The City of Hanford
CALIFORNIA

AGENDA

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, December 13, 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 22, 2016 Meeting

PUBLIC HEARING

1. **Prezone No. 2016-01, a request to prezone 80.86 acres "R-1-6" Low-Density Residential, in accordance with the General Plan. Annexation/Reorganization 152, a finding of consistency that the proposed 80.86-acre annexation is consistent with the Hanford General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. Tentative Tract 918, a request to subdivide 40.56 acres into 127 single-family, low-density residential lots, a two-acre park, and a 5.15-acre basin. Tentative Parcel Map No. 2016-02, a request to divide a 40.56-acre parcel into two parcels (Parcel A: 20.53 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential. The project requires a recommendation of adoption to the City Council of Mitigated Negative Declaration No. 2016-06. The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149). PULLED AT STAFF'S RECOMMENDATION.**
2. **Conditional Use Permit No. 2016-07, a request by BJ Perch Construction for a special zoning exception to construct a three story 39,089 square foot medical office building in the SC - Service Commercial zone located on the north side of Fifth Street between Redington and Douty Streets (APNs 012-086-006 and 012-091-007).**

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

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

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

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

AGENDA
STAFF REPORT

MEETING DATE: 12/13/2016	**AGENDA SECTION:**

SUBJECT:
Approval of the Minutes of the November 22, 2016 Meeting

RECOMMENDATION:
Approve the Minutes of the November 22, 2016 Meeting.

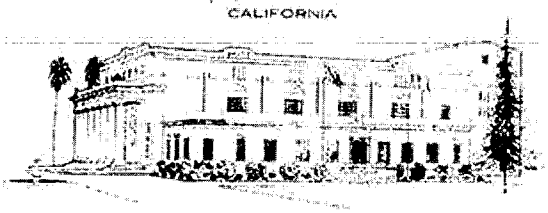
BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
PC Minutes 11-22-16

Attachment: PC Minutes 11-22-16 (1744 : PC Minutes 11-22-16)

The City of Hanford
CALIFORNIA



MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

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

CALL TO ORDER

Chairperson HAM called the meeting to order 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	

INVOCATION

The invocation was led by Pastor Bud Haskell of Grace Bible Church.

FLAG SALUTE

The flag salute was led by Commissioner DOUGLAS.

PUBLIC COMMENT

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None.

Attachment: PC Minutes 11-22-16 (1744 : PC Minutes 11-22-16)

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.

Due to a software glitch, former Commissioner Draxler's name appeared on the roll call section of the minutes. Motion by Commissioner DOUGLAS, seconded by Commissioner JOHNSTON, to approve the Consent Calendar, amended to exclude former Commissioner Draxler's name from the November 8, 2016 minutes. Motion carried by the following roll call vote:

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

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).**

Chairperson HAM opened the Public Hearing at 7:05 p.m. and called for the Staff Report.

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

Chairperson HAM then opened Public Comment. There were no public comments, and Chairperson HAM opened Commission Discussion.

Following Commission Discussion, Chairperson HAM closed the Public Hearing at 7:16 p.m. and called for a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to adopt Resolution 2016-20 approving Conditional Use Permit 2016-04. Motion carried by the following roll call vote:

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

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).**

Chairperson HAM opened the Public Hearing at 7:17 p.m. and called for the Staff Report. Planning Manager Haigh presented the Staff Report, recommended approval, and answered questions of staff.

Following questions of staff, Chairperson HAM opened Public Comment. Applicant Sara Vandenberg, of Signworks, spoke in favor of the project, explained the need for the proposed additional signage, and answered questions from the commissioners.

Attachment: PC Minutes 11-22-16 (1744 : PC Minutes 11-22-16)

Following Public Comment, Chairperson HAM opened Commission Discussion. Following Commission Discussion, Chairperson HAM closed the Public Hearing at 7:26 p.m. and called for a motion.

Motion by Commissioner PADEN, seconded by Commissioner NAHAL, to adopt Resolution 2016-21 approving Variance 2016-05. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Community Development Director Mata was absent. Planning Manager Haigh announced that there will be a December 13, 2016 meeting.

COMMISSIONER'S ITEMS OF INTEREST

Commissioner NAHAL asked:

1. Are any new businesses going in by Costco? Planning Manager Haigh stated that Panda Express and Starbucks will be in that center, but that she is not sure what else will be there.

2. What is happening with Helena Chemical? City Attorney Mizote stated that there is no agreement in place yet.

3. Is there a city ordinance addressing the new law regarding plastic bags? Planning Manager Haigh replied that it was a state proposition that passed, and the city does not have an ordinance pertaining to it.

Commissioner PADEN asked when the roundabout by Costco will be completed. City Attorney Mizote replied that it should be mid-December.

ADJOURNMENT

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

Respectfully submitted,

Diana Black
Recording Secretary

AGENDA
STAFF REPORT

MEETING DATE: 12/13/2016	**AGENDA SECTION:** 1

SUBJECT:
Prezone No. 2016-01, a request to prezone 80.86 acres "R-1-6" Low-Density Residential, in accordance with the General Plan. Annexation/Reorganization 152, a finding of consistency that the proposed 80.86-acre annexation is consistent with the Hanford General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. Tentative Tract 918, a request to subdivide 40.56 acres into 127 single-family, low-density residential lots, a two-acre park, and a 5.15-acre basin. Tentative Parcel Map No. 2016-02, a request to divide a 40.56-acre parcel into two parcels (Parcel A: 20.53 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential. The project requires a recommendation of adoption to the City Council of Mitigated Negative Declaration No. 2016-06. The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149). PULLED AT STAFF'S RECOMMENDATION.

FISCAL IMPACT:

ATTACHMENTS:

AGENDA
STAFF REPORT

MEETING DATE: 12/13/2016	**AGENDA SECTION:** 2

SUBJECT:
Conditional Use Permit No. 2016-07, a request by BJ Perch Construction for a special zoning exception to construct a three story 39,089 square foot medical office building in the SC - Service Commercial zone located on the north side of Fifth Street between Redington and Douty Streets (APNs 012-086-006 and 012-091-007).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of Conditional Use Permit 2016-07 to the City Council, based on the findings in Resolution 2016-25, and subject to the conditions in the resolution.

RECOMMENDED MOTION

I move to adopt Resolution No. 2016-25 making a recommendation of approval of Conditional Use Permit No. 2016-07 to the City Council.

PROJECT DESCRIPTION

The project is a request by BJ Perch, applicant, on behalf of Family Healthcare Network, property owner, for a special zoning exception to the SC - Service Commercial zoning regulations. The proposal is to construct a three story medical office building for Family Healthcare Network on two parcels; the property line will be required to be eliminated to facilitate the project. The building is approximately 39,089 square feet and is located on the north side of Fifth Street between Redington and Douty Streets. The project is located in the SC zone, however for a special zoning exception to be allowed, the project shall be subject to the regulations in the DC - Downtown Commercial zone.

Figure 1: Zoning (property outlined in blue)
"SC" Service Commercial

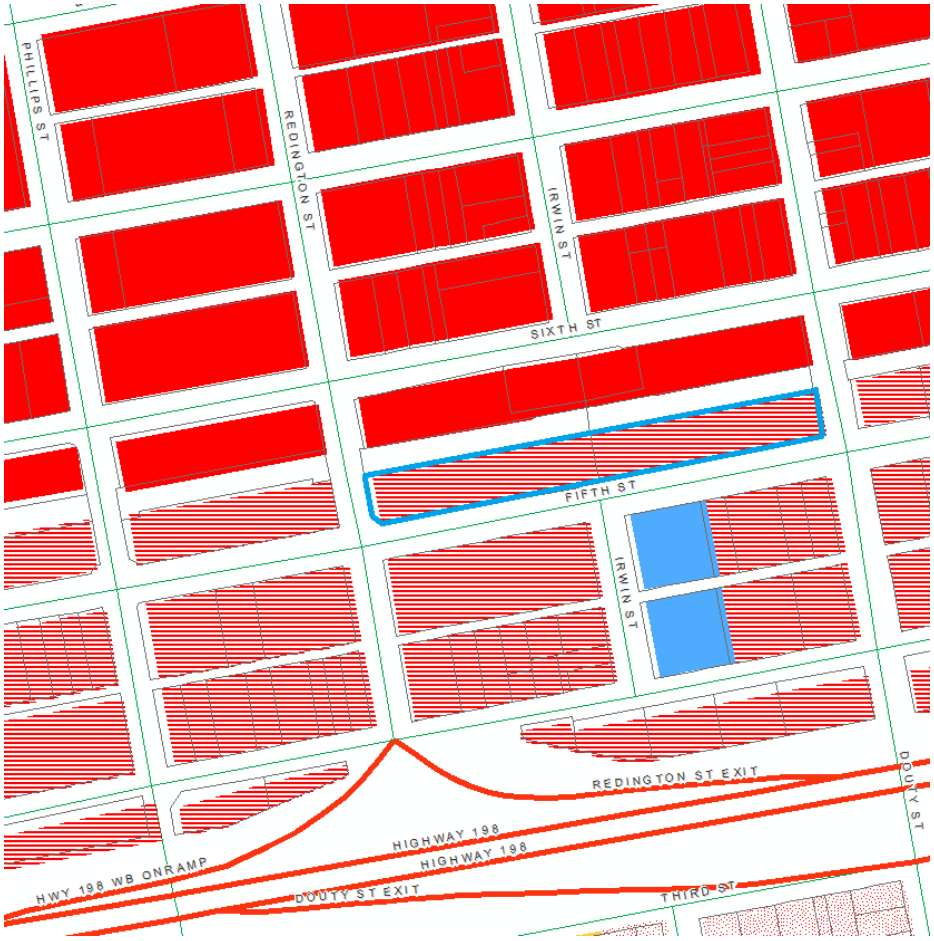


Figure 2: Land Use (property outlined in blue)

BACKGROUND

The Zoning Ordinance allows a special zoning exception to be approved rather than a change in zone, through the conditional use permit process, Section 17.66.080. The proposed medical office/clinic is not a permitted or conditional use in the SC zone, but is permitted in the DC zone. The project will be consistent with the zoning and standards in the DC - Downtown Commercial zone as follows:

BUILDING SETBACKS	**DC Zone**	**Proposed**
Front Setback	Zero	N/A
Side Setback	Zero	5 Feet
Street Side Setback	Zero	6.88 feet
Rear Setback	Zero	N/A

COVERAGE		
Coverage (FAR)	.5-3.0 %	.47%

HEIGHT

Height	50 feet (3 Stories)	50 feet (Building) 52 feet (Parapet) Three stories.

The parapet is allowed to exceed the maximum height, per Section 17.54.120(B), as an architectural feature. The occupancy area does not exceed the maximum height of 50 feet.

PARKING

Parking for medical office is required at three (3) spaces for each practitioner, plus one space for each employee or one space for each two hundred (200) square feet of floor area, whichever is greater. Using the one space per 200 square feet, 196 spaces are required and 150 spaces are provided, plus one space for motorcycle parking. The proposed project is located in the Central Parking and Business Improvement District and may pay parking in-lieu fees for spaces that cannot be provided. Payment of parking in lieu fees shall be based on the established fee at the time of the building permit application, currently $2,000 per space. Section 17.38-020(J). The actual number of spaces that will have to be provided by paying the in-lieu fee will be based on the final building plans and the fee in place at the time of the building permit application. Based on the current standard and fee, the project would be required to pay for 46 spaces at $2,000 each or $92,000. A condition has been included in the resolution identifying this requirement.

The parking lot contains the required trees to provide shading and will be required to meet all city standards. It is feasible that the applicant will install shade carports. Where carports are provided, shade trees will not be required.

	ADJACENT LAND USE	**ZONE**
NORTH	Existing Hotel, Parking Lots	DC
SOUTH	Existing Commercial, Vacant or abandoned structures	SC, PF
EAST	Existing Commercial	SC
WEST	Existing Commercial	SC

GENERAL PLAN CONSISTENCY

The 2002 General Plan identified City planning areas. The project is located in Area G, the Commercial Core of the City of Hanford. The project site is also identified in the General Plan as being in the Downtown Business District, see Page LU-17. Although the site is currently zoned SC, the General Plan states that future development Commercial Core shall enhance the Downtown District. The description of the Service Commercial land use includes a broad range of commercial activities which can include freeway (travel) oriented businesses, businesses which have both retail and service components, and other businesses which can be located in a commercial area and not create a nuisance or interfere with normal commercial activities. The development of a medical office/clinic will enhance the Downtown District and will not interfere with the surrounding service commercial activities, many of which are offices.

ZONING CONSISTENCY

In accordance with Municipal Code Section 17.66.080, in lieu of a change in zone, the City Council may grant a special zoning exception, which will permit the property owner to be developed in accordance with the application, in this case for the development of a medical office/clinic. The Planning Commission is required to review the application and make a recommendation to the City Council. The findings for a conditional use permit are required to be made and compliance with the site plan review process is also required. The applicant has submitted a detailed site plan and elevations. The development of the site will be conditioned to be developed in substantial conformance with the site plan and elevations. No other use of the subject site is allowed, unless the development is in compliance with the Municipal Code and is subject to additional site plan review.

As part of the review of the application, although not adopted, a review for consistency with the proposed General Plan Update was also evaluated. The proposed land use designation for the site is Downtown Mixed Use with a zoning of MX-D – Downtown Mixed Use. The MX-D zone allows medical offices/clinics as a permitted use. If the General Plan Update is adopted as proposed, the proposed project would continue to be compliant with the City General Plan and Zoning Ordinance.

FINDINGS FOR APPROVAL

Pursuant to Municipal Code Section 17.58.060(A), the following findings are required to be made:

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

   ANALYSIS: The proposed project is located adjacent to property zoned DC-Downtown Commercial and is consistent with the surrounding development, pertaining to use and development standards. The proposed project will not result in a degradation of integrity or character of the SC-Service Commercial zone.

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

   ANALYSIS: The proposed use for a medical office/clinic is compatible with the surrounding land uses and proposed land uses, of which the property is anticipated to be designated Downtown Mixed Use, as part of the General Plan and Zoning Ordinance Updated, anticipated to be completed in February of 2017.

3. The proposed use is consistent with the general plan;

   ANALYSIS: The proposed use is consistent with the General Plan, as it is part of the Downtown Business District, although it is currently zoned SC. The General Plan states that future development shall enhance the Downtown District and development in the Service Commercial zone includes a broad range of commercial activities which can include freeway (travel) oriented businesses, businesses which have both retail and service components, and other businesses which can be located in a commercial area and not create a nuisance or interfere with normal commercial activities. The development of a medical office/clinic will enhance the Downtown District and will not interfere with the surrounding service commercial activities, many of which are offices.

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

   ANALYSIS: The proposed project is an infill development, primarily surrounded by existing development; therefore there are no anticipated 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 conditions of approval.

   ANALYSIS: The proposed project location, size, design and operations will not be detrimental to the public interest, health, safety, convenience or welfare of the City. The project will benefit the City, most specifically the Downtown by bringing large office space to the Downtown to further support downtown businesses.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15332 "Infill" 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.

PUBLIC COMMENTS

Notice of the proposed project was published in the newspaper on December 2, 2016 and mailed to property owners within 500 feet on December 1, 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 2016-25.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the Conditional Use Permit 2016-07, subject to the conditions of approval contained in Resolution 2016-25.

APPLICANT	PROPERTY OWNER	ENGINEER/DESIGNER
BJ Perch Construction	Family Healthcare Network	Teter, LLC
7034 W. Pershing Ct	305 E Center Ave	125 S. Bridge St., Ste 125
Visalia, CA 93291	Visalia, CA 93291	Visalia, CA 93291

FISCAL IMPACT:

ATTACHMENTS:
Resolution 2016-25
Notice of Exemption CUP 2016-07
Site Plan

Attachment: Resolution 2016-25 (1747 : CUP 2016-07)

RESOLUTION NO. 2016-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING CONDITIONAL USE PERMIT NO. 2016-07, CONDITIONAL USE PERMIT NO. 2016-07, A REQUEST BY BJ PERCH CONSTRUCTION FOR A SPECIAL ZONING EXCEPTION TO CONSTRUCT A THREE STORY 39,089 SQUARE FOOT MEDICAL OFFICE BUILDING IN THE SC - SERVICE COMMERCIAL ZONE LOCATED ON THE NORTH SIDE OF FIFTH STREET BETWEEN REDINGTON AND DOUTY STREETS (APNS 012-086-006 AND 012-091-007).)

At a regular meeting of the City of Hanford Planning Commission, duly called and held on December 13, 2016 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2016-07, a request for a special zoning exception to to construct a three story, 39,089 square foot medical office building in the SC zone 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 on Fifth Street, between Douty and Redington Streets. (APN 012-086-006 and 012-091-007); 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 would not impair the integrity and character of the zoning district in which it is to be located;

   ANALYSIS: The proposed project is located adjacent to property zoned DC-Downtown Commercial and is consistent with the surrounding development pertaining to use and development standards. The proposed project will not result in a degradation of integrity or character of the SC-Service Commercial zone.

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

ANALYSIS: The proposed use for a medical office/clinic is compatible with the surrounding land uses and proposed land uses, of which the property is anticipated to be designated to be Downtown Mixed Use, which is part of the General Plan and Zoning Ordinance Updated anticipated to be completed in February of 2017.

3. The proposed use is consistent with the general plan;

   ANALYSIS: The proposed use is consistent with the General Plan as it is part of the Downtown Business District, although it is currently zoned SC. The General Plan states that future development shall enhance the Downtown District and development in the Service Commercial zone includes a broad range of commercial activities which can include freeway (travel) oriented businesses, businesses which have both retail and service components, and other businesses which can be located in a commercial area and not create a nuisance or interfere with normal commercial activities. The development of a medical office/clinic will enhance the Downtown District and will not interfere with the surrounding service commercial activities, many of which are offices.

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

   ANALYSIS: The proposed project is an infill development, primarily surrounded by existing development, therefore there are no anticipated 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 conditions of approval.

   ANALYSIS: The proposed project location, size, design and operations will not be detrimental to the public interest, health, safety, convenience or welfare of the City. The project will benefit the City, most specifically the Downtown by bringing large office space to the Downtown to further support downtown businesses.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2016-07 be approved subject to the conditions in Attachment A:

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

AYES:	Commissioners
NOES:	Commissioners NONE
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 13nd day of December 2016.

Darlene R. Mata

ATTACHMENT A

ADMINISTRATION DEPARTMENT

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
(559)585-2580

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 development conform to the site plan included in Conditional Use Permit No. 2016-07.

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

4. 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.

5. That no other use of the building is permitted unless it complies with the City Municipal Code and it subject to site plan review. Should the land use and zoning change, this condition would no longer apply and future projects would comply with codes and policies in place at the time of application.

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.

Architectural Conditions:

1. Elevations, colors and materials the proposed building will be consistent with the reviewed elevations 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 required parking in accordance with the City Municipal Code. Parking may be provided by the payment of parking in-lieu fees for any deficient spaces at the fee adopted by resolution of the City Council at the time of the building permit issuance.

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.

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.

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

2. 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."

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

4. 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.

5. 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:

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

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 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.

3. 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
- 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.

4. 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.

5. 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.

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

7. That a separate gas and electric service be provided

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

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

10. 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.

11. That a school impact fees shall apply at the adopted rate at the time of building permit application.

12. That Kings County Impact Fees shall apply at adopted rate at the time of building permit application.

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

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

Attachment: Resolution 2016-25 (1747 : CUP 2016-07)

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Utilities Division

PROJECT: SZE/VAR 2016-07 Family Healthcare – Fifth Street

General:

1. That all work 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.

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the 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 at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within Fifth Street shall be bored.

Water:

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

2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to come off Fifth Street and shall be bored.

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

4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.

5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

6. That the developer shall furnish and install a minimum 8 inch diameter water main and appurtenances along the Fifth Street frontage of the development extending from Redington Street to Douty Street, if needed to satisfy fire and domestic flow requirements. The development is subject to Reimbursement Agreement for the cost of the developments fair share of water main improvements located along the frontage of the property. Developer shall submit competitively bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement considerations shall be well organized and tabulated for convenient reference by Public Works' Staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in documentation provided and not combined or aggregated with non-reimbursable improvement costs.

Sewer:

1. That the developer shall furnish and install a minimum six inch diameter sanitary sewer lateral to serve the project site. New sewer lateral shall be connected to the sanitary sewer main located within Fifth Street and shall be bored.

2. That the developer shall furnish and install a drop manhole over the Fifth street main in location of proposed building sanitary sewer lateral.

Mike Cosenza — 11/21/16

UTILITIES SUPERINTENDENT (559) 585-2564 — DATE

Attachment: Resolution 2016-25 (1747 : CUP 2016-07)

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Engineering Division

PROJECT: SZE/VAR 2016-07 Family Healthcare – Fifth Street

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification 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 work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That the development is subject to a **$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.

4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding 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.

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, public 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 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".

Drainage Requirements:

1. That the developer shall furnish and install a minimum 12" diameter storm drain pipeline and appurtenances within Fifth Street, from Phillips Street to Redington Street, to facilitate drainage service for project. The design of the storm water collection system shall connect with the existing gravity system on Philips Street, one block west of Redington Street, from the project frontage to provide service to the site, and shall be based upon a drainage study to be prepared by the developer's civil engineer, subject to review and approval by the Public Works Department. The developer shall be entitled to a reimbursement by the City for the costs associated with the oversizing of the storm drain main and appurtenances in excess of that needed to serve the developer's project.

2. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, 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 required by 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 track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.

Samantha Long — 11/21/16

Assistant Engineer (559) 585-2556 — DATE

Attachment: Resolution 2016-25 (1747 : CUP 2016-07)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

4. That a drainage/site improvement plan for development be prepared by a license 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 approved plan.

5. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

6. 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.

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

Street Improvement Requirements:

1. That the developer shall furnish and install decorative street lights (Downtown Hanford Standard) within parking lot and along development frontage of project site. In addition, City Std GE-56 street lights (9500 Lumen minimum size) shall be used along Fifth Street frontage (installed on existing utility poles per Southern California Edison approval) to supplement lighting requirements. The location of street lights shall be determined by the City Engineer during review of the project improvement plan and/or lighting plan.

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalk located along the Redington Street project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. New curbs, gutters, and sidewalk shall be installed along the Douty and Fifth Street frontages in conformance with City Standard CO-11 and CO-16 and shall be shown on the engineered site improvement plans.

2. That the developer shall upgrade the accessibility ramps located on the north-east corner of Redington Street and Fifth Street and the north-west corner of Douty Street and Fifth Street to meet current ADA requirements.

Drive Approach Requirements:

1. That the drive approaches located along the project frontage shall be constructed in conformance with City Std. CO-41 or easy access curb returns as shown on site plan with City Engineer approval.

Parking Lot Requirements:

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

2. That the driveway providing access to the trash enclosure be upgraded to comply with City Std. requirements for structural capacity to handle the trash trucks.

3. That the developer shall furnish and install decorative street lights (Downtown Hanford Standard) within the project site parking lot. The location of the street lights shall be approved by the City Engineer during review of the project improvement plan and/or lighting plan.

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: 39,089 sf – Commercial – Site Area: 1.92 Acres)**

A. That the development is subject to a **$282,414.71 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof. (Based on 20% reduction for Central Parking and Improvement District in accordance with City Resolution 95-74-R.)

B. That the development is subject to a **$50,866.52 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

Samantha Long — 11/21/16
Assistant Engineer (559) 585-2556 — DATE

Attachment: Resolution 2016-25 (1747 : CUP 2016-07)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

C. That the development is subject to a **$55,760.46 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is subject to a **$13,753.32 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is subject to a **$24,551.80 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 **$15,467.52 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That the development is subject to a **$3,533.76 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof. (Based on a 3 yard bin each for Trash and Recycle. Trash picked up 5x per week. Recycle picked up 1x per week.)

Samantha Long — 11/21/16
Assistant Engineer (559) 585-2556 — DATE

Attachment: Resolution 2016-25 (1747 : CUP 2016-07)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Refuse Division

PROJECT: SZE/VAR 2016-07 Family Healthcare – Fifth Street

General Requirements:

1. That a 10' x 25' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall 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 the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable)**.

Will Smith
REFUSE SUPERINTENDENT (559) 585-2569

12/21/16
DATE

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 shall be submitted within 30 days of building permit issuance, **except for the underground fire service utility plans.**

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

4. All permit fees are due prior to scheduling any inspections with the Fire Department. To schedule appointments for inspections, please email at smartinez@cityofhanfordca.com

5. The fire flow and fire hydrant requirements will be determined at the time of building plan submittal.

6. Scope of work shall be clearly stated on all plans submitted for permit.

Fire Extinguisher(s):

7. Fire extinguishers shall be mounted onto a secure surface and/or installed inside approved fire extinguisher cabinets in accordance with the most currently adopted edition of the California Fire Code (CFC).

8. Fire extinguishers that are not easily visible due to being installed inside of a fire extinguisher cabinet or are blocked from view due to obstructions, shall have a sign posted nearby with the words Fire Extinguisher on the cabinet or above the location where the fire extinguisher is installed.

9. The size, type and location of all fire extinguishers shall be approved by the fire department.

Fire Sprinklers:

10. The City of Hanford code requirements for automatic fire sprinkler systems are **more stringent** than the California building and fire codes for commercial, residential and industrial buildings. Please check the City of Hanford Website to obtain these requirements under Chapter 15 of the Hanford Municipal Code and the Kings Industrial Park Standards.

11. **Submittal of Fire Sprinkler Plans**: Please submit three (3) sets of fire sprinkler shop drawings, hydraulic calculations and specification sheets with a completed fire department permit application to the Building Department at 317 N. Douty Street, Hanford, CA 93230.

A deposit of $340.00 is required to be submitted with the drawings. *Please plan on a minimum of 30 days for the initial plan check to be completed.*

12. **A fire sprinkler riser room** is required for all building fire sprinkler risers in accordance with City Standards:

    - Only exterior door(s) are allowed,
    - One-hour rated construction,
    - Fire sprinkler head coverage,
    - Normal and emergency back-up lighting, and
    - Permanent exterior door signage stating FIRE RISER ROOM; minimum 3-inch red letters installed, preferably, at eyesight level.

Fire Alarm:

13. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72.

14. **Fire sprinkler monitoring**: fire sprinkler system(s) with 21 or more sprinkler heads shall be monitored by a Central Station Service.

15. **Fire sprinkler monitoring** is required for the following devices:

    a. Fire flow switch,
    b. Smoke or heat detector above FACP,
    c. Manual pull device,
    d. Valve supervisory on the fire service backflow preventer and PIV.

    A separate fire department permit is required for this installation and shall be submitted for plan review in a timely manner; usually within 30 days from building permit issuance.

16. **FACP Location and Signage**: If the fire alarm control panel is located in a room, the exterior of the door where it's located, shall have permanent signage stating: FACP Room (minimum 3-inch white letters with red background).

17. **Submittal of Fire Alarm Plans**: Please submit three (3) sets of fire alarm plans with voltage drop calculations and battery calculations, specification sheets with California State Fire Marshal Listings, and a completed fire department permit application to the Building Department at 317 N. Douty Street, Hanford, CA 93230. **A deposit of $340.00 is required to be submitted with the drawings. *Please plan on a minimum of 30 days for the initial plan check to be completed.***

Emergency Access:

18. **Gates installed across fire department access roads** shall provide a clearance of 20-feet when fully opened. No curbs, medians or islands, park strips or other obstructions are allowed to decrease the 20-foot wide clearance from the entrance off of the city street into any development.

19. **Size of fire apparatus emergency access roads** shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance not less than 13-feet, 6-inches, unless the building is a high rise, then the dimensions shall increase according to the current edition of the CFC.

20. **Entrances to fire department emergency access roads** shall not contain curbs, roll-up curbs, or any other deterrence for fire apparatus to safely and smoothly enter upon them. Traffic calming devices shall not be installed unless prior approval is obtained from the fire department.

21. **Turning radius**: All fire department emergency access roads shall accommodate the radius of the Hanford Fire Departments' largest apparatus:

    Calculated Turning Radii:

    a. Inside Turn: 20 ft., 1 in.
    b. Curb to Curb: 36-ft, 3 in.
    c. Wall to Wall: 44 ft., 6 in.

22. **Temporary or permanent fire department emergency access roads** shall be constructed in accordance with City Standard ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department. A sign or signs may be required to be installed along temporary fire department access roads.

23. **An all-weather fire department emergency access road** plan shall be submitted to the fire department for review and approval prior to construction.

24. A Knox-box, **Model 3200 Series,** shall be installed as directed by the fire department. More than one Knox-Box may be required at the discretion of the fire official. The top of the Knox-Box shall installed at a location approved by the fire department and shall be installed no higher than 6'-0" AFF.

25. All **manually and/or electrically operated gates** that are installed across fire department emergency access roads shall have a **Knox-box Model 3200 Series**, **Knox Padlock Model 3770, or Knox Key Switch Model 3502,** installed on them to provide fire department with quick access in case of emergency.

26. 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.

Storage Tanks with Flammable/Combustible Liquids or Hazardous Materials:

27. Submit three (3) sets of plans, MSDS Sheets and a completed fire department Hazardous Materials Permit application for plan check and a permit prior to installation. Please submit all documents to the Building Department at 317 N. Douty Street, Hanford, CA 93230. **A deposit of $170.00 shall be included with your submittal.**

Fire Hydrants and Underground Fire Service:

28. Buildings required to have an automatic fire sprinkler system shall have a Fire Pumper Connection (FDC) installed within twenty-five ft. (25') of a fire hydrant. The exact location shall be approved by the fire department. **Knox FDC Plugs Model 3041** are required on all FDC's.

29. **All fire mains and fire hydrants shall be installed and operable prior to construction**. To ensure this requirement is met, the following conditions shall be followed:

    - A **separate fire department permit** shall be completed and turned in with a minimum of 3 sets of civil engineer drawings showing:
        - ✓ The new and existing fire mains and pipe sizes,
        - ✓ The new fire hydrants required as well as nearby existing fire hydrants,
        - ✓ New or existing fire service backflow preventer assembly,
        - ✓ New fire department connection (FDC) for each fire sprinklered building, which shall have a fire hydrant within 25-feet of the FDC,
        - ✓ New post indicator valve (PIV) which shall shut off the water supply to the fire sprinkler system for each building containing an AFS.
        - ✓ Fire flow shall be of sufficient capacity for fire protection as required by Appendices B and BB in the most current edition of the CFC.

30. **Fire service underground** piping systems, DCDA, PIV's, FDC's and hydrants require a separate fire department permit and submittal prior to or at the time of building plan submittal. Three (3) sets of civil Site Plan or Utility Plans shall be submitted with a specification sheet submittal package and a completed fire department permit application. **A deposit of $340.00 shall be included with your submittal.** ***Please plan on a minimum of 30 days for the initial plan check to be completed.***

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

32. If a **new hydrant flow test** is required, the following shall be submitted to the fire department: a site plan showing the closest fire hydrants (minimum of two hydrants) and payment of $357.19. *Please plan on a maximum turnaround time of two weeks from date of submittal. Submit the above items to the Hanford Fire Department, 350 W. Grangeville Blvd., Hanford, CA 93230.*

33. DCDA's shall be approved by the city water purveyor. It's the general contractor's responsibility to ensure approval is obtained prior to installation.

Special Requirements:

34. The following **City Standards** shall apply:

    - Fire Hydrant Installation WA-20

- Fire Riser Room WA-27
- Fire Pumper Connection (FDC) WA-28
- Fire Service Backflow Preventer Assembly (DCDA) WA-29
- Concrete Thrust Blocks WA-32
- Protection Posts (bollards) WA-35
- Fire Department Access Roads ST-36

35. All **address numbers** shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

    Size of Address Numbers:

    - Downtown area (existing buildings): 4-inch numbers,
    - Buildings 20-ft. or less from the street: 6-inch numbers,
    - Buildings 21- to 40-ft. from the street: 8 inch numbers,
    - Buildings more than 40-ft. from street: 12 inch numbers.

36. **IF REQUIRED,** Standpipe systems shall be installed per Chapter 9 of the most current adopted edition of the CFC.

37. **IF REQUIRED,** Fire pumps shall be installed in accordance with Chapter 9 of the most current adopted edition of the CFC and NFPA 20.

33. **Designated Fire Lane(s) and red curb** painting shall be determined and approved by the fire department and shall comply with the latest adopted edition of the California Vehicle Code, unless otherwise specified.

34. Special circumstances may require additional review and/or alternative methods in accordance with the currently adopted editions of the CBC/CFC.

35. **Combustible high-piled storage** requires a separate fire department review and permit. Contact the fire department for further information.

R:\SITE PLAN REVIEW\SZE-VAR 2016-06 (511-0186) FAMILY HEALTHCARE 5TH STREET - BTWN REDINGTON AND DOUTY.docx

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: Conditional Use Permit No. 2016-07

Project Location – Specific: north side of Fifth Street, between Douty and Redington Streets. (APN 012-086-007, 012-091-006)

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

Description of Nature, Purpose and Beneficiaries of Project: a request to construct an three story medical office/clinic consisting of 39,089 square feet by BJ Perch Construction on behalf of Family Healthcare Network.

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

Name of Person or Agency Carrying Out Project: BJ Perch Construction

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:

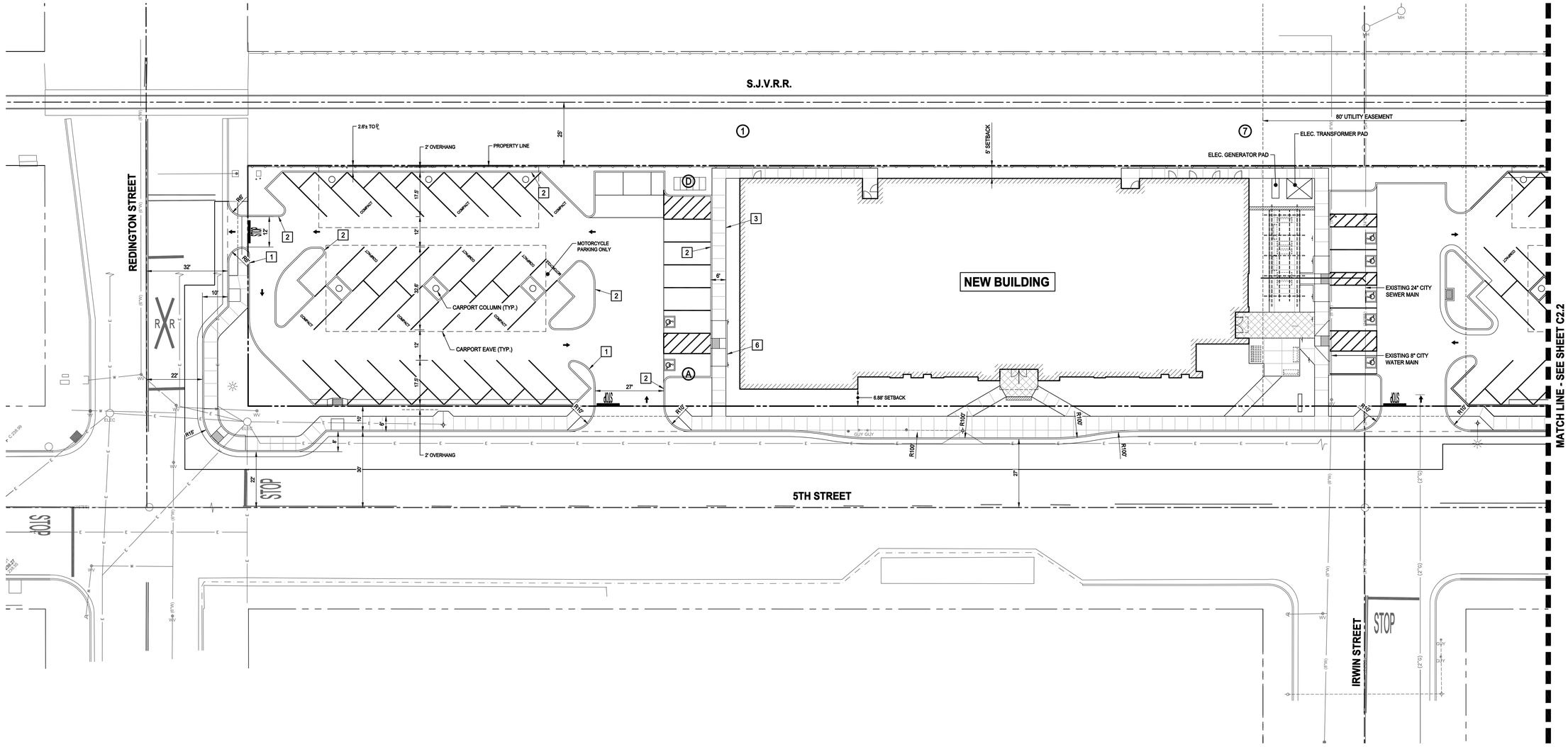
(a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded 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: Darlene Mata Area Code/ Telephone: (559) 585-2590

Signature: _____ Date: December 8, 2016 Title: Community Development Director

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

Attachment: Notice of Exemption CUP 2016-07 (1747 : CUP 2016-07)



NOTES: (SHEET CD2.1 ONLY)

1. REFER TO SHEET C0.1 FOR BENCHMARKS, GENERAL NOTES, INFORMATION, AND SPECIFICATIONS.
2. ALL INFRASTRUCTURE NOT NOTED FOR SALVAGE, REMOVAL, OR RELOCATION SHALL BE PROTECTED IN PLACE.
3. ALL ITEMS NOTED TO BE SALVAGED SHALL BE REMOVED WITHOUT DAMAGING AND STORED ON THE OWNER'S PROPERTY IN A LOCATION DESIGNATED BY THE OWNER UNTIL THEY ARE RE-INSTALLED AS SHOWN ON THE PLANS.
4. ALL HOLES AND TRENCHES CREATED FROM INFRASTRUCTURE REMOVAL SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS NOTED ON THESE PLANS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL ITEMS NOTED FOR REMOVAL WITH THE OWNER. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY DIMENSIONS FOR DEMOLITION SHOWN ON THIS PLAN WITH THE PROPERTY OWNER .
6. ANY EXISTING SURFACE STRUCTURES OR IMPROVEMENTS (E.G. UTILITY BOXES, VALVE BOXES, TRASH BINS, SIGNS, LIGHTS, ETC.) THAT ARE DAMAGED OR TEMPORARILY REMOVED DURING DEMOLITION SHALL BE REPLACED IN KIND U.N.O.
7. SEE SHEETS C6.1-C6.4 FOR OFFSITE DEMOLITION.

CONSTRUCTION KEYNOTES: (SHEET C2.1 ONLY)

1. CONST. CURB AND GUTTER, SEE DETAIL.
2. CONST. LANDSCAPE CURB, SEE DETAIL.
3. CONST. CONCRETE SIDEWALK, SEE DETAIL.
4. CONST. DRIVE APPROACH, SEE DETAIL.
5. CONST. ACCESSIBILITY RAMP, SEE DETAIL.
6. CONST. ACCESSIBILITY RAMP, SEE DETAIL.
7. CONST. ACCESSIBLE PARKING STALL, SEE DETAIL.
8. INSTALL 4" WIDE WHITE PARKING STRIPE. STRIPING SHALL BE TWO COATS AND SHALL COMPLY WITH SECTION 34-3 OF CALTRANS STANDARD SPECIFICATIONS, LATEST EDITION.
9. PARKING MARKING, SEE ARCH. DRAWINGS FOR ADDITIONAL INFORMATION.
10. FIRE HYDRANT, SEE WET PIPING PLAN.
11. CATCH BASIN, SEE WET PIPING PLAN.

LEGEND:

- NEW PAVEMENT
- EXISTING RIGHT-OF-WAY
- PAVEMENT SAWCUT
- PROPERTY BOUNDARY
- STREET CENTERLINE

NORTH

GRAPHIC SCALE

20 0 10 20 40

1 INCH = 20 FT.

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MARK	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
Lawrence J. Simonelli
NO. 33561
CIVIL
STATE OF CALIFORNIA

TETER, LLP
7535 N. PALM AVE. 201 | FRESNO, CA 93711 | 559.437.0887
125 S. BRIDGE ST. 101 | VISALIA, CA 93291 | 559.425.5246
1300 DISCOVERY DR. 160 | BAKERSFIELD, CA 93309 | 661.864.8660
ARCHITECTS ENGINEERS CONNECTED

CIVIL CONSULTANT:
LANE ENGINEERS INC.
CIVIL ■ STRUCTURAL ■ SURVEYING
1978 E. ALLUVIAL AVE. STE. 103
FRESNO, CALIFORNIA 93274
(559) 688-5263

FAMILY HEALTH CARE NETWORK
SHELL
5TH STREET, BETWEEN REDINGTON ST. & DOUTY ST.
HANFORD, CA

DRAWING TITLE
SITE DIMENSION PLAN (WEST)

PROJECT NO.
16-10269

DRAWING
C2.1

LANE PROJ. NO. 16007

J:\Active\2016\16007\Dwg\Production Drawings\C_Site.dwg
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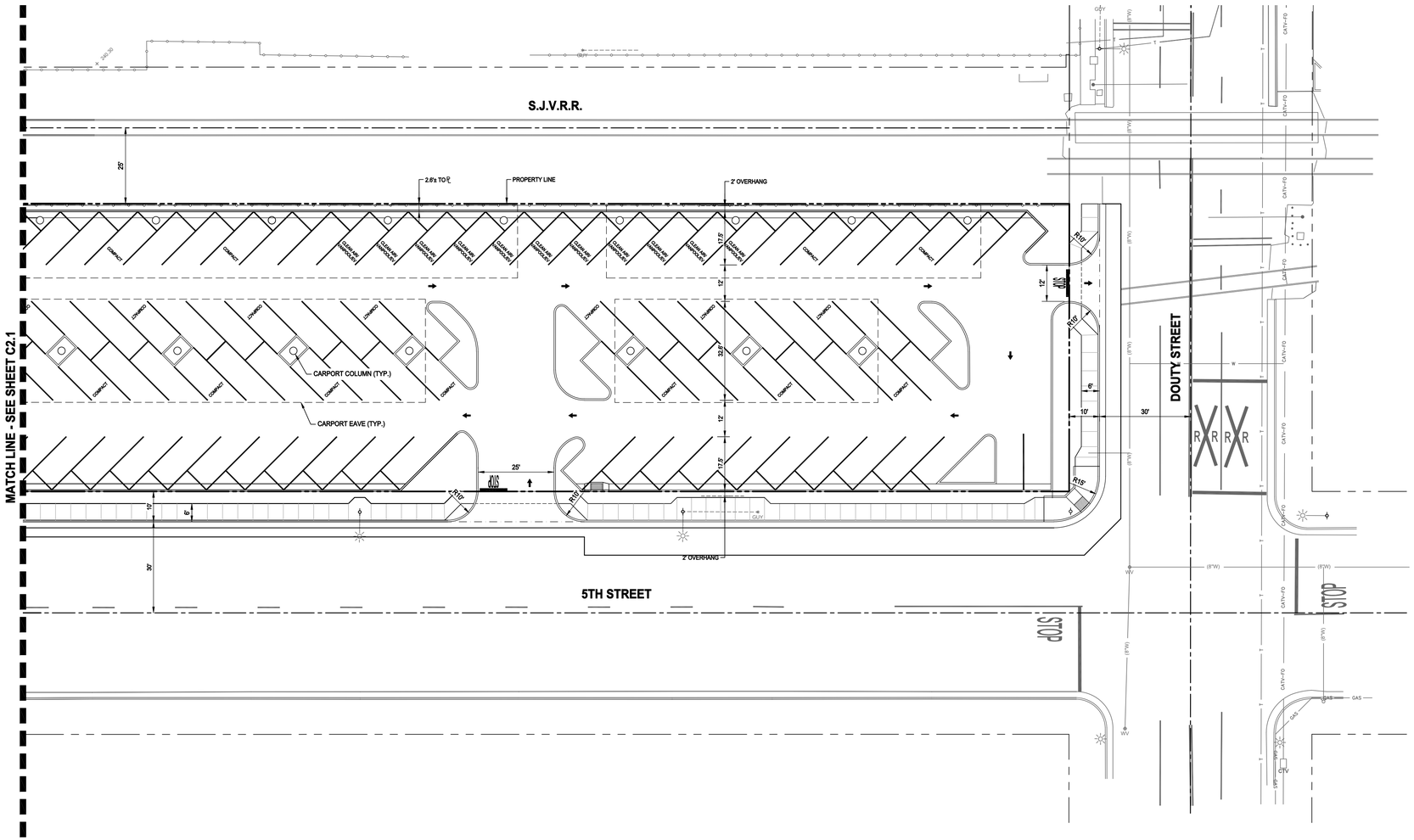

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SHELL
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HANFORD, CA

DRAWING TITLE
SITE DIMENSION PLAN (EAST)

PROJECT NO.
16-10269

DRAWING
C2.1

LANE PROJ. NO. 16007

2.c

Packet Pg. 37

Attachment: Site Plan [Revision 2] (1747 : CUP 2016-07)