



AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, April 10, 2018

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

CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Approval of the March 13, 2018 Minutes

PUBLIC HEARING

Conditional Use Permit No. 2018-03: a request to allow a trampoline park within a portion of an existing building. The project is located at 1673 W. Lacey Boulevard (APN 011-060-037).

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: 4/10/2018	AGENDA SECTION:
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SUBJECT:

Approval of the March 13, 2018 Minutes

RECOMMENDATION:

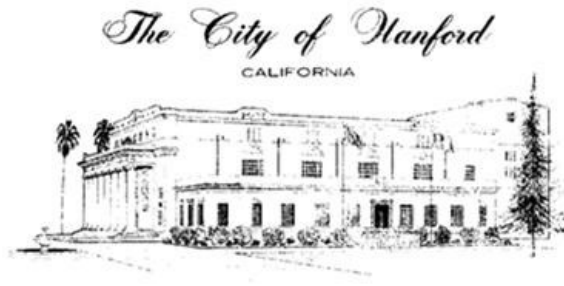
Approve the March 13, 2018 Minutes.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

3-13-18 PC Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, March 13, 2018

CALL TO ORDER

Chairperson PADEN called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Richard Douglas		Present	
Michael Johnston		Present	
Travis Paden		Present	
Savino Perico		Present	
Angel Vee Galvan		Present	
Jacob Sanchez		Present	

INVOCATION

Chairperson PADEN gave the invocation.

FLAG SALUTE

Commissioner GALVAN led the flag salute.

PUBLIC COMMENT

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Hanford resident, Rose Shapley, expressed concern for the historic buildings in the City. She would like them to be retained and officially registered as Historic.

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 February 13, 2018 Minutes

Motion by Commissioner HAM, seconded by Commissioner DOUGLAS, to approve the Consent Calendar. Motion carried by the following roll call vote:

AYES:	Commissioners HAM, DOUGLAS, GALVAN, JOHNSTON, PERICO, SANCHEZ, PADEN
NOES:	Commissioners NONE
ABSTAINS:	Commissioners NONE
ABSENT:	Commissioners NONE

PUBLIC HEARING

Rezone No. 2017-04: A request to rezone approximately 20 acres from R-L-12 Low-Density Residential to R-L-5 Low-Density Residential, in accordance with the General Plan designation for the area, Low-Density Residential. Vesting Tentative Tract 922: A request to subdivide 49.64 acres into 194 residential lots in an area proposed to be zoned R-L-5 Low-Density Residential. Mitigated Negative Declaration No. 2018-03: request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located north of Stagecoach Drive and Mustang Drive, east of 13th Avenue, west of Centennial Drive (APN 009-030-135, -145, and -147).

Chairperson PADEN opened the Public Hearing at 7:07 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report, recommended approval, and invited questions of staff.

There being no questions, Chairperson PADEN then opened Public Comment.

FAVOR

1. Alex Dwigins, of Zumwalt-Hansen (representing the developer), noted that two Lennar representatives were present. He, and they, were available to answer questions. He encouraged approval of the project.
2. Doug Wisecarver, whose property is on the corner of Stagecoach and 13th Avenue, spoke in favor of the project. He requested that a block wall be required along his rear property line, which is exposed to the rear yards of Lennar homes, to protect his property and privacy. He has one cow and one calf on the property.

Staff responded to Mr. Wisecarver, stating that the City ordinance does not allow them to make that requirement, but he might be able to negotiate an agreement with the developer.

3. Richard Rose, Pioneer School District, stated that the district is very much in favor of the project, but they are concerned about the traffic light at 13th and Grangeville, due to increased traffic from the new homes.

OPPOSED

Rose Shapley asked if there will be a waterway, and if there will still be access to the walking path.

Chairperson PADEN closed Public Comment and opened Commission Discussion. Utilities and Engineering Director Doyel addressed concerns regarding traffic issues and answered Ms. Shapley's questions. Associate Planner de Silva, Mr. Diggins, and the Lennar representatives answered other questions.

Chairperson PADEN called for a brief recess, during which time he consulted with City Attorney Mizote.

RECESS: 7:31 p.m.-7:33 p.m.

Following the recess, Chairperson PADEN recused himself from the project and left Council Chambers. Vice-Chairperson DOUGLAS presided over the remainder of the Public Hearing. Commission Discussion continued.

Vice-Chairperson DOUGLAS closed the Public Hearing at 7:35 p.m. and called for a motion.

Motion by Commissioner PERICO, seconded by Commissioner JOHNSTON, to recommend adoption of Mitigated Negative Declaration No. 2018-03 for the project to the City Council. Motion carried by the following roll call vote:

AYES:	Commissioners PERICO, JOHNSTON, HAM, GALVAN, DOUGLAS, SANCHEZ
NOES:	Commissioners NONE
ABSTAIN:	Commissioners PADEN
ABSENT:	Commissioners NONE

Motion by Commissioner JOHNSTON, seconded by Commissioner PERICO, to adopt Resolution No. 2018-06, recommending approval of Rezone No. 2017-04 to the City Council. Motion carried by the following roll call vote:

AYES:	Commissioners JOHNSTON, PERICO, HAM, GALVAN, DOUGLAS, SANCHEZ
NOES:	Commissioners NONE
ABSTAIN:	Commissioners PADEN
ABSENT:	Commissioners NONE

Motion by Commissioner JOHNSTON, seconded by Commissioner GALVAN, to adopt Resolution 2018-07, recommending approval of Vesting Tentative Tract 922 to the City Council. Motion carried by the following roll call vote:

AYES:	Commissioners JOHNSTON, GALVAN, HAM, DOUGLAS, PERICO, SANCHEZ
NOES:	Commissioners NONE
ABSTAIN:	Commissioners PADEN
ABSENT:	Commissioners NONE

Chairperson PADEN re-entered Council Chambers and presided over the remainder of the meeting.

GENERAL BUSINESS

Finding of General Plan Consistency for the sale of 16.96 acres zoned I-H (Heavy Industrial), located at the northeast corner of 11th Avenue and Energy Street. (APN 018-242-077)

Chairperson PADEN called for the Staff Report. City Attorney Mizote presented the Staff Report, noting a correction: The Agenda and Staff Report indicate that the property is 16.96 acres. That figure was from an old staff report involving a different potential buyer, who also wanted to purchase the roadway. The correct figure is now 16.4 acres. He recommended approval, with that correction.

Chairperson PADEN called for a motion.

Motion by Commissioner PERICO, seconded by Commissioner SANCHEZ, to approve a finding that the sale of 16.4 acres is consistent with the 2035 General Plan, in accordance with Government Code Section 65402. Motion carried by the following roll call vote:

AYES:	Commissioners PERICO, SANCHEZ, HAM, GALVAN, JOHNSTON, DOUGLAS, PADEN
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NONE

DIRECTOR'S COMMENTS

Community Development Director Mata was not present. Associate Planner de Silva announced that there are no projects for the March 27, 2018 meeting, so far.

COMMISSIONERS' ITEMS OF INTEREST

Commissioners JOHNSTON and PERICO expressed hope that Lennar and Mr. Wisecarver can reach an agreement regarding the block wall.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 7:48 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 3-13-18 PC Minutes (3-13-18 PC Minutes)



AGENDA STAFF REPORT

MEETING DATE: 4/10/2018	AGENDA SECTION:
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SUBJECT:

Conditional Use Permit No. 2018-03: a request to allow a trampoline park within a portion of an existing building. The project is located at 1673 W. Lacey Boulevard (APN 011-060-037).

See the attached staff report.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report

Resolution No. 2018-08

Exhibit A - Site Plan (Interior)

Exhibit B - Interior Images

Exhibit C - Mall Site Plan

Exhibit D - Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, April 10, 2018**

PROJECT: **Conditional Use Permit No. 2018-03:** a request to allow a trampoline park within an existing building. The use of an indoor commercial recreation facility requires a conditional use permit in the C-R Regional Commercial zone district.

LOCATION: The project is located at 1673 W. Lacey Boulevard (APN 011-060-037).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-08, approving Conditional Use Permit No. 2018-03.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2018-08, approving Conditional Use Permit No. 2018-03.

PROJECT DESCRIPTION

The project is a request to allow a trampoline park within an existing building. The use of an indoor commercial recreation facility requires a conditional use permit in the C-R Regional Commercial zone district.

Project Location

The project is located at 1673 W. Lacey Boulevard, within the Hanford Mall. The trampoline park will occupy a portion of the former Forever 21 building. See the site plan, attached as **Exhibit A**. The site plan features interior changes only. Interior elevations are attached as **Exhibit B**.

The mall is considered an integrated shopping center, which means a combination of three or more business establishments permitted or conditionally permitted in the zone district in which they are located, where off-street parking, landscaping, lighting, or other features are developed, managed, and maintained jointly. A layout of the mall is attached as **Exhibit C**.

The project site is designated as Regional Commercial by the General Plan. The zoning for the property is C-R Regional Commercial.

Figure 1: Land Use
(Property outlined in red)



Attachment: Staff Report (Urban Air - CUP 2018-03)

BACKGROUND INFORMATION

The General Plan designates the property as Regional Commercial. The property is zoned C-R Regional Commercial, which corresponds with the General Plan Designation. According to the General Plan Policy L47, the purpose of the Regional Commercial designation is to provide a variety of commercial goods, entertainment, and service in large format shopping centers for both the Hanford community and the larger region outside of Hanford. In accordance with General Plan

Policy L48, the typical uses allowed in the Regional Commercial land use designation include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Uses that typically provide only day-to-day goods and services are prohibited in the designation.

Zoning Designation

The applicant seeks to allow a trampoline park within a portion of an existing building. The use is classified as an indoor commercial recreation facility. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, a commercial recreation facility, indoor, requires a conditional use permit in the C-R Regional Commercial zone district (See Figure 3, below).

A commercial recreation facility, indoor means recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include indoor uses such as, but are not limited to, a bowling alley, bounce house, skating rink, batting cage, miniature golf, swimming pool, climbing wall, arcade, and similar uses. Food and beverage service can be provided as an ancillary use.

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
F15	Wireless communication facility (WCF)		C	P	P		C	C		C	P	P		P		17.68
	Recreation Uses															
G1	Athletic complex or ball field													P		
G2	Commercial recreation facility, indoor	C	C	P	P	C	P	C			C					
G3	Commercial recreation facility, outdoor				C						C	C	C	C		

PROJECT EVALUATIONConformance with the standards of the C-R Regional Commercial zone district**17.18.030 Site Area**

In the C-R Regional Commercial zone district, the minimum site area shall be 10 acres. The site may be divided into multiple separate lots, if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office. The Hanford Mall site is an integrated shopping center with shared parking, landscaping, lighting, signage, and cross access. No changes to the lot configuration are included in the request for a conditional use permit.

17.18.040 Lot Dimensions

The minimum lot frontage in the R-C Regional Commercial zone district shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. Once again, the Hanford Mall site is an integrated shopping center with shared parking and cross access. No changes to the lot configuration are included in the request for a conditional use permit.

17.18.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, off-street parking and loading requirements were provided at the time of initial occupancy of the Hanford Mall. The site is fully developed, no expansion of the existing building is proposed in the request for a conditional use permit.

17.18.060 Building Setback Area

No structure is permitted to be placed within a building setback area. In the C-R Regional Commercial zone district, all frontages abutting a public street require a 15-foot setback. The Hanford Mall is surrounded by 12th Avenue to the west, Lacey Boulevard north, and Mall Drive to the south and east. The mall structure meets all required building setbacks. The site is fully developed, no expansion of the existing building is proposed in the request for a conditional use permit.

17.18.070 Distances Between Structures

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There are no residential structures on site.

17.18.080 Height of Structures

The maximum height of structures in the C-R Regional Commercial zone district is 35 feet. This portion of the Hanford Mall is 30 feet and four inches high. The structure does not exceed the height maximum of the District. No building expansion is proposed in the request for a conditional use permit.

17.18.090 Driveways

Whenever possible, developments in the C-R Regional Commercial zone district shall share driveways to minimize the number of driveways on public streets. The Hanford Mall is fully developed and has shared access for the entire development. There are no changes proposed to the driveways existing.

17.18.100 Off-Street Parking

There are 2,350 parking spaces provided for the Hanford Mall. The leasable square footage of the mall is approximately 514,000 square feet. Based on the ratio, one stall per 350 square feet, the mall's current parking totals exceed the requirement.

Calculation:

$$514,000 \text{ square feet} \div 350 \text{ square feet} = 1,469 \text{ parking stalls minimum}$$

The applicant does not propose an increase to the square footage of the building, therefore, additional parking is not required. The current 2,350 parking stalls meets and exceeds the number of required parking spaces for the integrated shopping center.

17.18.110 Usable Open Space

New developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area. There are areas of common outdoor open space provided for the Hanford Mall near restaurant out parcels. The Hanford Mall is fully developed, no exterior alterations are proposed.

17.26.150 General Provisions and Standards

All uses within the C-R Regional Commercial zone district are required to be conducted entirely within a completely enclosed permanently fixed structure. The use proposed will occur within an existing, completely enclosed, permanently fixed structure.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2018-03

In taking action on a Conditional Use Permit, the Planning Commission must make the appropriate findings, in accordance with Section 17.80.030 of the Hanford Municipal Code:

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

ANALYSIS: That the proposed use will occupy an existing building and would not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the designation, in that it propose an indoor commercial recreation facility, which is permitted with the approval of a conditional use permit in the C-R Regional Commercial zone district. The use meets the requirements of the Hanford Municipal Code Section 17.18 C-R

Regional Commercial zone district. In accordance with the General Provisions and Standards for the District, the use proposed will occur within an existing, completely enclosed, permanently fixed structure.

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

ANALYSIS: That the use of an indoor recreation facility is compatible with the existing land uses and the future permitted land uses within the C-R Regional Commercial zone district. The proposed use will occupy an existing building within an integrated shopping center. According to the General Plan Policy L47, the purposes of the Regional Commercial designation is to provide a variety of commercial goods, entertainment, and service in large format shopping centers for both the Hanford community and the larger region outside of Hanford. In accordance with General Plan Policy L48, the typical uses allowed in the Regional Commercial land use designation include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. The use of an indoor commercial recreation facility will achieve the goal of the General Plan to establish the C-R Regional Commercial zone district as a regional destination for entertainment. The use is compatible with the existing land uses and future permitted land uses in the District.

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

ANALYSIS: That the project is consistent with the General Plan Policy L47 and L48. According to General Plan Policy L47, the purpose of the Regional Commercial designation is to provide a variety of commercial goods, entertainment, and service in large format shopping centers for both the Hanford community and the larger region outside of Hanford. In accordance with General Plan Policy L48, the typical uses allowed in the Regional Commercial land use designation include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. The use of an indoor commercial recreation facility will achieve the goal of the General Plan to establish the C-R Regional Commercial zone district as a regional destination for entertainment.

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

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Exhibit D**.

5. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial district. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Resolution No. 2018-08.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the Hanford Sentinel on March 30, 2018 and mailed to property owners within 500 feet of the project site on March 29, 2018. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Exhibit D**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-08, approving Conditional Use Permit No. 2018-03.

RESOLUTION NO. 2018-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2018-03, A REQUEST TO ALLOW A TRAMPOLINE PARK WITHIN AN EXISTING BUILDING. THE PROJECT IS LOCATED AT 1673 W. LACEY BOULEVARD (APN 011-060-037).

At a regular meeting of the City of Hanford Planning Commission duly called and held on April 10, 2018 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2018-03, a request to allow a trampoline park within an existing building, as shown in **Exhibit A**, filed by Urban Air, 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 1673 W. Lacey Boulevard (APN 011-060-037); and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this conditional use permit and have made recommendations thereon; and

WHEREAS, the project is exempt from environmental review, per Section 15301 Existing Facilities of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.82.030 of the Hanford Municipal Code:

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

ANALYSIS: That the proposed use will occupy an existing building and would not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the designation, in that it proposes an indoor commercial recreation facility, which is permitted with the approval of a conditional use permit in the C-R Regional Commercial zone district. The use meets the requirements of the Hanford Municipal Code Section 17.18 C-R Regional Commercial zone district. In accordance with the General Provisions and Standards for the District, the use proposed will occur within an existing, completely enclosed, permanently fixed structure.

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

ANALYSIS: That the use of an indoor recreation facility is compatible with the existing land uses and the future permitted land uses within the C-R Regional Commercial zone district. The proposed use will occupy an existing building within an integrated shopping center. According to the General Plan Policy L47, the purpose of the Regional Commercial designation is to provide a variety of commercial goods, entertainment, and service in large format shopping centers for both the Hanford community and the larger region outside of

Hanford. In accordance with General Plan Policy L48, the typical uses allowed in the Regional Commercial land use designation include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. The use of an indoor commercial recreation facility will achieve the goal of the General Plan to establish the C-R Regional Commercial zone district as a regional destination for entertainment. The use is compatible with the existing land uses and future permitted land uses in the District.

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

ANALYSIS: That the project is consistent with the General Plan Policy L47 and L48. According to General Plan Policy L47, the purpose of the Regional Commercial designation is to provide a variety of commercial goods, entertainment, and service in large format shopping centers for both the Hanford community and the larger region outside of Hanford. In accordance with General Plan Policy L48, the typical uses allowed in the Regional Commercial land use designation include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. The use of an indoor commercial recreation facility will achieve the goal of the General Plan to establish the C-R Regional Commercial zone district as a regional destination for entertainment.

4. There will not be significant effects upon the quality of the environment and natural resources; ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.
5. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial district. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval to this resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2018-03 be approved, subject to the conditions of approval for Site Plan Review No. 2018-14, attached as **Exhibit B**.

EXPIRATION

That this Conditional Use Application Permit become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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

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

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

I, **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 10th day of April 2018.

Darlene R. Mata, Secretary

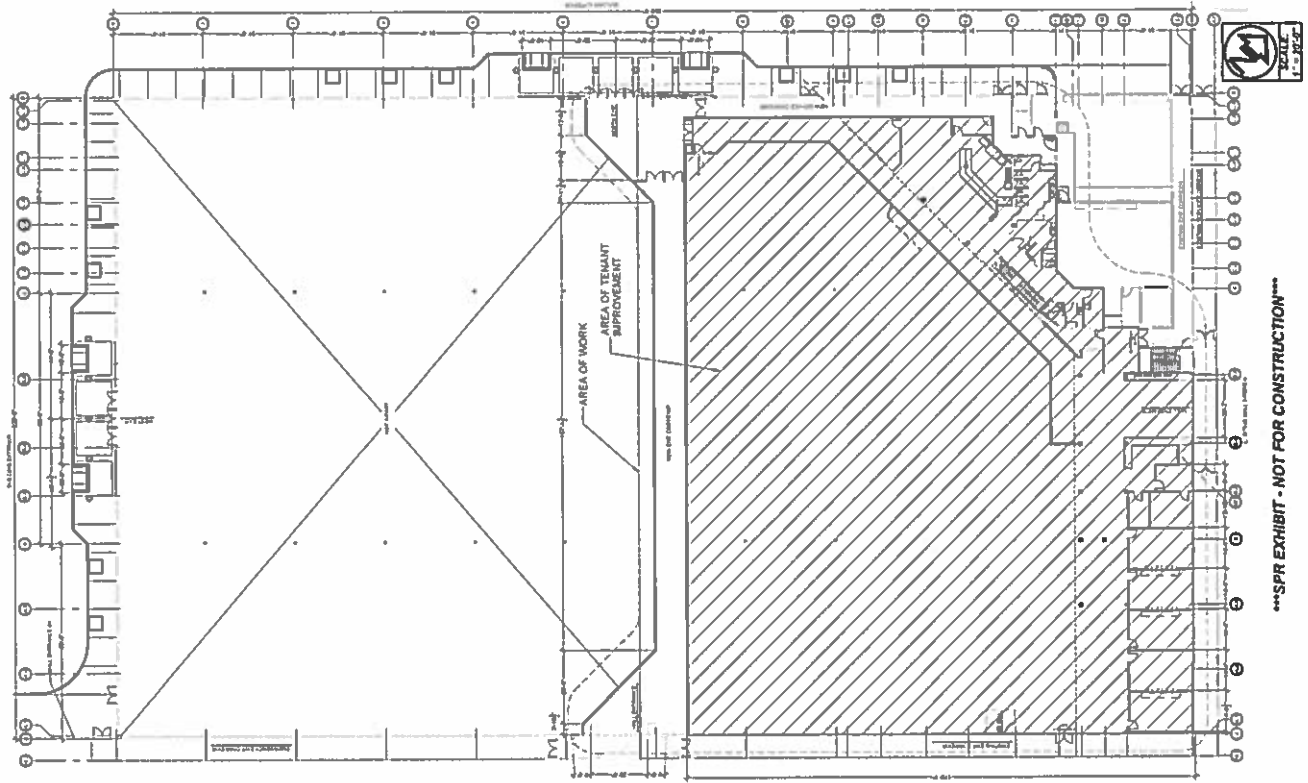
Exhibit A
Site Plan

Attachment: Resolution No. 2018-08 (Urban Air - CUP 2018-03)

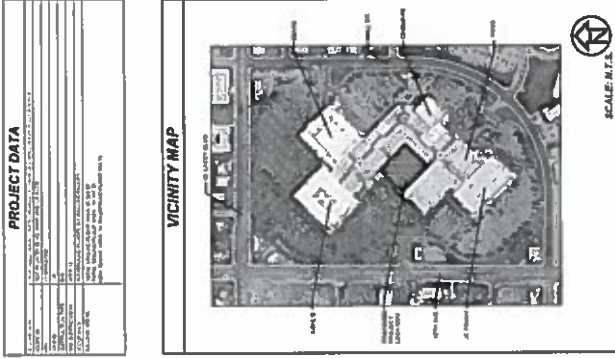
2018 02-27
SITE PLAN

T-1

---SPR EXHIBIT - NOT FOR CONSTRUCTION---



---SPR EXHIBIT - NOT FOR CONSTRUCTION---



PROJECT DATA

PROJECT NAME	Anchor Mall
PROJECT ADDRESS	1000 S. Main St., Suite 100, Hanford, CA 93233
PROJECT OWNER	Anchor Mall Properties, LLC
PROJECT MANAGER	Don Pickett & Associates, Inc.
PROJECT DATE	02/27/2018
PROJECT SCALE	1" = 30'-0"
PROJECT SHEET	SPR-001
PROJECT TOTAL SHEETS	001
PROJECT DESCRIPTION	Anchor Mall Renovation and Tenant Improvements
PROJECT NOTES	1. This site plan is for the proposed renovation and tenant improvements to the Anchor Mall located at 1000 S. Main St., Suite 100, Hanford, CA 93233. The project includes the renovation of the existing building footprint and the addition of new tenant spaces and parking areas. The project is subject to the approval of the City of Hanford and the State of California. 2. The project is shown on the attached site plan and is not to be construed as a guarantee of the accuracy of the information provided. 3. The project is shown on the attached site plan and is not to be construed as a guarantee of the accuracy of the information provided.

Copyright Notice
This drawing is the property of Don Pickett & Associates, Inc. and is not to be reproduced or used in any manner without the written consent of Don Pickett & Associates, Inc. All rights reserved. The information contained herein is for informational purposes only and is not to be used for any other purpose. The information contained herein is not to be construed as a guarantee of the accuracy of the information provided. The information contained herein is not to be construed as a guarantee of the accuracy of the information provided.

Project Location
Anchor Mall
Anchor Location B
Hanford, Ca

Project Title
Proposed Tenant
Improvement for
Urban Air

Project Status	
Proposed Date	
Proposed Cost	
Proposed Area	
Proposed Units	
Proposed Parking	
Proposed Other	



SPR 2018-14

502-1008

Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2018-08 (Urban Air - CUP 2018-03)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DAVID G. AYERS
VICE-MAYOR
SUE SORENSEN
COUNCIL MEMBERS
MARTIN DEVINE
DIANE SHARP
JUSTIN MENDES
CITY MANAGER
DARREL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

DATE: March 30, 2018

PROJECT: Site Plan Review 2018-14

APPLICANT: Spencer Freeman/Urban Air

LOCATION: 1673 W. Lacey Boulevard (APN 011-060-037)

PROPOSAL: Trampoline park within an existing building (indoor commercial recreation facility)

ZONING: C-R Regional Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: March 14, 2018

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

☐ **RESUBMIT:** Major changes to your plans are required. Prior to accepting construction drawings for a building permit. You project must return to the Site Plan Review Committee for review of the revised plans.

☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following once plans have been revised:

☐ Planning

☐ Fire

☐ Solid Waste

☐ Wastewater

☐ Building

☐ Engineering

☐ Police

☐ Parks and Recreation

☒ **REVISE AND PROCEED**

☒ Approved subject to the following and the attached conditions of approval and approval of a conditional use permit by the Planning Commission

☐ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.

☒ Your Plans must be reviewed by:

☐ City Council

☐ Parking and Traffic Commission

☐ Other: _____

☒ Planning Commission CUP

☐ Parks and Recreation Commission

Signed,

Gabrielle de Silva

Gabrielle de Silva, Associate Planner
Community Development Department

March 30, 2018

DATE

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070).

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ ADMINISTRATION
- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☒ SOLID WASTE
- ☒ WASTEWATER
- ☐ POLICE
- ☒ FIRE
- ☐ PARKS AND RECREATION

DEFENSE AND INDEMNIFICATION PROVISION

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

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2018-14 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION

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

C-R Regional Commercial Checklist: (all checked shall apply)

General:

- ☒ That the use of an indoor commercial recreation facility requires approval of a Conditional Use Permit.
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2018-14 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Signage: (Section 17.56).

- ☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**
- ☒ Building Signs in the C-R zone district
 - ☒ No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative.
 - ☒ Establishments with primary building frontage less than 300 square feet: 2 sq. ft. per 1 lineal foot up to a maximum 350 square feet along primary frontage. 50 square feet allowed regardless of frontage length.
 - ☒ Secondary building frontage: 1 square foot per lineal foot up to a maximum 200 sq. ft. per secondary frontage. 35 square feet allowed regardless of frontage length.

BUILDING DIVISION
SPR 2018-014 (502-1008) Trampoline Park
3-21-18
1673 W Lacey Blvd

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, play equipment, 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 Reserved
 - 4.2.2 Site Plan showing all accessibility upgrades
 - 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 Reserved
 - 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, Signage 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 Reserved
 - 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 structures, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.
6. That the actual occupant load, based on actual use, be stated on the floor plan

7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
9. That the provided "Summary of Accessibility Upgrades" be completed and submitted with the permit application.
10. 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.
11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

Hanford Fire Department

Contact Fire Chief Chris Ekk @ 559-585-2545 or cekk@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review

Date: March 23, 2018

Project #: 2018-14 (502-1008) Urban Air

General Instructions

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please email at grocha@cityofhanfordca.com and dbodiroga@cityofhanfordca.com
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☐ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2016 California Fire Code.
4. ☐ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☒ Based on the occupancy classification, an automatic sprinkler system is required for this project. **A separate fire department permit is required.** Contact the fire department for submittal process.

A sprinkler permit will be required due to the proposed modifications to the current sprinkler system.

- ☒ NFPA 13 System per CFC 903.3.1.1
 - ☐ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
 - ☐ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☐ For automatic sprinkler systems, **a separate permit must be submitted** for the underground system supplying the sprinkler system. Contact the fire

Attachment: Resolution No. 2018-08 (Urban Air - CUP 2018-03)

department for submittal information.

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☒ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. 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. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.
A sprinkler alarm permit must be submitted due to the proposed changes to the current sprinkler system.
9. ☐ A hydrant will be required within 50 feet of the fire department connection.
Knox FDC Plugs, Model #3401, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☒ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project: ____
14. ☐ Fire hydrant spacing shall be as follows:
- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
 - b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
 - c. Or as required by Appendix C of the California Fire Code

15. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☐ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
18. ☒ Existing access roads are sufficient.
19. ☐ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
20. ☐ Access road turning radius for fire apparatus is as follows:
- a. 20 feet 1 inch inside turning radius
 - b. 44 feet 6 inch outside radius
21. ☐ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
22. ☐ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. ☐ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- a. Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
 - c. Access roads 32 feet in width or more: No fire lanes required.
24. ☐ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards 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.
24. ☐ Locked gates installed across fire department access roads:

- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
- b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
- c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
- d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

25. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department. Contact the fire department to determine if the current KnoxBox is sufficient or if an additional one will be required.
26. ☒ 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.

27. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the fire department for submittal information.
28. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
29. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.
30. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.
31. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.



City of Hanford

Department of Public Works

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

b

Utilities Division Comments

PROJECT: SPR# 18-14 – Urban Air/Trampoline Park – 1673 W. Lacey Blvd

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.

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 from within the current property.
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.

Sewer:

1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four inch diameter sanitary sewer lateral to serve the project site. New sewer lateral shall be connected to the sanitary sewer lateral located within the current property.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

03/29/18
DATE

Attachment: Resolution No. 2018-08 (Urban Air - CUP 2018-03)



City of Hanford

Department of Public Works

b

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2. That the developer shall furnish, install, and maintain a grease/sand trap assembly on any sanitary sewer lateral receiving process water commercial food preparation facilities. Grease trap assemblies shall conform to the requirements of the Uniform Plumbing Code, latest edition, and shall be approved by the City Building Official prior to installation.
3. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure. The floor drain shall run through a sand/grease interceptor and be connected via sanitary sewer lateral to City's Sanitary Sewer System.

Attachment: Resolution No. 2018-08 (Urban Air - CUP 2018-03)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

03/29/18
DATE



City of Hanford

Department of Public Works

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Engineering Division Comments

PROJECT: SPR# 18-14 – Urban Air/Trampoline Park – 1673 W. Lacey Blvd

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 **NOT** subject to a Grading Plan Review fee if the onsite and/or parking lot modifications require it per Chapter 15.55 of the Municipal Code 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

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/29/18
DATE

Attachment: Resolution No. 2018-08 (Urban Air - CUP 2018-03)



City of Hanford

b

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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 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.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. 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.
4. 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.

Attachment: Resolution No. 2018-08 (Urban Air - CUP 2018-03)

Samantha Long

ASSISTANT ENGINEER (559) 585-2556

03/29/18

DATE



City of Hanford

Department of Public Works

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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 January 1, 2018. All fees are payable prior to issuance of building permits. **(Building area: 35,000 sf – Trampoline Park (Commercial) – Site Area: 0.86 Acres). This is a tentative improvement within the Hanford Mall**
 - A. That the development is **NOT** subject to a **Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
 - B. That the development is **NOT** subject to a **Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
 - C. That the development is **NOT** subject to a **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 Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
 - E. That the development is **NOT** subject to a **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
 - F. That the development is **NOT** subject to a **Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - G. That the development is **NOT** subject to a **Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

Attachment: Resolution No. 2018-08 (Urban Air - CUP 2018-03)

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/29/18
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 18-14 – Urban Air/Trampoline Park – 1673 W. Lacey Blvd

General Requirements (Only Applicable if new trash enclosure is being constructed):

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 to include installation of 12" x 12" interior concrete curbs and 10' wide/6" thick concrete apron. If enclosure will be used to service restaurant or automotive repair shops 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.
1. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
2. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**
3. That parking lot drive aisles subject to refuse truck use for trash enclosure access shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.

Attachment: Resolution No. 2018-08 (Urban Air - CUP 2018-03)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

03/29/18
DATE

2018 02-27
SITE PLAN

T-1

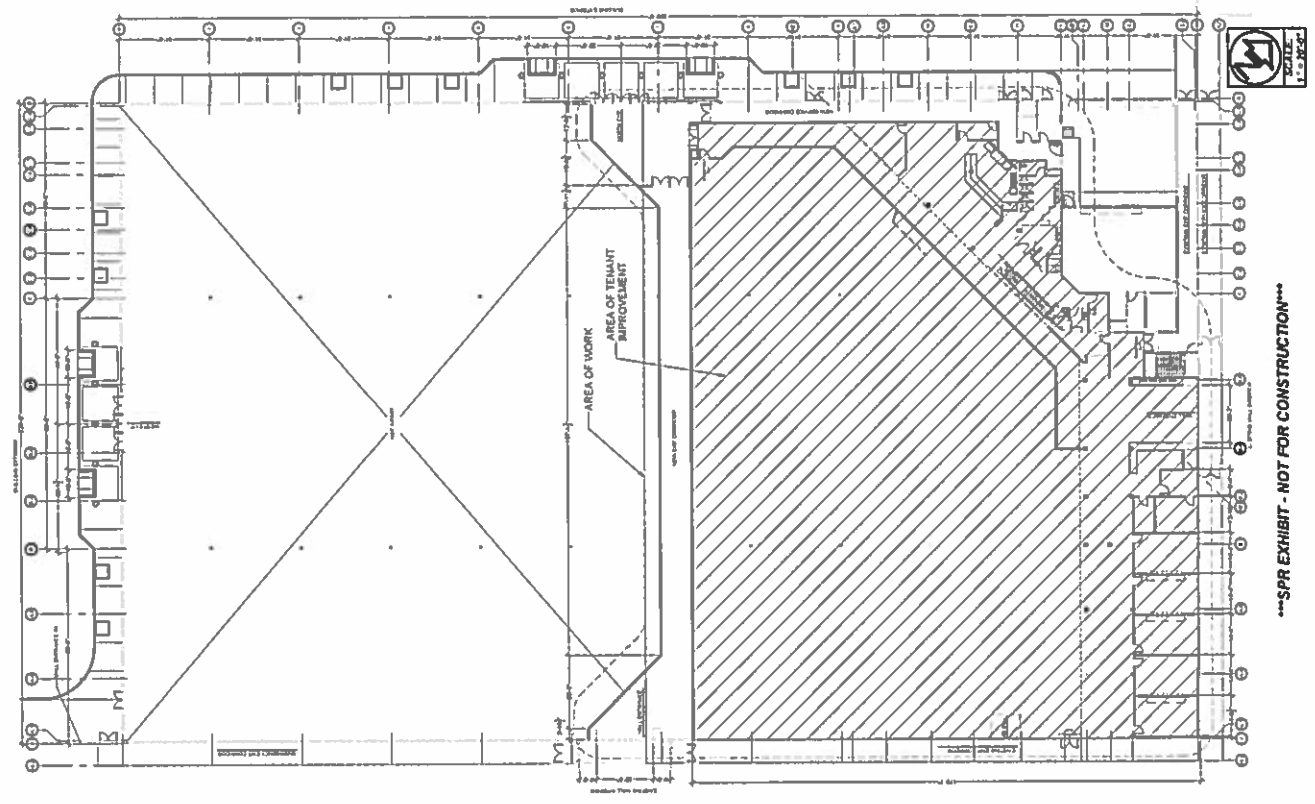
Project Name	Project Number
Project Location	Project Date
Project Status	Project Type

Proposed Tenant Improvement for Urban Air

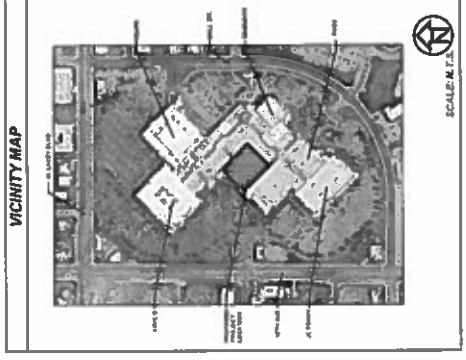
Hanford Mall Anchor Location B Hanford, Ca



---SPR EXHIBIT - NOT FOR CONSTRUCTION---



---SPR EXHIBIT - NOT FOR CONSTRUCTION---



PROJECT DATA	
Project Name	
Project Number	
Project Location	
Project Status	
Project Type	
Project Date	
Project Engineer	
Project Designer	
Project Checker	
Project Approver	



Hanford, CA



PERSPECTIVE VIEW-1



PERSPECTIVE VIEW-2

PERSPECTIVE VIEW-3





PERSPECTIVE VIEW-4



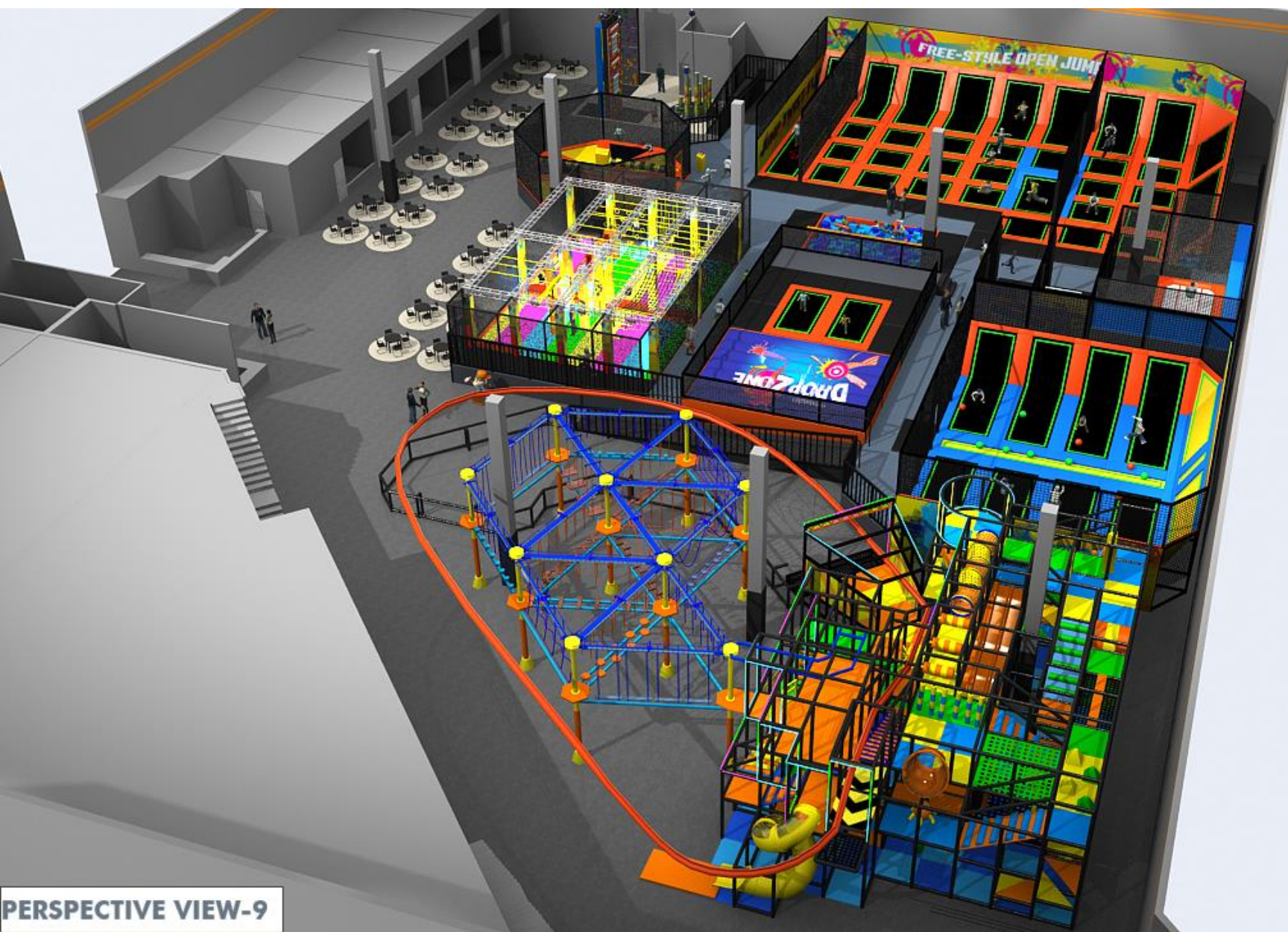
PERSPECTIVE VIEW-5

**PERSPECTIVE VIEW-6**



PERSPECTIVE VIEW-7





PERSPECTIVE VIEW-9



ELEVATIONS VIEW



Hanford Mall

1675 West Lacey Boulevard
Hanford, California 93230

PASSCO

Site Plan

Revision Date
09/29/17



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. 2018-03

Project Location – 1673 W. Lacey Boulevard

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 2018-03, a request to allow a trampoline park within a portion of an existing building.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Urban Air

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: Existing Facilities 15301
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

(a) The project consists of the operation and leasing of an existing private structure involving no expansion

Lead Agency

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

Signature: _____ **Date:** July 20, 2017 **Title:** Associate Planner

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

☐ Signed by Applicant