedestrian traffic and safety. No signs shall be placed on the roof of a marquee which has less than a sixty (60) degree roof slope. Signs may be attached vertically to the fascia of marquees. Where the marquee or canopy roof is at an angle of sixty (60) degrees or greater, signs may be affixed to the sloped portion of the marquee or canopy roof as an integral part of the roof. Marquee signs may be indirectly lighted.

Directional Signage Proposed

The Municipal Code prescribes a maximum of six square feet, per face, of sign area for directional signs within the "O" Office Zone District. The applicant proposes to install four directional signs, 24 square feet each sign, per face, for a combined total of 96 square feet of directional signage for the four signs. The signs proposed exceed the maximum allowable signage by 18 square feet per sign, with a total of 72 square feet, per face, over that allowed for a directional sign in the "O" Office Zone District.. Four directions signs are proposed to be located on Medical Center Drive, a private drive located east of the public way, Mall Drive.

Canopy Signage Proposed

The Municipal Code prescribes a maximum of six square feet, per face, of sign area for canopy signs within the "O" Office Zone District. The applicant proposes to install one canopy sign, to be attached to the awning of the Family Birth Center. The sign proposed by the applicant is 1.7-feet-tall by 13.68-feet-wide, for an overall 23.36 square feet. The sign proposed exceeds the maximum allowed signage by 17.37 square feet.

The applicant requests signage, as shown in **Exhibit A.** The signs are to be located, as shown in **Exhibit B.**

In accordance with Section 17.44.130 Modification of Regulations of the Hanford Municipal Code, "Notwithstanding other provisions of this chapter, the Planning Commission, through the variance provisions of this title shall have the authority to approve, deny, or modify a sign proposed inconsistent with the provisions of this chapter."

FINDINGS FOR APPROVAL

Pursuant to Section 17.64.060 of the Hanford Municipal Code, six findings must be made before approval of the variance application.

Section 17.64.060

A. Development Regulations. The Planning Commission may grant a variance to the development regulations identified in this chapter as the variance was applied for or in modified form if, based upon the application and the evidence submitted at the public hearing, the Planning Commission makes all of the following findings:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings such that the strict application deprives such property of privileges enjoyed by other property in the vicinity and under identical land use district classification.

   ANALYSIS: The property has street frontage along three public streets, Mall Drive (Major Collector), W. Seventh Street (Minor Collector), and W. Sixth Street (Minor Collector). The Adventist Hospital facility site encompasses approximately 31.13 acres. Due to the size, location, and nature of the property, a special circumstances finding can be made. The hospital facility is located on a large and irregular parcel, has multiple buildings, with street frontage along three public streets, and zoned ”O” Office. The Office Zone District restricts canopy and directional signage to six square feet per sign. Directional and canopy signs are important in providing the community with specific buildings. In addition, it provides direction as to patient/visitor parking, staff parking, shipping/receiving, family birth center, hospital entrance, emergency and medical pavilion locations. Staff is supportive of a variance to allow four directional signs, 24 square feet per sign, for a total of 96 square feet for all four directional signs, for the Adventist Hospital/Family Birth Center. In addition, staff is supportive of a variance to allow one canopy sign, with a total of 23.37 sq. ft., in order to promote the building’s visibility and identify, separate from the main hospital building.

2. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land use district and denied to the property for which the variance is sought.

   ANALYSIS: Due to the size of the hospital, which encompasses approximately 31.13 acres, and the facility’s street frontage on three streets: Mall Drive (Major Collector), W. Seventh Street (Minor Collector), and W. Sixth Street (Minor Collector), signage allowed under Section 17.44 of the Hanford Municipal Code would not permit signage over six (6) square feet. This is an unusual parcel with frontage along three streets; because this is a hospital, clear directions and timely access to the appropriate buildings are crucial. The granting of the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land use district.

3. That granting the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.

   ANALYSIS: There is no evidence that approval of the sign variance would be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity. To the contrary, adequate signage will assist individuals in reaching their

destination (whether emergency situations or medical appointments) without missing their entrance and having to turn back around. This will reduce vehicle miles traveled.

4. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located.

ANALYSIS: The property has street frontage along three streets, one of which, Mall Drive, is an arterial street and two of which are minor collector streets. The Adventist Hospital site encompasses approximately 31.13 acres. Due to the size and nature of the property, a variance to allow additional signage would not constitute a special privilege, as this is a unique lot configuration and the hospital consists of multiple buildings within one area. Granting the variance is necessary to adequately direct on-site traffic and identify the Birth Center, separate from the main hospital.

5. That granting the variance does not allow a use or activity which is prohibited in the land use district where the property is located.

ANALYSIS: A hospital/Family Birth Center is a permitted use in the "O" Office Zone District. Granting the variance will only allow a deviation from the Sign Ordinance, Section 17.44, and not allow a use or activity which is prohibited in the "O" Office Zone District.

6. That granting the variance will not be inconsistent with the General Plan.

ANALYSIS: This application has been reviewed in regard to Hanford's General Plan, and it has been determined that the additional signage meets the intent of the goals, policies, and objectives of the General Plan. The signs will also assist in directing traffic and pedestrians to the site in a safe manner.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15311(a), "Accessory Structures", of the California Environmental Quality Act (CEQA) Guidelines, this project is categorically exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA, attached as **Exhibit F.**

PUBLIC COMMENTS

Noticing of the variance was published in the newspaper on November 11, 2016 and mailed to property owners within 500 ft. of the project site on November 9, 2016. The Community Development Department has not received comments on the project as of the preparation of this report.

CONDITIONS OF APPROVAL

Conditions of Approval have been addressed in Resolution 2016-21.

STAFF RECOMMENDATION

Staff recommends that the applicant be permitted to have one canopy sign and four directional signs, as proposed in attached **Exhibit A,** to be located as shown in **Exhibit B,** subject to the conditions of approval appearing in Resolution 2016-21.

Applicant	Property Owner	Designer
Adventist Health	Adventist Health	Sign Works
115 Mall Drive	115 Mall Drive	109 E Fifth Street
Hanford, CA 93230	Hanford, CA 93230	Hanford, CA 93230

FISCAL IMPACT:

ATTACHMENTS:
Resolution No. 2016-21
Exhibit A - Proposed Signage
Exhibit B - Sign Location
Exhibit C - CUP 2004-04 (Resolution)
Exhibit D - VAR 2010-01 (Resolution)
Exhibit E - VAR 2013-01 (Resolution)
Exhibit F - Notice of Exemption

RESOLUTION NO. 2016-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 2016-05, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE MUNICIPAL CODE SECTION 17.44.034 D (3) AND D (7) TO ALLOW ONE CANOPY SIGN AND FOUR DIRECTIONAL SIGNS TO EXCEED THE SIX SQ. FT. PER SIGN MAXIMUM ALLOWED IN THE "O" OFFICE ZONE DISTRICT FOR THE ADVENTIST HEALTH FAMILY BIRTH CENTER.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on November 22, 2016, on motion of Commissioner ,
seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, on November 22, 2016, the Planning Commission of the City of Hanford conducted a public hearing, in accordance with Section 17.64.050 of the Hanford Municipal Code, pertaining to Variance No. 2016-05, a request by Adventist Health Family Birth Center, to deviate from the standards of the Hanford Municipal Code Section 17.44.034 D (3) and D (7) to allow one canopy sign and four directional signs to exceed the six sq. ft. per sign maximum allowed in the "O" Office Zone District. The project is located at 115 Mall Drive (APN 011-060-005); and

WHEREAS, the Planning Commission and staff have given careful consideration to this variance and have made recommendations thereon; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of November 22, 2016; and,

WHEREAS, Section 15311(a) of the California Environmental Quality Act Guidelines categorically exempts "Accessory Structures," such as signs, from Environmental Review; 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 on November 22, 2016, the Planning Commission hereby is able to make the following findings as required by Section 17.64.060 of the Zoning Ordinance:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings such that the strict application deprives such property of privileges enjoyed by other property in the vicinity and under identical land use district classification.

   ANALYSIS: The property has street frontage along three public streets, Mall Drive (Major Collector), W. Seventh Street (Minor Collector), and W. Sixth

Attachment: Resolution No. 2016-21 (1740 : Variance No. 2016-05 (Adventist Health) new)

Street (Minor Collector). The Adventist Hospital facility site encompasses approximately 31.13 acres. Due to the size, location, and nature of the property, a special circumstances finding can be made. The hospital facility is located on a large and irregular parcel, has multiple buildings, with street frontage along three public streets, and zoned ”O” Office. The Office Zone District restricts canopy and directional signage to six square feet per sign. Directional and canopy signs are important in providing the community with specific buildings. In addition, it provides direction as to patient/visitor parking, staff parking, shipping/receiving, family birth center, hospital entrance, emergency and medical pavilion locations. Staff is supportive of a variance to allow four directional signs, 24 square feet per sign, for a total of 96 square feet for all four directional signs, for the Adventist Hospital/Family Birth Center. In addition, staff is supportive of a variance to allow one canopy sign, with a total of 23.37 sq. ft., in order to promote the building’s visibility and identify, separate from the main hospital building.

2. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land use district and denied to the property for which the variance is sought.

   ANALYSIS: Due to the size of the hospital, which encompasses approximately 31.13 acres, and the facility’s street frontage on three streets: Mall Drive (Major Collector), W. Seventh Street (Minor Collector), and W. Sixth Street (Minor Collector), signage allowed under Section 17.44 of the Hanford Municipal Code would not permit signage over six (6) square feet. This is an unusual parcel with frontage along three streets; because this is a hospital, clear directions and timely access to the appropriate buildings are crucial. The granting of the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land use district.

3. That granting the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.

   ANALYSIS: There is no evidence that approval of the sign variance would be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity. To the contrary, adequate signage will assist individuals in reaching their destination (whether emergency situations or medical appointments) without missing their entrance and having to turn back around. This will reduce vehicle miles traveled.

Attachment: Resolution No. 2016-21 (1740 : Variance No. 2016-05 (Adventist Health) new)

4. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located.

   ANALYSIS: The property has street frontage along three streets, one of which, Mall Drive, is an arterial street and two of which are minor collector streets. The Adventist Hospital site encompasses approximately 31.13 acres. Due to the size and nature of the property, a variance to allow additional signage would not constitute a special privilege, as this is a unique lot configuration and the hospital consists of multiple buildings within one area. Granting the variance is necessary to adequately direct on-site traffic and identify the Birth Center, separate from the main hospital.

5. That granting the variance does not allow a use or activity which is prohibited in the land use district where the property is located.

   ANALYSIS: A hospital/Family Birth Center is a permitted use in the "O" Office Zone District. Granting the variance will only allow a deviation from the Sign Ordinance, Section 17.44, and not allow a use or activity which is prohibited in the "O" Office Zone District.

6. That granting the variance will not be inconsistent with the General Plan.

   ANALYSIS: This application has been reviewed in regard to Hanford's General Plan, and it has been determined that the additional signage meets the intent of the goals, policies, and objectives of the General Plan. The signs will also assist in directing traffic and pedestrians to the site in a safe manner.

THEREFORE, BE IT RESOLVED that Variance No. 2016-05, a request to deviate from the standards of the Hanford Municipal Code Section 17.44.034 D (3) and D (7), to allow one canopy sign and four directional signs to exceed the six sq. ft. per sign maximum allowed in the "O" Office Zone District, be approved according to the following conditions:

ADMINISTRATION DEPARTMENT

Contact City Attorney through the Planning Department (559) 585-2580
Concerning questions that you may have on the conditions listed below:

1. 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

Attachment: Resolution No. 2016-21 (1740 : Variance No. 2016-05 (Adventist Health) new)

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.

2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.

3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

Contact Senior Planner: Melody Haigh (559) 585-2583
Concerning questions that you may have on the conditions listed below:

1. That approval of this project does not exempt compliance with all other applicable sections of the Zoning Ordinance, Building Code, Public Works Improvement Standards, fees, or other City ordinances.

2. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.

3. That the applicant must submit an application for a sign permit to the Community Development Department for approval.

4. That the one canopy sign and four directional signs permitted under Variance No. 2016-05 are not to be counted in the total aggregate sign area.

5. That the applicant comply with all conditions required under Section 17.44 of the Hanford Municipal Code for signage with the following exceptions:

Attachment: Resolution No. 2016-21 (1740 : Variance No. 2016-05 (Adventist Health) new)

a. That the Adventist Health Family Birth Center be permitted to have one canopy sign 1.7-feet-tall by 13.68-feet-wide, for an overall 23.36 square feet located as shown in **Exhibit A & B.**

b. That the Adventist Health Family Birth Center be permitted to have four (4) directional signage be permitted to have 24 sq. ft. of signage, per face, per sign for a total of 96 sq. ft for all four (4) signs.

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

1. That all signs and electrical work will require a permit from the City of Hanford Building Department prior to any work being done.

2. That all work must conform to current Codes and Ordinances

EXPIRATION

That this Variance becomes null and void one year after the effective date of approval, unless a building permit is issued by the building official and construction is commenced and diligently pursued toward the completion of the project. The expiration date for the variance applies only to the signs. A one-year time extension may be granted by the Commission if a written request and fee are received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 22nd day of November 2016, by the following vote:

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

I, **Darlene R. Mata,** Secretary of the Planning Commission of the City of Hanford, 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 **22nd day of November 2016.**

Darlene R. Mata, Secretary

Attachment: Resolution No. 2016-21 (1740 : Variance No. 2016-05 (Adventist Health) new)

PROPOSED SIGNAGE - EXHIBIT A

Adventist Health

Hanford - Family Birth Center
Entry Canopy Sign

164.125"

20.50"

Family Birth Center

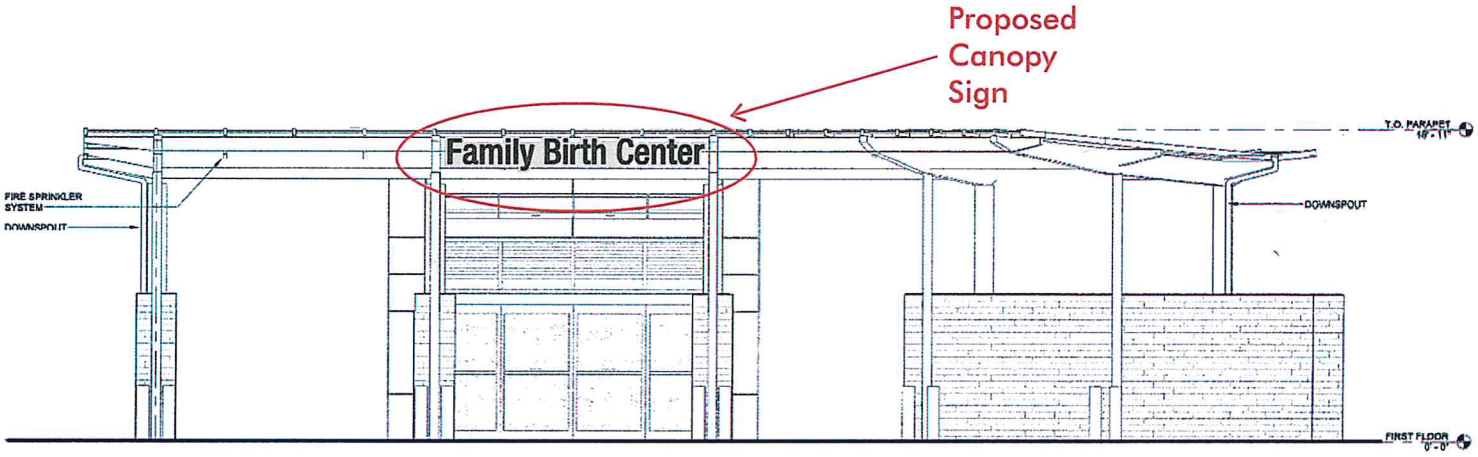
Scope of Work: Fabrication & Installation of (1) set of 5" Depth Individually Illuminated LED channel letters attached to halo background & raceway / sign mounted to existing Steel Canopy at entry of facility.

Faces: 1st surface 3M Black Day/Night vinyl overlay on 2447 White Acrylic (letters are White at night) / 1" Black Trim Cap.

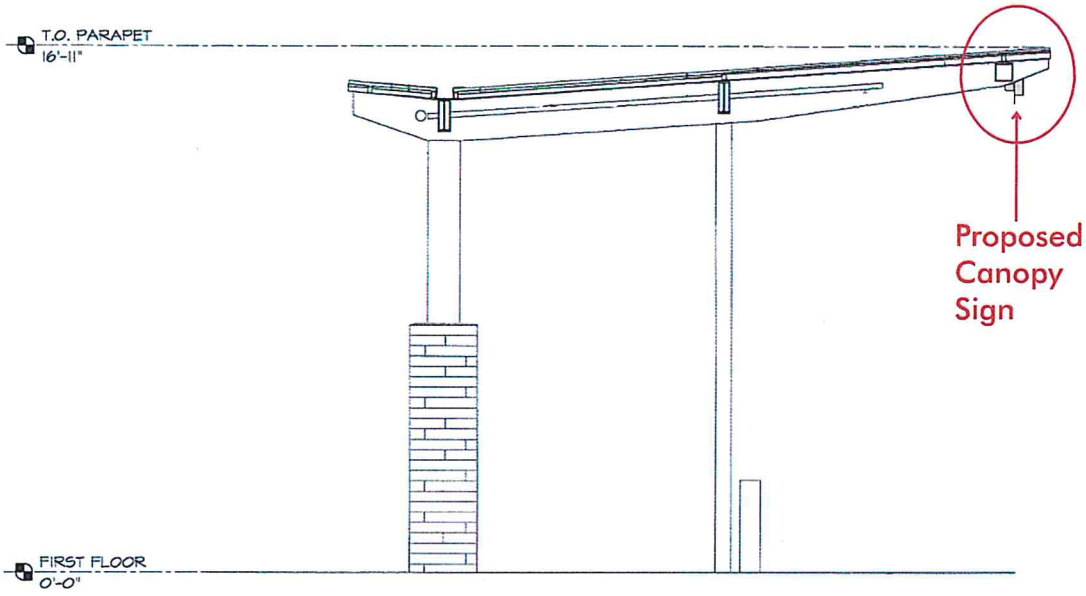
Paint: Returns on Letters / Background / Raceway painted to match existing canopy.

Adventist Health

Hanford - Family Birth Center
Entry Canopy Sign - Overall Elevation Placement



Typical Canopy - West/Front Elevation

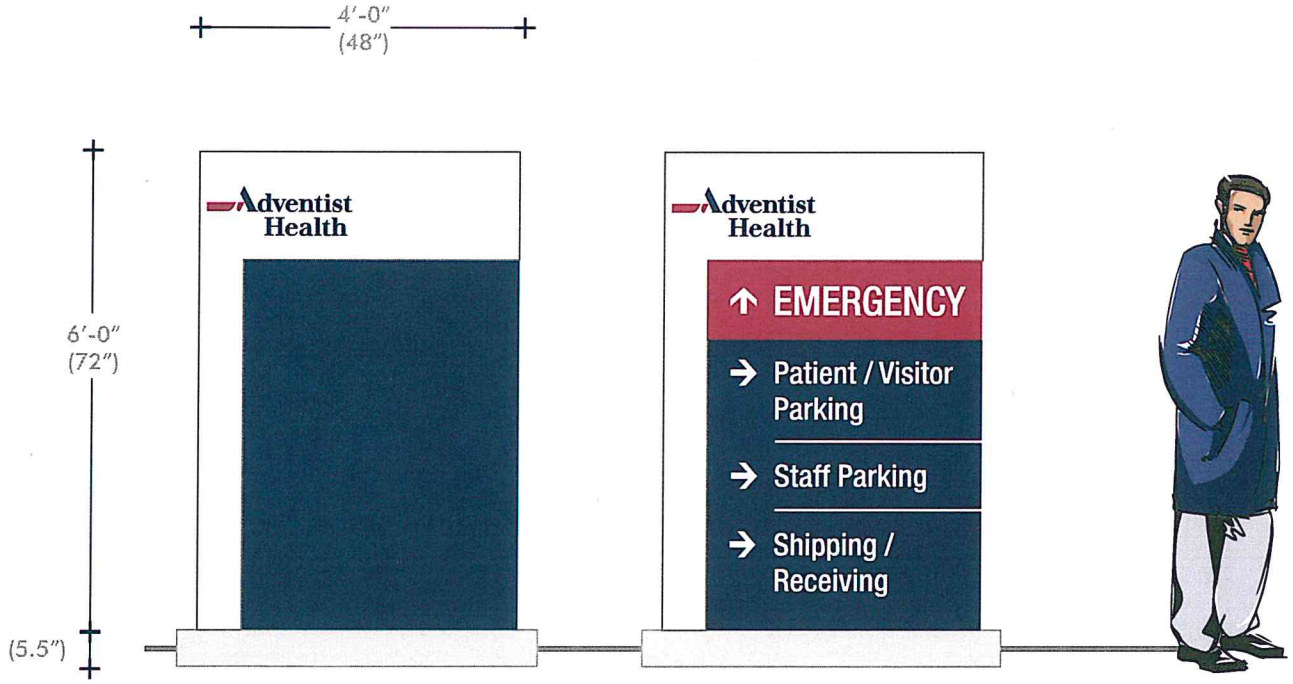


Typical Canopy - North/Side Elevation

Adventist Health

Hanford - Family Birth Center

Sign Location: D6



East Elevation Proposed

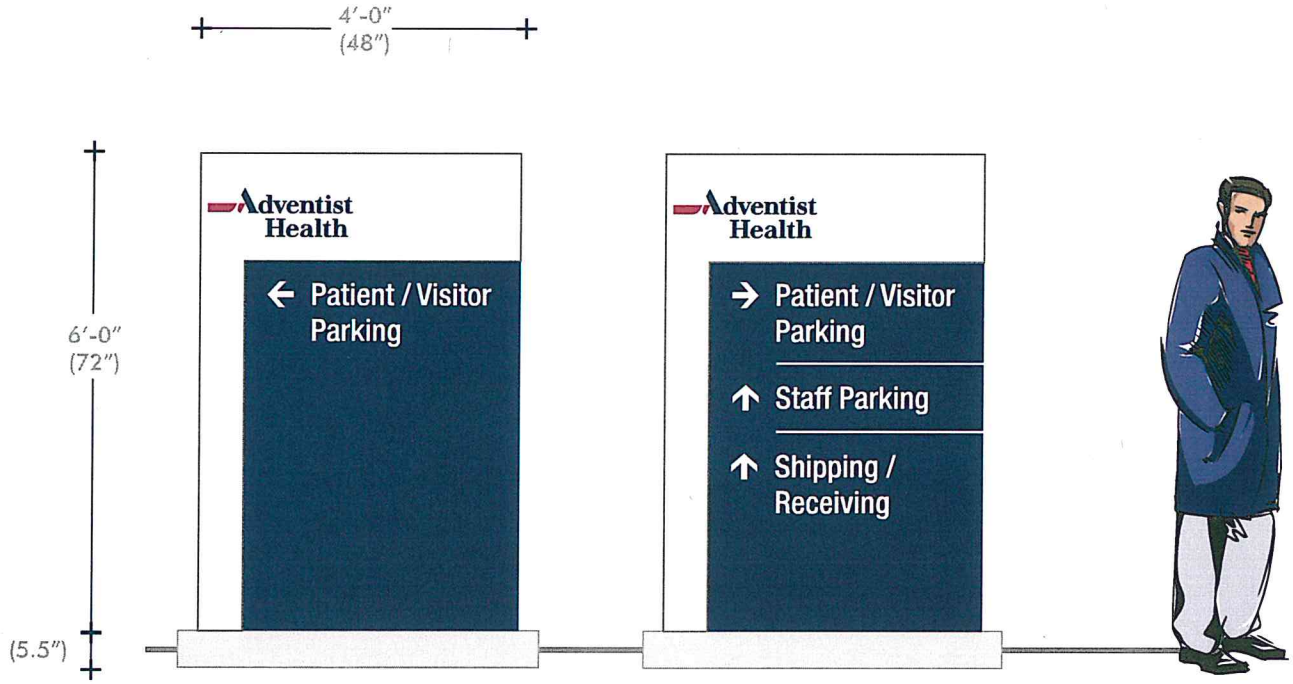
West Elevation Proposed

Fabrication & Installation of (1) Non-Illuminated all Aluminum Directional per "Directional Detail / Sign Locations D-6 thru D-9" with 1st surface premium/reflective Vinyl to match existing on-site Directionals.

Adventist Health

Hanford - Family Birth Center

Sign Location: D7



South Elevation Proposed

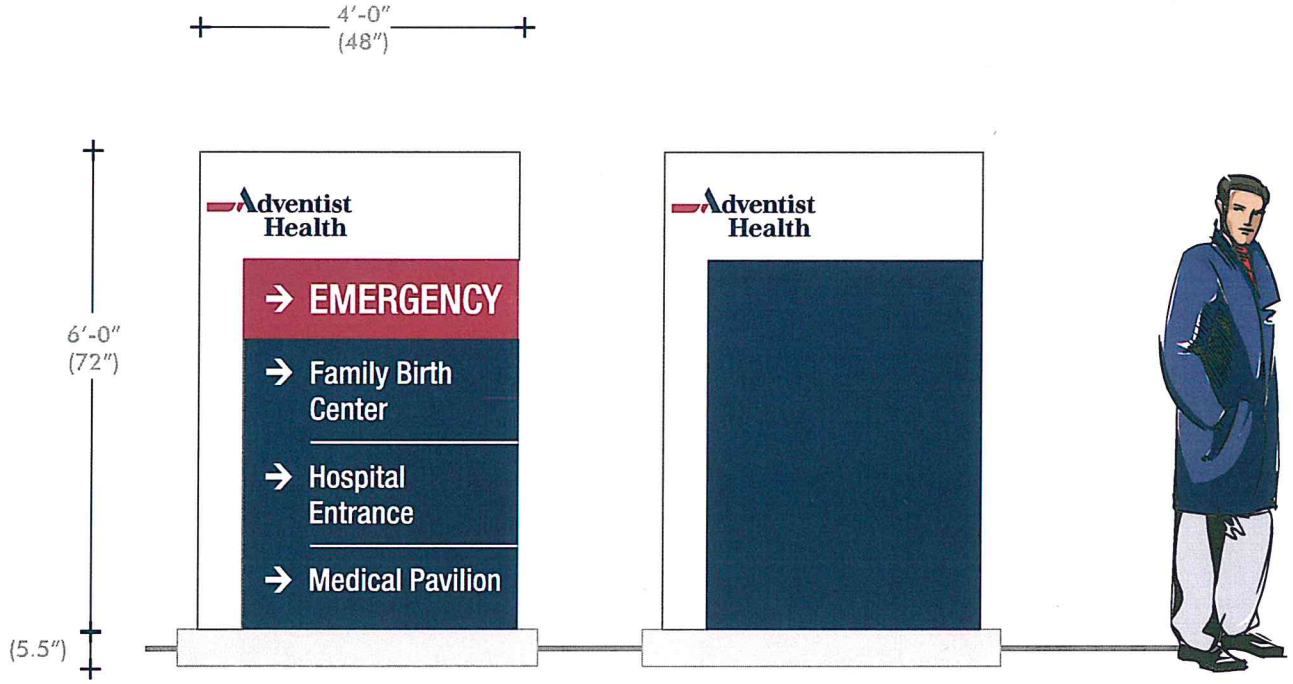
North Elevation Proposed

Fabrication & Installation of (1) Non-Illuminated all Aluminum Directional per "Directional Detail / Sign Locations D-6 thru D-9" with 1st surface premium/reflective Vinyl to match existing on-site Directionals.

Adventist Health

Hanford - Family Birth Center

Sign Location: D8



South Elevation Proposed

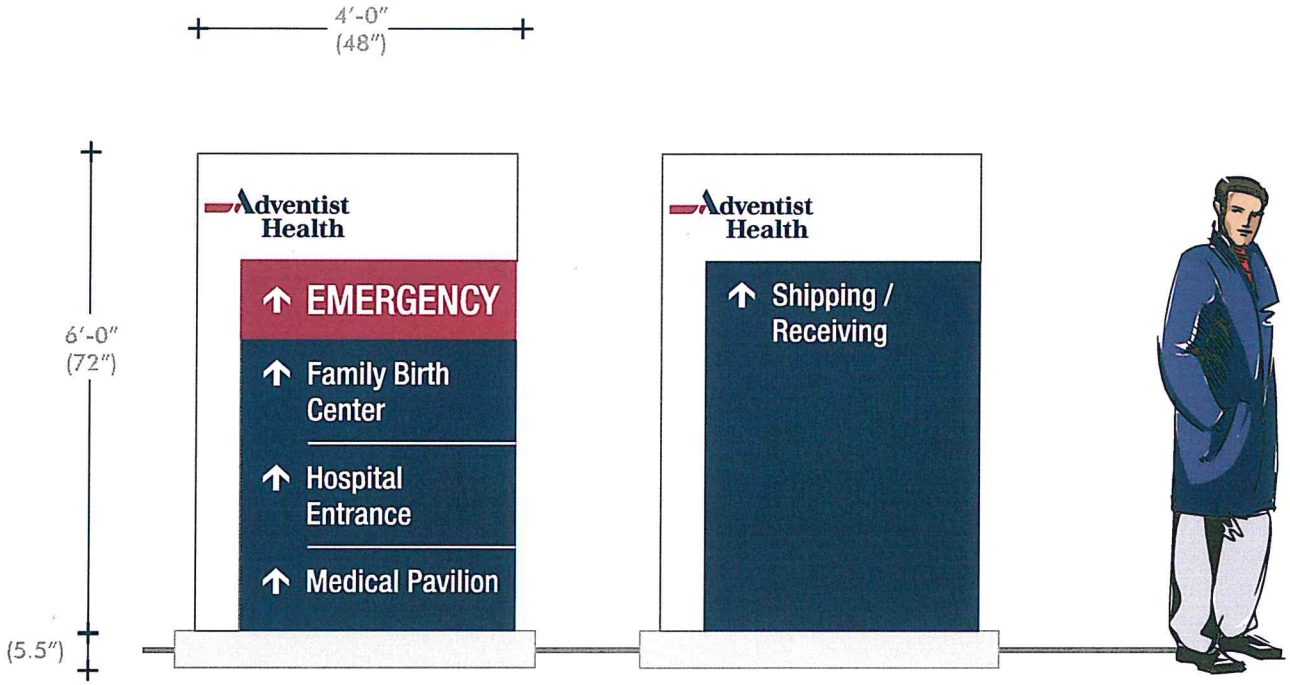
North Elevation Proposed

Fabrication & Installation of (1) Non-Illuminated all Aluminum Directional per "Directional Detail / Sign Locations D-6 thru D-9" with 1st surface premium/reflective Vinyl to match existing on-site Directionals.

Adventist Health

Hanford - Family Birth Center

Sign Location: D9



East Elevation Proposed

West Elevation Proposed

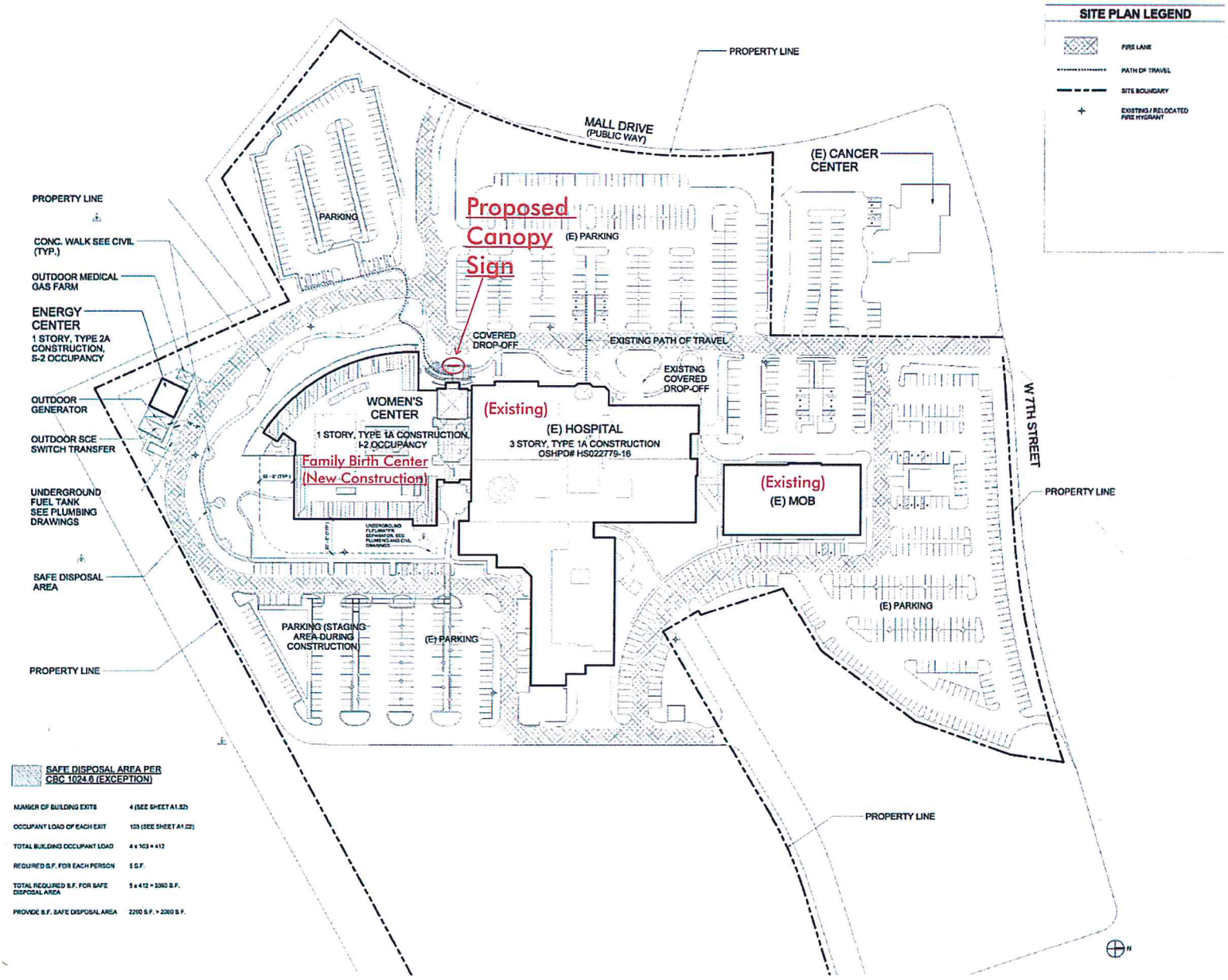
Fabrication & Installation of (1) Non-Illuminated all Aluminum Directional per "Directional Detail / Sign Locations D-6 thru D-9" with 1st surface premium/reflective Vinyl to match existing on-site Directionals.

SIGN LOCATION – EXHIBIT B

VAR 2016-05 511-0185

Adventist Health

Hanford - Family Birth Center
Entry Canopy Sign - Site Plan



Adventist Health

Hanford - Family Birth Center

Directional Detail "D" / Sign Locations: D6 thru D9

CONDITIONAL USE PERMIT NO. 2004-04
RESOLUTION - EXHIBIT C

HANFORD CITY PLANNING COMMISSION RESOLUTION NO. 2004-42
PERTAINING TO
CONDITIONAL USE APPLICATION NO. 2004-04
(ADVENTIST HEALTH HOSPITAL)

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on December 28, 2004, on motion of Commissioner **NABORS,** seconded by Commissioner **ESCOBAR,** and duly carried, the following resolution was adopted:

WHEREAS, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Chapter 17.58 of the Hanford Municipal Code pertaining to Conditional Use Application No. 2004-04 filed by Adventist Health Systems West proposing to construct and operate a medical center, including a hospital, a women's center, and imaging center in an "Office" zone located west of Hanford Mall Drive, east of Campus Drive, and north of 7th Street, approximately 0.25 mile north of the State Route 198 interchange at 12th Avenue, in Hanford, California (APN: 018-650-064, 018-650-069, 018-650-076, 018-650-077, 018-650-078), as depicted on Exhibit "A;" and

WHEREAS, all affected public utility companies, various governmental departments and agencies have given careful consideration to this Conditional Use Application No. 2004-04 and have made recommendations thereon; and

WHEREAS, the Planning Commission has carefully considered the staff report, recommendations and testimony presented at the public hearing of December 28, 2004; and

WHEREAS, based on the 2002 General Plan Program EIR, TPG Consulting Traffic Impact Study and the Initial Environmental Study, it is determined that the project will have no new effects on the environment and no new mitigation measures will be required which are not already addressed in the 2002 General Plan Environmental Impact report and the required site development improvement conditions identified in this Resolution; and

WHEREAS, the Initial Environmental Study also determined that the project will not have the potential either individually or cumulatively to degrade the quality of the environment for the neighborhood or city in general, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal and there it is proper to adopt a Negative Declaration for the project; and

WHEREAS, Environmental Assessment Negative Declaration No. 2004-31, was filed and approved in accordance with the requirement of the California Environment Quality Act; and

WHEREAS, on the basis of the application, evidence in the staff report, and information obtained at the public hearing, the Commission can hereby make the following findings as required by Section 17.58.060(A) of the Zoning Ordinance:

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

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

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

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

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 the conditions of approval.

THEREFORE, BE IT RESOLVED that Negative Declaration No. 2004-31 is hereby adopted;

BE IT FURTHER RESOLVED that Conditional Use Application No. 2004-04 is approved subject to the following conditions:

ADMINISTRATION

Contact City Attorney: Mike Noland (559) 584-3337
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. 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.

2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.

3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during

the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the Project. Unless otherwise advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against Applicant or any contractor as a result of failure to pay prevailing wages.

5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.

6. That the applicant's obligation to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

PLANNING DEPARTMENT

Contact Associate Planner: John Stowe (559) 585-2579
Concerning questions that you may have on the conditions listed below:

General:

1. That approval of this project does not exempt the project from compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, other City Ordinances or the payment of any applicable fees.

2. That all approved proposals of the application be conditions of development if not mentioned herein.

3. That all conditions of approval listed in this resolution by the City of Hanford be contained in the blue line drawing submitted for building permits.

4. That the site be developed according to the approved master site plan with minor modifications to be approved by the Community Development Department.

5. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans except upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).

6. That five working days prior to any use of the project site, or business activity being conducted, or finalization of the building permit, an occupancy application is to be submitted to determine that all conditions of approval contained herein are completed to the satisfaction of the City.

7. That any phased occupancy of the project shall be coordinated through the Community Development Department. Temporary occupancies may be granted once the site is "safe" for the general public. As a condition of temporary occupancy, financial security will normally be required in an amount of one and one-half (1.5) times the value of any remaining work. A timetable for completion of the work will also be submitted with any request for temporary occupancy.

8. That no expansion of use beyond the scope and nature described in this master Conditional Use Application site plan, which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this Conditional Use Application permit in compliance with all procedures and requirements therefore.

9. That the developer shall be responsible for all actions of his contractors and subcontractors during the course of any work occurring on the site.

10. That during the site construction, any public streets fronting the project shall be kept clear of any construction or landscaping debris and shall not be used as a storage area for equipment, materials, or other items.

11. That the developer shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Said authorized representative or designee shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Building Official shall be made for any emergency work, which may be required.

12. That the building address be posted at the site prior to the start of construction and that a permanent address sign be placed on the site before occupancy.

13. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

14. That the project site is within the Kings County Enterprise Zone, which could entitle the operator of the business to substantial economic incentives. It is recommended that the applicant call the Economic Development Manager at (559) 585-2582 for information.

Phasing:

1. That the phased development is approved with this Conditional Use Application.

Special Requirements:

1. That all construction debris be removed from the site and adjacent properties prior to opening the business to the public.

2. That a right-to-farm provision be recorded with the Kings County Recorders Office prior to obtaining an occupancy permit (see attachment document).

Architectural Conditions:

1. That the Hanford Community Medical Center be developed in accordance with the architectural renderings, color, and materials pallet approved with this Conditional Use Application (labeled "Exhibit A").

2. That future buildings developed at the site shall be architecturally designed with a color and material scheme compatible with the Hanford Community Medical Center and Hanford's Downtown. When development is proposed the architectural renderings, color and material pallets and landscaping plan must be approved by the Planning Department before development begins.

3. That the applicant shall maintain in good repair all building exterior walls, lighting, trash enclosure (if required), drainage facilities, driveways and parking areas. The premises shall be kept clean and any graffiti painted on the property shall be painted out or removed within 72 hours of occurrence.

4. That downspouts on the Hanford Community Medical Center building shall not be visible.

5. That outside storage and/or equipment enclosures shall be constructed with a solid wall and metal access gate. The enclosure walls shall be finished to be compatible with the exterior building elevations.

6. That trash receptacles shall be placed at customer entries of buildings that generate throw away trash after purchase. Trash receptacles shall be a decorative type approved by the Community Development Department.

7. That no vending machines with the exception of newspaper racks and pay telephones shall be displayed or located outside the building.

8. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.

9. That all aluminum window and door frames are to be anodized brown.

10. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.

11. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either underground or screened.

12. That all new and existing electrical boxes, control boxes, and other equipment boxes *(excluding traffic control)* located along the project's street frontage shall be painted hunter green. Prior to painting, the boxes are to be treated with an etching primer *(zinc chromate)* or equivalent.

13. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building.

Environmental Requirements:

1. That the employer of the facility is encouraged to fill job openings from local sources.

2. 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.

3. That bicycle racks be installed at the Hanford Community Medical Center with amount, type and location to be determined by the Community Development Department.

4. That the developer shall abandon all existing water wells on the site, if any, according to California Department of Health requirements.

5. That the applicant install conduit for two electric vehicle charging stations for use by customers or employees in the future.

6. That the hospital provide information to their employees concerning the Fresno Rideshare Plan for the regional area.

7. That the Hanford Community Medical Center provide a transit pass subsidy of $20.00 per month for employees who will commute to work on the city bus.

Dust Control:

1. That the following dust control practices be implemented:

Pre-construction

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds (greater than 20 mph).

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction - After clearing, grading, earth moving, or excavation operations, during the construction phase fugitive emissions should be controlled by the following methods:

That nonactive portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust - At all times fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors - At all times ozone precursor emissions should be controlled by the following methods:

That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

Noise:

1. That construction equipment be muffled and construction activities be limited to the hours between dawn to dusk unless the construction is within the enclosed structure or approved by the Community Development Department.

2. That noise from fixed mechanical equipment when measured at the property line meet the standard of the Hanford Noise Element.

Lighting:

1. That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.

2. That perimeter lighting shall include illumination of rear parking areas, loading docks, and driveways.

Screening:

1. That all equipment and storage enclosures as shown on the site plan shall be constructed with a solid block wall and metal access gate. The enclosure walls shall be finished to be compatible with the exterior building elevations.

2. That all roof mechanical equipment and any satellite dish shall be screened from ground-level view from the property lines.

3. That all backflow device and/or electrical transformers be screened with landscaping.

4. That any materials stored behind a screen wall shall not extend above the wall.

Fencing / Walls:

1. That no fence or wall other than those shown on the site plan shall be constructed on lots within the "O," Office zone district.

2. That all approved fencing on the site be maintained in good repair with any graffiti at the site removed within 72 hours of occurrence.

Landscaping

1. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform with Ordinance No. 92-22 "Standards and Procedures for Landscaping Design and Installation".

2. That the landscaping and irrigation system be installed according to the approved landscape plans before the final occupancy.

3. That the first 15 ft. of landscaping adjacent to all street frontages is to include street tree (minimum 15 gal. size) planted every 30 to 35 feet, shrubs (minimum 5-gal. size) and grass be planted along the street frontage of the Hanford Community Medical Center.

4. That parking areas shall be buffered from the street with shrubs or berm. Where shrubs are used for buffering, their type and spacing shall create a continuous 30-inch high screen within one year.

5. That a 6-inch high concrete curb be placed between the paved area and the landscape areas.

6. That the parking lot design shall include 6 ft. by 6 ft. inside clear tree planters with a 15 gal. size tree of a large shade tree species selected from the city's approved tree list and ground cover/shrubs being placed at every fourth lineal parking spaces.

7. That landscaping shall be maintained in a healthy, weed-free condition at all times and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants and trees shall be replaced within ten days of the inspection. Trees shall not be severely pruned, topped or butchered. Any trees that are pruned in this manner shall be replaced with a tree of the same species and of equal size to the one damaged.

8. That the irrigation system be maintained in an operational order, including replacement of missing or damaged sprinkler heads and timing equipment to be set in accordance with city watering policies. For more information contact City Parks Superintendent Gordon McGowan at (559) 585-2561.

Off-Street Parking:

1. That a minimum of two parking spaces for each employee during the day time shift, plus one space for each approved hospital bed, be installed in accordance with City standards.

2. That the number of off-street handicap parking spaces meet ADA requirements based on total parking spaces

3. That the maximum number of compact car parking spaces is limited to 30 percent of the total parking spaces required.

4. That the vehicular circulation around the Hanford Community Medical Center be posted for no parking except within designated parking stalls and pick-up areas.

5. That the parking lot be signed in accordance with city standards. Signing shall also include the following:
   - Marked handicapped spaces.
   - Installation of stop signs at the drive approaches to the public street and main private thoroughfares.
   - Marked compact spaces.
   - Marked driveways.
   - Marked employee parking.
   - Marked van pools.
   - Electric vehicle parking

6. That a regular parking lot maintenance program be provided at the site to prevent the accumulation of trash and debris.

7. That the parking area (including drives) be constructed to a plan prepared by a registered civil engineer and approved by the City. The construction of the parking area is to be certified by a registered civil engineer as being constructed to the approved plan.

Signage:

1. That all signs proposed for this development be designed and approved in conformance with the City's Sign Ordinance. A separate application is required for review and administrative approval, subject to the following:
   - Compliance with the City of Hanford Sign Regulations;
   - The base and framing of any freestanding/monument sign shall reflect the architectural design, colors and materials of the building;
   - Wall signs shall use individual channel letters;
   - Directional signs shall not exceed 6 sq. ft. in area per face and 3 feet in height; and
   - The applicant/business operator shall not display any illegal signs, portable signs or other illegal signs on the property.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you may have on the conditions listed below:
Southern California Edison Co., Charles Vierra: (559) 685-3738
Pacific Bell, Barnie Schwedler: (559) 739-6430
Southern California Gas Co., Jerry Alvarez: (559) 739-2308
Comcast, Neil Smith: (559) 455-4364
USA: 1 (800) 642-2444

1. That the local gas, electric, cable and telephone companies be contacted for exact location of their services.

2. That any alterations or relocations of utilities be the responsibility of the developer.

3. That all new utilities be underground within the site and adjacent streets.

FINANCE DEPARTMENT

Contact, Finance Clerk: Penny Sutphin (559) 585-2512
concerning questions that you may have on the condition listed below:

1. That all doctors who are not directly being paid by the Hanford Community Medical Center are required to have city business license.

PUBLIC WORKS DEPARTMENT

Contact Deputy Public Works Director: Lou Camara (559) 585-2555
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That applicant comply with the City of Hanford Public Works Construction Standards and Specifications requirements. Any deviation from said standards and specifications must be approved by the City Engineer prior to construction.

2. That an encroachment permit for all construction to be performed within the public right-of-way be obtained from the Public Works Department.

3. That development is subject to an engineering review and inspection fee in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.

Map and Plan Requirements:

1. That the developer submit to the City Engineer, a set of construction plans on 24" X 36" sheets for all required improvements. These plans shall be prepared by a registered civil engineer, and shall include a site plan showing trash enclosure locations and a complete site utility plan showing locations and sizes of sewer, storm drain and water mains, laterals, manholes, meters, valves, hydrants, etc. All plans shall be approved by the City and all other involved agencies before the release of the building permits.

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) blueline copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) blueline copy of the approved set of construction plans revised to reflect all field revisions and marked *"RECORD DRAWING"*.

Drainage Requirements:

1. That a drainage/site improvement plan for the entire development be prepared by a registered civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All drainage improvements shall be certified by a registered civil engineer as being constructed to the approved plan.

2. That all drainage shall be directed to the City's Hansen storm drainage basin located adjacent to the project development. The applicant's engineer shall submit drainage calculations for sizing of storm drainage conveyance facilities for Public Works Department review and approval prior to issuance of building permits.

3. That project site be developed in conformance with the approved drainage plan, with minor modifications being approved by the Public Works Department.

4. That applicant is required to comply with the State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.

Street Right-of-Way Dedication & Easement Requirements:

1. That all proposed street right-of-way modifications as shown on site plan be dedicated to City as public right-of-way. Any alterations of existing utilities shall be the responsibility of the developer.

2. That all easements for irrigation ditches and/or pipelines be legally abandoned, removed, and/or relocated to the satisfaction of the City Engineer prior to issuance of a Building permit.

Street Requirements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, site grading and pavement surfacing and all other improvements be installed in accordance with City of Hanford Public Works construction standards and specifications currently in effect.

2. That a bus pull-out lane be incorporated into the entrance along Mall Drive located as shown on the revised site plan. The design of the pull-out lane shall conform to the City of Hanford and Kings Area Rapid Transit (KART) requirements.

3. That Sixth Street be widened along development frontage as shown on the site plan in conformance with City standards ST-17 and ST-32 and modified as follows:

   a. Street width shall conform to site plan.

   b. Traffic index used to calculate street structural section shall be a minimum of 6.0.

4. That streetlights be installed along Sixth Street, Seventh Street and Mall Drive property frontages in conformance with City Standards GE-56. Street lights shall be located as designated by the City Engineer.

5. That the east side of Mall Drive and the south side of Seventh Street adjacent to the development be designated as "No Parking" areas and be signed accordingly.

Soil Requirements:

1. That a Preliminary Soils Report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to approval of development improvement plans.

2. That a final soils report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to acceptance of development improvements by the City or issuance of building permits or whichever comes first.

3. That Developer retain the Design Engineer to inspect and verify that all grading within the development is completed in conformance with approved plans. Design Engineer shall be required to provide a certification letter to the Building Department prior to issuance of any building permits.

Development Impact Fees:

1. That development is subject to the following impact fees in accordance with city ordinances No. 90-09, 90-10, 92-03 and 98-14, or any revisions thereof. Fees listed below reflect rates effective July 1, 2004 and are subject to change. All fees are payable prior to issuance of building permits, unless approved otherwise by City Engineer.

   a. That development is subject to a **$2,165.96 / 1000 sf. G.F.A. (hospital use) and a $3,948.75 / 1000 sf. G.F.A. (medical office use) Transportation Mitigation Impact Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

   b. That development is subject to a **$654.60/1000sf. (G.F.A.) Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

   c. That development is subject to a **$717.50/1000sf. (G.F.A.) Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

   d. That development is not subject to a **Storm Water System Impact Fee**.

   e. That development is subject to a **$126.70/1000sf. (G.F.A.) Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

   f. That development is subject to a **$205.50/1000sf. (G.F.A.) Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

g. That development is not subject to a **Twelfth Avenue Sanitary Sewer Area of Benefit Assessment Fee**.

h. That development **is not** subject to a **Park System Impact Fee.**

CITY UTILITY DIVISION

Contact: Terry Carr Utility Superintendent (559) 585-2560
Concerning questions that you may have on the conditions listed below:

General:

1. That all work within the City right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That locations of existing water, sanitary sewer and storm drain mains, in vicinity of project site will be marked by public works department staff based upon the City's best available records. Contractor shall provide City with a minimum of 48 hours prior notice when requesting location of existing utilities. City is not a member of Underground Service Alert (U.S.A.).

3. That all work and materials shall conform to City of Hanford Construction Standards and Specifications, latest edition.

Water:

1. That the developer provide an accurate fixture unit count and size water services in accordance with requirements of the Uniform Plumbing Code, latest edition.

2. That the developer furnish and install new water service assemblies, including water meter and meter boxes for both domestic and landscape uses.

3. That the developer furnish and install appropriate cross connection/backflow preventer assemblies for all services provided, including fire service lines.

4. That all backflow preventer assemblies shall be tested and approved prior to being placed in service by a certified testing laboratory with a copy of test results being provided to the City Utility Department.

Sewer:

1. That the developer furnish and install sanitary sewer laterals to project development in conformance with City standards.

REFUSE DIVISION

Contact Refuse Supervisor: Lionel Dias (559) 585-2569
Concerning questions that you may have on the conditions listed below:

1. That if the City provides refuse service to the Hospital development, refuse enclosures meeting all city requirements shall be constructed. The enclosures shall be architecturally compatible with the surrounding buildings. The applicant shall contact Lionel Dias, City Refuse Manager (585-2569) to discuss location and size of the required enclosures.

2. That nothing other than the City refuse bin shall be stored or kept in the refuse enclosures.

3. That the refuse gates be kept closed and remain closed unless in use.

4. That a revised site plan showing where refuse enclosures are to be located be submitted to the Community Development Department for final approval before building permits may be issued.

5. That the Hospital development participate in the City's recycling program.

FIRE DEPARTMENT

Contact Fire Chief: Tim Ieronimo (559) 585-2545
Concerning questions that you may have on the conditions listed below:

General:

1. That the building plans be reviewed by the Fire Department to make an adequate fire protection determination.

2. That approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.

3. That any alternative to the required fire protection systems proposed by the applicant must be reviewed and approved by the Fire Department.

4. That all fire protection systems are to be installed and operational prior to issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy.

Fire Extinguisher(s):

1. That fire extinguishers be mounted and/or recessed in cabinets where required by the Fire Department. The City Fire Department shall determine the size, type and location.

Sprinkler:

1. That sprinkler plans be submitted for the proposed buildings according to NFPA 13, California Fire Code, Uniform Building Code, NFPA 230 & 231, and approved by the Fire Department before issuance of building permits. A plan check review fee will be required for review of the plans.

2. That a pumper connection be installed behind the sidewalk within thirty (30) feet of the fire hydrant. The exact location shall be determined by the Fire Department.

3. That the sprinkler system be monitored through a central alarm station.

Emergency Access:

1. That an all weather fire lane (width to be approved by the Fire Department) and an unobstructed vertical clearance of not less than 13 feet six inches be provided around the building as required by Section 10.204 of the 2001 Uniform Fire Code.

Storage Tanks:

1. That a permit from the Hanford Fire Department be obtained for all storage tanks that contain any hazardous or flammable materials. Installation inspection fee for each tank is required.

2. That all hazardous materials are to be stored in accordance with the 1998 California Fire Code, Article 79 and 80.

Fire Hydrant:

1. That the water lines and fire hydrants be installed as approved by the Fire Department and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet city standards.

2. That fire hydrant protection posts be installed at all fire hydrants that are subject to vehicle damage.

3. That the blue dot location markers be installed six inches from the street center line on the side closest to each fire hydrant.

4. That the developer shall provide the necessary fire flow for the proposed development as required by the Uniform Fire Code.

Special Requirements:

1. That a knox-box (a heavy steel box containing keys to the building) be installed at a location on site designated by the Fire Department. The knox-box shall be maintained with the current set of keys for the premises inside the box at all times.

2. That a fire alarm system be installed as per building and fire codes.

3. That the Emergency Contingency Plan be updated annually and a copy of the revised plan be submitted to the Fire Department.

4. That the storage methods and procedures used in handling and using all chemicals on site be according to all local, state and federal standards and all personnel protection and OSHA required safety equipment be present on site.

5. That address numbers be a minimum of 8" tall, installed in a well lighted area, visible from the street fronting the building and in a contrasting color to their background.

BUILDING DIVISION

Contact Building Official: Jim Kochar (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 any structural, plumbing, electrical or mechanical work that is not being reviewed or approved by the state.

2. That the site be made accessible and usable by the handicapped according to State Handicap Regulations.

3. That separate sewer lateral and water services be provided to each parcel.

4. That separate gas and electric services be provided to each building.

5. That a school impact fee of $ .34 (or revision thereof) for each square foot of new building area be paid when building permit are issued.

EXPIRATION

That the Planned Unit Development shall become null and void two (2) years following the date on which approval by the City Council became effective unless, prior to the expiration of two (2) years, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the structures. A time extension may be granted by the Planning Commission if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

BE IT FURTHER RESOLVED, that the action of this Commission be recommended to the City Council under provisions of Chapter 17.62 of the Hanford Municipal Code.

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

VOTING

AYES: Commissioners **NABORS, ESCOBAR, DAVIS, PANNETT, SCHWARTZ, HAM**
NOES: Commissioners **NONE**
ABSTAIN: Commissioners **NONE**
ABSENT: Commissioners **TEALER**

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

I, THOMAS J. HAGLUND, Secretary of the Planning Commission of the City of Hanford, 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 28th day of December, 2004.

Thomas J. Haglund, Secretary

VARIANCE NO. 2010-01 RESOLUTION – EXHIBIT D.

CITY OF HANFORD PLANNING COMMISSION RESOLUTION NO. 2010-09
PERTAINING TO VARIANCE NO. 2010-01
FILED BY: Adventist Health

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on April 13, 2010, on motion of Commissioner **DAWSON**, seconded by Commissioner **HAM**, and duly carried, the following resolution was adopted:

WHEREAS, on March 23, 2010, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Section 17.64.050 of the Hanford Municipal Code pertaining to Variance No. 2010-01 requesting a variance to signage standards with an exterior sign program for the new Adventist Health Medical Center (hospital) located at the southeast corner of Seventh Street and Mall Drive; (115 Mall Drive; APN: 018-650-106); and

WHEREAS, all affected public utility companies, various governmental department agencies and the Planning Commission staff have given careful consideration to this variance and have made recommendations thereon; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of March 23, 2010, and additional information from the applicant on April 13, 2010; and

WHEREAS, Section 15311(a) of the California Environmental Quality Act Guidelines categorically exempts "Accessory Structures" such as signs from Environmental Review; 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 on March 23, 2010, and during discussion on April 13, 2010, the Planning Commission hereby is able to make the following findings as required by Section 17.64.060 of the Zoning Ordinance:

(a) Special circumstances applicable to the property exist including size, shape, topography, location or surroundings which are such that the strict application of the zoning code deprives such property of privileges enjoyed by other property in the vicinity and under identical land use district classification;

(b) Granting of the variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property in the same vicinity and land use district and denied to the property for which the variance is sought;

(c) Granting the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located;

(d) Granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district where the property is located;

(e) Granting the variance does not allow a use or activity which is prohibited in the land use district where the property is located; and

(f) Granting the variance will not be inconsistent with the General Plan.

THEREFORE, BE IT RESOLVED that Variance No. 2010-01, requesting a variance to the City of Hanford signage standards and allowing the sign program, as shown in Exhibit "A", be approved according to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the Planning Division (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. 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.

2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.

3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you may have on the conditions listed below:
Southern California Edison Co., Charles Vieira: (559) 685-3738 or charles.vieira@sce.com
Or Southern California Edison Co., Eric Thomas: eric.thomas@sce.com
SBC/AT&T, Cindy Lee: (559) 228-7006: cindy.1.lee@att.com
Or SBC/AT&T, Lon Downer: (559) 228-7017 or ld2693@att.com
Southern California Gas Co., Jerry Alvarez: (559) 739-6455 or ajalvarez@semprautilities.com
Or Southern California Gas Co., Louise Lankford llankford@semprautilities.com
Comcast, Brian Copeland: (559) 455-4580 or brian_copeland@cable.comcast.com
USA: 1 (800) 642-2444

1. That the local gas, electric, cable and telephone companies be contacted for exact location of their services.

2. That any alterations or relocations of utilities be the responsibility of the developer.

3. That all new utilities be underground within the site.

PLANNING DEPARTMENT

Contact Senior Planner John Stowe (559) 585-2579
Concerning questions that you may have on the conditions listed below:

1. That approval of this project does not exempt compliance with all other applicable sections of the Zoning Ordinance, Building Code, Public Works Improvement Standards, fees, or other City ordinances.

2. This variance approval only applies to the proposed hospital complex, with signs to be installed according to the sign program as shown in Exhibit "A", except that Signs S01, S02, S03, and S04 be reduced in size by an area equivalent to the "signature line" white area.

3. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.

4. That the applicant submit an application and plans to obtain a building permit for the signs.

PUBLIC WORKS DEPARTMENT

Contact Senior Engineer Eric Froberg (559) 585-2556
Concerning questions that you may have on the conditions listed below:

General:

1. That the proposed variance for additional signage shall not include a waiver of Zoning Ordinance Section No. 17.44.020 E.1, Traffic Hazards: "No sign or outdoor advertising structure shall be placed within (30) feet of the intersecting curb lines of a street intersection, unless placed on a single pole with a ground clearance of at least ten feet, or unless placed so that the top of the sign and its supporting structure is a maximum of three feet above the ground (monument sign.)"

2. That any work proposed within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

3. That all work and materials shall conform to City of Hanford Standards and Specifications.

EXPIRATION

That this Variance becomes null and void one year after the effective date of approval unless a building permit is issued by the building official and construction is commenced and diligently pursued toward the completion of the project. The expiration date for the variance applies only to the signs. A one year time extension may be granted by the Commission if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

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

AYES:	COMMISSIONERS	**DAWSON, HAM, DROKER, BEARD**
NOES:	COMMISSIONERS	**ESCOBAR**
ABSTAIN:	COMMISSIONERS	**IRWIN**
ABSENT:	COMMISSIONERS	**JENNINGS**

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

I, **HILARY M. STRAUS,** Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly approved by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 13th day of April, 2010.

Hilary M. Straus, Secretary

VARIANCE NO. 2013-01 RESOLUTION - EXHIBIT E.

RESOLUTION NO. 2013-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 2013-01 A REQUEST TO EXCEED THE MAXIMUM 100 SQUARE FEET OF BUILDING SIGNAGE IN THE O, OFFICE ZONE DISTRICT.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on September 24, 2013, on motion of Commissioner **ESCOBAR**, seconded by Commissioner **DOUGLAS**, and duly carried, the following resolution was adopted:

WHEREAS, on September 24, 2013, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Section 17.64.050 of the Hanford Municipal Code pertaining to Variance No. 2013-01 requesting a variance to signage standards within the O Zone District for the Adventist Health Medical Center (hospital) located at the southeast corner of Seventh Street and Mall Drive; (115 Mall Drive; APN: 018-650-106); and

WHEREAS, the Planning Commission and staff have given careful consideration to this variance and have made recommendations thereon; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of September 24, 2013; and,

WHEREAS, Section 15311(a) of the California Environmental Quality Act Guidelines categorically exempts "Accessory Structures" such as signs from Environmental Review; 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 on September 24, 2013, and during discussion on September 24, 2013, the Planning Commission hereby is able to make the following findings as required by Section 17.64.060 of the Zoning Ordinance:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity and under identical land use district classification.

   The hospital site consists of 29 acres, with multiple large three story buildings setback 200-500 feet from public rights of way. The site is located adjacent to and behind the Hanford Mall, a commercial center, which fronts the nearest arterial street and consists of large structures which object direct visibility from 12th Avenue.

2. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land use district and denied to the property for which the variance is sought.

   The Hanford Mall is directly adjacent to the proposed project, and although it is in a different zone district, it also contains large structures which are allowed multiple signs which can be up to 350 square feet in size. Other large facilities in the Office zone, such as Central Valley Hospital, Lacey Medical Plaza and Hanford Community Medical Center, have

approved variance applications that allowed more signage than permitted by the Zoning Ordinance.

3. That granting the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.

   There is no evidence to support that approval of the sign variance with be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity. To the contrary, adequate signage may assist individuals needing emergency medical services to find the hospital and get to the appropriate entrance for assistance.

4. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located.

   Other large office/medical complexes have gone through the variance process and also have received a sign variance.

5. That granting the variance does not allow a use or activity which is prohibited in the land use district where the property is located.

   A hospital is a conditional use in the O zone and a conditional use permit for the facility has been approved.

6. That granting the variance will not be inconsistent with the general plan.

   This application has been reviewed in regards to Hanford's General Plan and it has been determined that the additional signage meets the intent of the goals, policies and objectives of the General Plan, and the sign will assist in directing traffic and pedestrians to the site in a safe manner

THEREFORE, BE IT RESOLVED that Variance No. 2013-01, requesting a variance to the City of Hanford signage standards and allowing the sign program, as shown in Exhibit "A", be approved according to the following conditions:

ADMINISTRATION

1. 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.

2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative

record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.

3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

PLANNING

4. That approval of this project does not exempt compliance with all other applicable sections of the Zoning Ordinance, Building Code, Public Works Improvement Standards, fees, or other City ordinances.

5. This variance approval only applies to the proposed hospital complex, with signs to be installed according to the sign program as shown in Exhibit "A".

6. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.

7. That the applicant submit an application and plans to obtain a building permit for the signs.

PUBLIC WORKS

8. That all work and materials shall conform to City of Hanford Standards and Specifications.

EXPIRATION

That this Variance becomes null and void one year after the effective date of approval unless a building permit is issued by the building official and construction is commenced and diligently pursued toward the completion of the project. The expiration date for the variance applies only to the signs. A one year time extension may be granted by the Commission if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 24th day of September 2013, by the following vote:

VOTING:

AYES: Commissioners **ESCOBAR, DOUGLAS, FROBERG, BEARD, HAM**
NOES: Commissioner **NONE**

ABSTAIN: Commissioner **NONE**
ABSENT: Commissioner **DROKER, NAHAL**

I, **Melody N. Haigh**, Secretary of the Planning Commission of the City of Hanford, 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 September 2013.

Melody N. Haigh, Secretary

NOTICE OF EXEMPTION – EXHIBIT F

Notice of Exemption **Appendix E**

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

From: City of Hanford (Planning Division)
317 North Douty Street
Hanford, CA 93230

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

Project Title: Variance No. 2016-05

Project Location – 115 Mall Drive
APN: 011-060-005

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

Description of Nature, Purpose and Beneficiaries of Project: One canopy and four directional signs located at 115 Mall Drive for Adventist Health Family Birth Center, in the "O" Office Zone District.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Adventist Health

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: Accessory Structures, Section 15311(a).
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:

(a) On-premise signs

Lead Agency
Contact Person: Melody Haigh Area Code/ Telephone: (559) 585-2583

Signature: _____ Date: November 22, 2016 Title: Senior Planner

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