



AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, July 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 Minutes of the June 26, 2018 Meeting

PUBLIC HEARING

Conditional Use Permit No. 2018-08: a request to allow a sensory gym for autistic children, an indoor commercial recreation facility, within an existing building in the MX-D Downtown Mixed Use zone district. The project is located at 240 N. Irwin Street (APN 012-052-004).

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. Dooty 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. Dooty 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. Dooty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.



**AGENDA
STAFF REPORT**

MEETING DATE: 7/10/2018	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the June 26, 2018 Meeting

RECOMMENDATION:

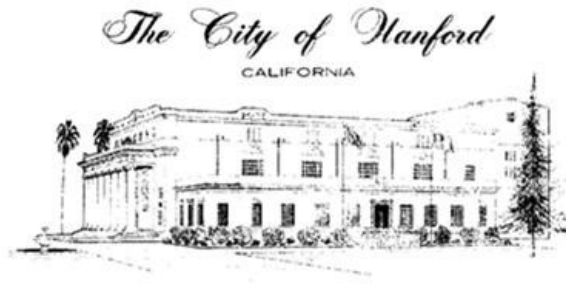
Approve the Minutes of the June 26, 2018 Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

06-26-18 PC Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, June 26, 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

Cyndy Swift, of Glad Tidings Church, led the invocation.

FLAG SALUTE

Chairperson PADEN 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.*

There were no comments.

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 June 12, 2018 Meeting

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

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

PUBLIC HEARING

Item Continued from June 12, 2018 at the request of the applicant. Planned Unit Development No. 2018-01: A request to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915. Vesting Tentative Tract 915: A request to subdivide a 14.29-acre parcel into 66 residential lots in the R-L-5 Low-Density Residential zone district with a planned unit development overlay. Mitigated Negative Declaration No. 2018-06: A request to certify that the project will would not have significant adverse impacts on the environment with the incorporation of mitigation measures. The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).

Chairperson PADEN opened the continued Public Hearing at 7:04 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report, recommended approval, and answered questions from the Commissioners.

Chairperson PADEN then opened Public Comment:

FAVOR

Applicant's representative, John Zumwalt, of Zumwalt-Hansen & Associates, thanked the Commission for continuing the Public Hearing to tonight's agenda. He explained why conventional lots would not work in this tract and answered Commissioners' questions.

OPPOSED

None.

There being no further Commission discussion, Chairperson PADEN closed the Public Hearing at 7:20 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner JOHNSTON, to adopt Mitigated Negative Declaration No. 2018-06 for the project. Motion carried by the following roll call vote:

AYES:	Commissioners HAM, JOHNSTON, GALVAN, PERICO, SANCHEZ, PADEN
NOES:	Commissioners DOUGLAS

ABSTAIN: Commissioners NONE
 ABSENT: Commissioners NONE

Motion by Commissioner GALVAN, seconded by Commissioner HAM, to adopt Resolution No. 2018-15, approving Planned Unit Development No. 2018-01. Motion carried by the following roll call vote:

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

Motion by Commissioner PERICO, seconded by Commissioner SANCHEZ, to adopt Resolution No. 2018-16, approving Vesting Tentative Tract 915. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

There were no comments.

COMMISSIONERS' ITEMS OF INTEREST

Community Development Director Mata responded to questions by Commissioner JOHNSTON and Chairperson PADEN regarding tiny houses.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 7:26 p.m.

Respectfully submitted,

Diana Black



AGENDA STAFF REPORT

MEETING DATE: 7/10/2018	AGENDA SECTION:
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SUBJECT:

Conditional Use Permit No. 2018-08: a request to allow a sensory gym for autistic children, an indoor commercial recreation facility, within an existing building in the MX-D Downtown Mixed Use zone district. The project is located at 240 N. Irwin Street (APN 012-052-004).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Sensory Rock (CUP 2018-08)

Resolution No. 2018-20 (CUP 2018-08)

Attachment 1 - Business Plan

Attachment 2 - Equipment Images

Attachment 3 - Site Plan Review No. 2018-28

Attachment 4 - Site Plan Review No. 2018-28 Approval Letter

Attachment 5 - Notice of Exemption

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

PROJECT: Conditional Use Permit No. 2018-08: a request to allow a sensory gym for autistic children, an indoor commercial recreation facility, within an existing building in the MX-D Downtown Mixed Use zone district.

LOCATION: The project is located at 240 N. Irwin Street (APN 012-052-004).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-20, approving Conditional Use Permit No. 2018-08.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2018-20, approving Conditional Use Permit No. 2018-08.

PROJECT DESCRIPTION

The project is a request to allow a sensory gym for autistic children within an existing building. The use of an indoor commercial recreation facility requires a conditional use permit in the MX-D Downtown Mixed Use zone district.

In an operational statement, the applicant states, "Our pending name is Sensory Rock. This business will serve our community as a kids gym with equipment designed with special needs in mind. Typical gym equipment will be a climbable wall, netted trampoline, cocoon climbing swing and riding zip line. The business will have two sensory rooms, a calming sensory room and a stimulating sensory room. We will serve the community with workshop and events."

The applicant provides a business plan for Planning Commission reference, attached as **Attachment 1**.

Images of equipment to be installed within the business appear in **Attachment 2**.

Project Location

The sensory gym will occupy an existing building located at 240 N. Irwin Street, APN 012-052-004. The project site is designated as Downtown Mixed Use by the General Plan. The zoning for the property is MX-D Downtown Mixed Use. The building is within the Historic Overlay Zone.

Entitlement

The applicant has submitted a site plan for the project that includes interior changes only. See the Site Plan Review No. 2018-28, attached as **Attachment 3**. Site Plan Review No. 2018-25 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval

letter, attached as **Attachment 4**. All conditions of approval cited in the approval letter are also conditions of approval of this conditional use permit application.

Figure 1: Land Use
(Property outlined in red)

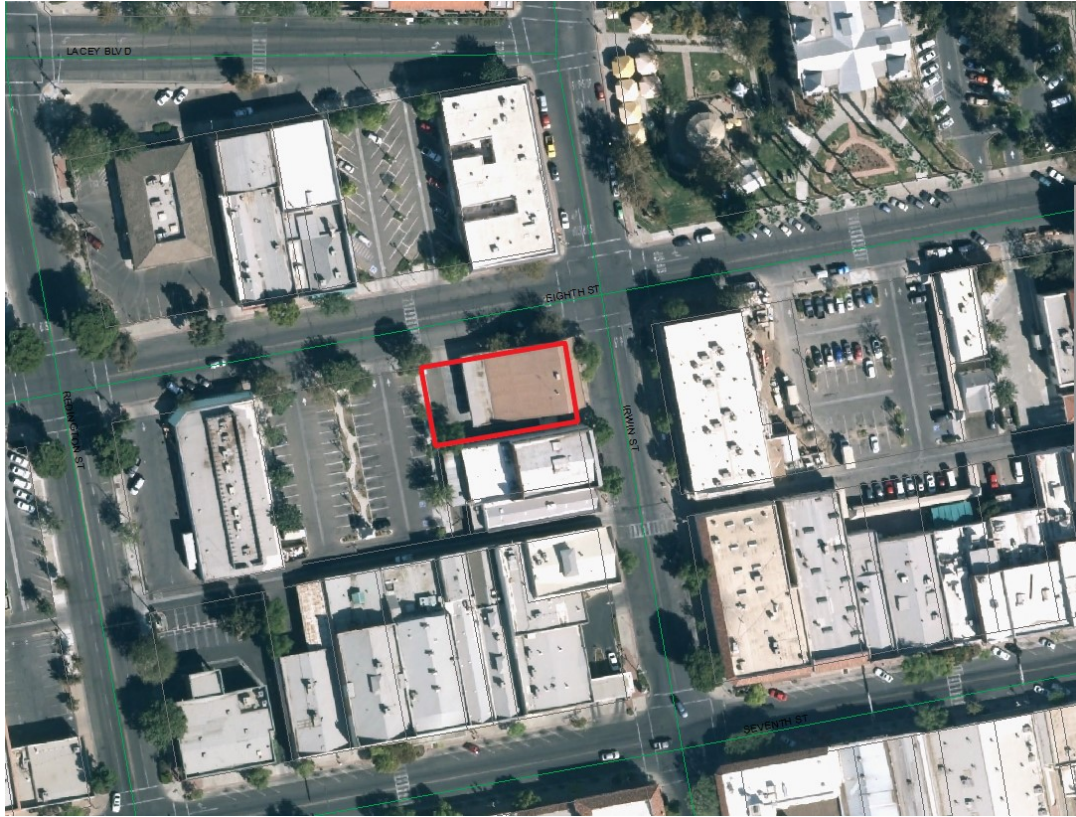
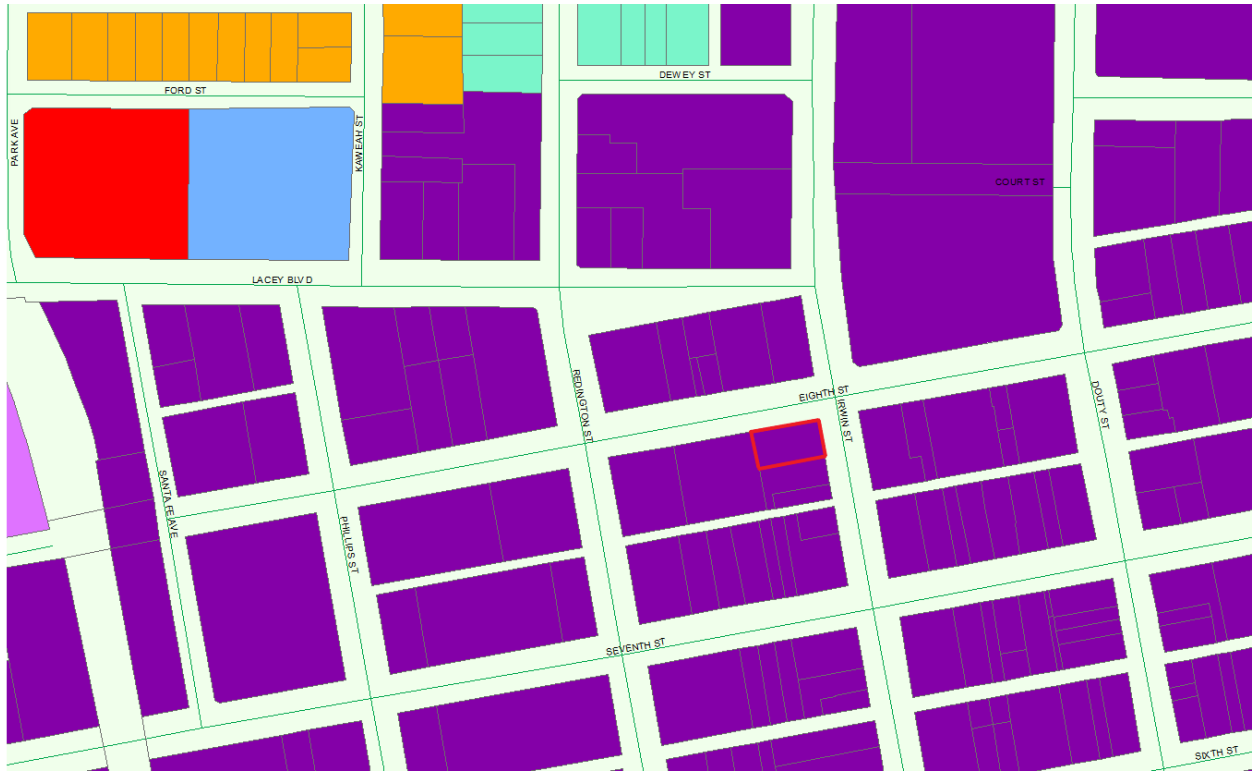


Figure 2: General Plan Designation
(Property outlined in red)



Figure 3: Zoning MX-D Downtown Mixed Use
(Property outlined in red)



BACKGROUND INFORMATION

The General Plan designates the property as Downtown Mixed Use. The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Designation. According to General Plan Policy L69, the purpose of the Downtown Mixed Use district is to provide a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. According to General Plan Policy L70, typical uses in the Downtown Mixed Use district include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high-density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan.

Zoning Designation

The applicant seeks to allow a sensory gym for autistic children within 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 MX-D Downtown Mixed Use zone district.

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.

The sensory gym will be open to the public for an entry fee or on a membership basis.

Figure 4: Land Use Table

City of Hanford Municipal Code Title 17 - Zoning Ordinance

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			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
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					

PROJECT EVALUATION

Conformance with the standards of the MX-D Downtown Mixed Use zone district

17.28.030 Site Area

In the MX-D Downtown Mixed use zone district, the minimum site area shall be 5,000 square feet. The entire parcel totals 9,462 square feet. The parcel meets and exceeds the minimum site area in the MX-D Downtown Mixed Use zone district.

17.28.040 Lot Dimensions

The minimum lot frontage in the MX-D Downtown Mixed Use 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. The property has frontage along two streets, 125 feet along Eighth Street and 74 feet along North Irwin Street. The parcel meets and exceeds the lot frontage requirement for the MX-D Downtown Mixed Use zone district.

17.28.050 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. The site is fully developed; no expansion of the existing building is proposed in the request for a conditional use permit.

17.28.060 Building Setback Area

No structure is permitted to be placed within a building setback area. In the MX-D Downtown Mixed Use zone district, there is no front building setback area required. The rear, side, and street side setbacks may also be zero, as the property does not abut a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district. The lot features zero setbacks on the front and street side property line. There is a 20-foot driveway along the interior side property line. The carport behind the building is setback 28 feet from the rear-property line. There is parking and a driveway within the setback within the 28 feet. Zero setbacks are permitted for the site; therefore, the site is in conformance with the building setbacks prescribed by the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district. The site is fully developed; no expansion of the existing building is proposed in the request for a conditional use permit.

17.28.070 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.

17.28.080 Height of Structures

The maximum height of structures in the MX-D Downtown Mixed Use zone district is 100 feet. The structure does not exceed the height maximum of the District. No building expansion is proposed in the request for a conditional use permit.

17.28.090 Driveways

Whenever possible, developments in the MX-D Downtown Mixed Use zone district shall share driveways to minimize the number of driveways on public streets. The site has one-way traffic circulation on site. There is a point of ingress along Eighth Street and egress on Irwin Street. There are no plans to alter the driveway access.

17.28.100 Off-Street Parking

According to General Plan Policy L69, the purpose of the Downtown Mixed Use district is to provide a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment,

eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. There is on-street parking available along West Eighth Street and North Irwin Street. The applicant also provides six parking stalls on-site. In accordance with the Hanford Municipal Code Section 17.54.040, the number of parking stalls required shall be determined at the time of the initial occupancy of a site or existing structure, or of the construction of a building, or of a major alteration or enlargement of a site or building or a change in the use of the property that requires additional parking spaces. The previous tenant of the existing building was a bank, which required parking at a ratio of one stall per 300 square feet. The proposed use, indoor commercial recreation facility, requires parking at a ratio of one stall per 300 square feet. Based on the previous use of the building, the applicant receives a credit of 16 parking stalls (regardless of actual number of stalls on-site), based on one stall per 300 square feet for a 4,794 square-foot building. The applicant's proposed use would require 16 parking stalls, as well, based on one stall per 300 square feet for a 4,794 square-foot building. The parking ratio is obtained by subtracting the total parking credit from the total parking required.

Parking Requirement Calculation

Proposed Use	Indoor Commercial Recreation Facility
Total Square Feet	4,794 sq. ft.
Parking Requirement Per Municipal Code	1:300 sq. ft.
Total Parking Required	(A) 16 Parking Stalls

Previous Use	Bank
Total Square Feet of Previous Use	4,794 sq. ft.
Parking Requirement of Previous Use	1:300 sq. ft.
Total Parking Credit	(B) 16 Parking Spaces

Parking Requirement

Total Parking Required (A) Less Total Parking Credit (B) equals New Parking Demand (C)

(A) 16 parking Stalls - (B) 16 parking stalls = (C) 0 **Parking Spaces Required**

17.28.110 Usable Open Space

In the MX-D Downtown Mixed Use zone district there is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval. Staff is not requiring the applicant to provide usable open space for the use.

17.28.150 General Provisions and Standards

All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by the Hanford Municipal Code. The use proposed will occur within an existing, completely enclosed, permanently fixed structure.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2018-08

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 of an indoor commercial recreation facility within an existing building will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use of an indoor commercial recreation facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use District. The use of an indoor commercial recreation facility is listed as a permitted use with the approval of a conditional use permit in the MX-D Downtown Mixed Use zone district, as prescribed in the land use table in Section 17.08.030.

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 commercial recreation facility within an existing building is compatible with the existing land uses and the future permitted land uses within the MX-D Downtown Mixed Use zone district. The proposed use will occupy an existing building within a fully developed block. The General Plan designates the property as Downtown Mixed Use. The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Downtown Mixed Use designation, which according to General Plan Policy L70, includes a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high-density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to develop the Downtown Mixed Use Zone District for entertainment activities.

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

ANALYSIS: The General Plan designates the property as Downtown Mixed Use. According to General Plan Policy L70, the Downtown Mixed Use designation includes a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high-density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to develop the Downtown Mixed Use Zone District for entertainment activities.

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 **Attachment 5**.

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 17.28 for the MX-D Downtown Mixed Use zone district. The use of an indoor commercial recreation facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use District. Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2018-28 and Resolution No. 2018-20.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the Hanford Sentinel on June 29, 2018 and mailed to property owners within 500 feet of the project site on June 28, 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 **Attachment 5**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-20, approving Conditional Use Permit No. 2018-08.

RESOLUTION NO. 2018-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2018-08, A REQUEST TO ALLOW A SENSORY GYM FOR AUTISTIC CHILDREN, AN INDOOR COMMERCIAL RECREATION FACILITY, WITHIN AN EXISTING BUILDING IN THE MX-D DOWNTOWN MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 240 N. IRWIN STREET (APN 012-052-004).

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

WHEREAS, Conditional Use Permit No. 2018-08, a request to allow a sensory gym for autistic children, an indoor commercial recreation facility, within an existing building in the MX-D Downtown Mixed Use zone district, 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 240 N. Irwin Street (APN 012-052-004); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2018-28, attached as **Exhibit A**; and

WHEREAS, all conditions of approval of Site Plan Review No. 2018-28, attached as **Exhibit B**, shall also be conditions of approval for Conditional Use Permit No. 2018-08; and

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

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

WHEREAS, the Planning Commission has reviewed the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, and,

THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the following findings pursuant to Section 17.80.050 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 of an indoor commercial recreation facility within an existing building will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use of an indoor commercial recreation facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use District. The use of an indoor commercial recreation facility is listed as a permitted use with the approval of a conditional use permit in the MX-D Downtown Mixed Use zone district, as prescribed in the land use table in Section 17.08.030.

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 commercial recreation facility within an existing building is compatible with the existing land uses and the future permitted land uses within the MX-D Downtown Mixed Use zone district. The proposed use will occupy an existing building within a fully developed block. The General Plan designates the property as Downtown Mixed Use. The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Downtown Mixed Use designation, which according to General Plan Policy L70, includes a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high-density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to develop the Downtown Mixed Use Zone District for entertainment activities.

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

ANALYSIS: The General Plan designates the property as Downtown Mixed Use. According to General Plan Policy L70, the Downtown Mixed Use designation includes a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high-density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to develop the Downtown Mixed Use Zone District for entertainment activities.

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 for the project.

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 17.28 for the MX-D Downtown Mixed Use zone district. The use of an indoor commercial recreation facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use District. Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2018-28 and this resolution.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Conditional Use Permit No. 2018-08 be approved, subject to the conditions of approval for Site Plan Review No. 2017-28, attached as **Exhibit B**, and the following conditions:

1. That any façade changes will be subject to a historic resource permit, in accordance with Hanford Municipal Code Section 17.48.070, which is required for any alteration of the exterior features of a building within a designated historic district. The City Council shall determine whether a historic resources permit shall be issued. A permit shall not be required for ordinary maintenance and repairs.
 - i. Complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building, or structure on the site shall be submitted
2. An approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration a building permit is issued and construction commenced or the use has commented.

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

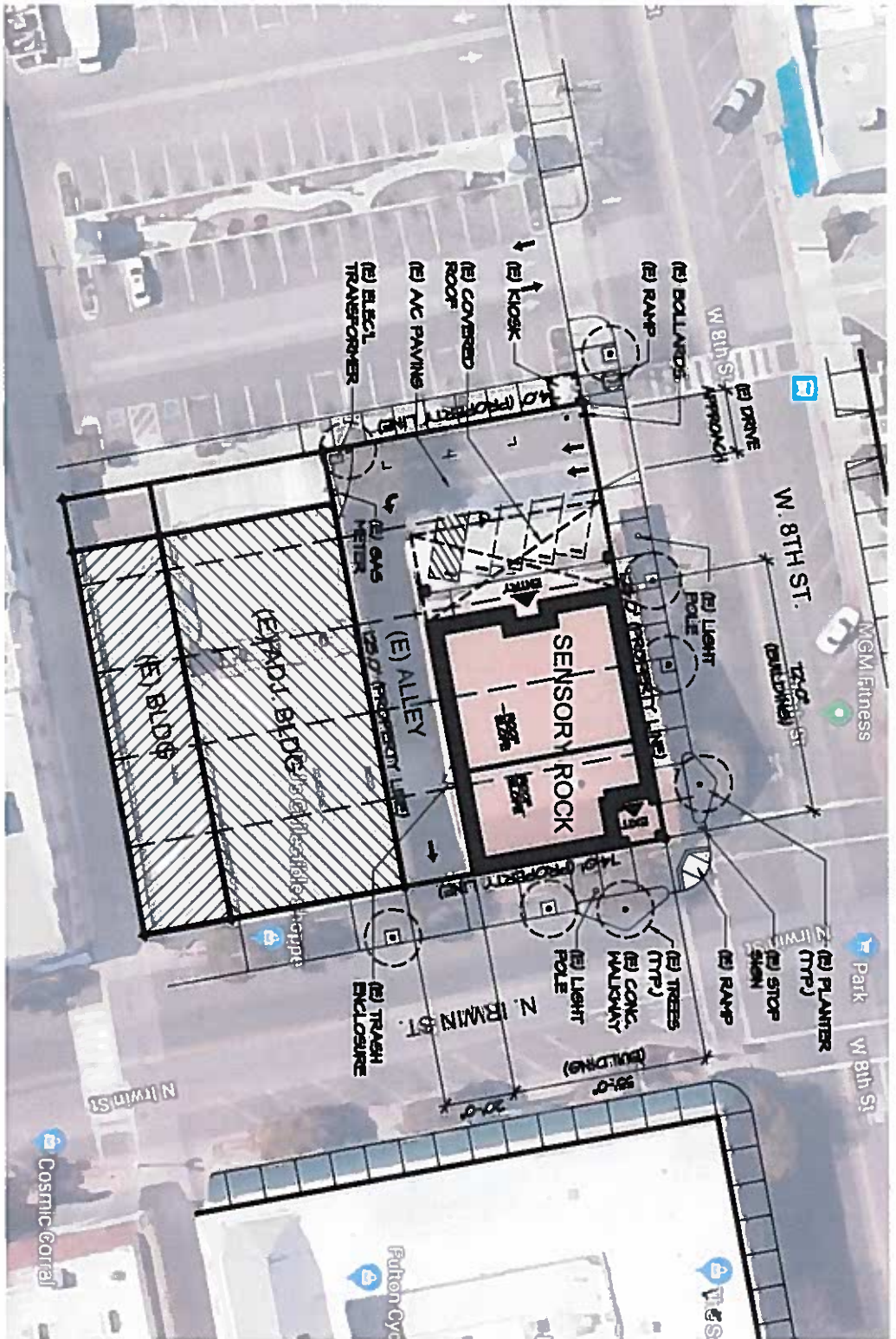
STATE OF CALIFORNIA)
 COUNTY OF KINGS) ss
 CITY OF HANFORD)

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 July 2018.

Darlene R. Mata, Secretary

Exhibit A
Site Plan No. 2018-28

Attachment: Resolution No. 2018-20 (CUP 2018-08) (Sensory Rock - CUP 2018-08)



SCALE: 1"=30'-0"



- | | | |
|----|------------------------|------------|
| 1. | NO BUILDING SIGNS | |
| 2. | FIRST FLOOR - | 3,700 S.F. |
| 3. | SECOND FLOOR - | 1094 S.F. |
| | (2) UTILITIES TO REHAB | |

TETER, LLP
PRESSING HEADQUARTERS
VIRALIA
BLUESFIELD
MOOREO
SAM LUIS OREGO

SENSORY ROCK T.I.
240 N. IRWIN ST.
A.P.N. 012-052-004
HAINFORD, CA

JOE HARRIS:
10-10879
DMR. DATE:
10-05-81
CUP

Exhibit B
Site Plan Review No. 2018-28 Conditions of Approval

Attachment: Resolution No. 2018-20 (CUP 2018-08) (Sensory Rock - CUP 2018-08)

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
DARRELL PYLE
CITY ATTORNEY
ROBERT M. DOWD

DATE: June 28, 2018

PROJECT: Site Plan Review 2018-28 (502-1022)

APPLICANT: Sheri Tos

LOCATION: 220 N. Irwin Street (APN 012-052-004)

PROPOSAL: Developing a sensory gym for autistic children within an existing building

ZONING: MX-D Downtown Mixed Use (Historic District)

SITE PLAN REVIEW COMMITTEE REVIEW DATE: June 13, 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 prior to resubmittal:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
- ☐ 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 | ☒ Planning Commission CUP – 7/10/2018 |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Gabrielle de Silva
Gabrielle de Silva, Associate Planner
Community Development Department

June 28, 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:

- ☒ 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. 2018-28 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:

MX-D Downtown Mixed Use

General: (all comments checked shall apply)

- ☒ That the use of an indoor commercial recreation facility is subject to approval by the Planning Commission through the Conditional Use Permit process.
- ☒ That any façade changes will be subject to a historic resource permit, in accordance with Hanford Municipal Code Section 17.48.070, which is required for any alteration of the exterior features of a building within a designated historic district. The City Council shall determine whether a historic resources permit shall be issues. A permit shall not be required for ordinary maintenance and repairs.
 - An application is required (no fee)
 - Complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building, or structure on the site shall be submitted
- ☒ 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. 2018-28 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.
- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.
- ☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district
- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses

within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

- ☒ 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.

Building Setback Areas (Section 17.28.060)

- ☒ That the appropriate setbacks be maintained, as follows:
- ☒ The front building setback area may be zero.
 - ☒ The rear building setback may be zero.
 - ☒ The side building setback may be zero.
 - ☒ The street side building setback shall be zero.

Height of Structures (Section 17.28.080)

- ☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54).

- ☒ That all existing parking stalls on-site shall remain.
- ☒ That no additional parking stalls are required to be provided, based on the credit for the previous use of the building:

Proposed Use	Indoor Commercial Recreation Facility
Total Square Feet	4,794 sq. ft.
Parking Requirement Per Municipal Code	1:300 sq. ft.
Total Parking Required	(A) 16 Parking Stalls
Previous Use	Bank
Total Square Feet of Previous Use	4,794 sq. ft.
Parking Requirement of Previous Use	1:300 sq. ft.
Total Parking Credit	(B) 16 Parking Spaces

Parking Requirement

Total Parking Required (A) Less Total Parking Credit (B) equals New Parking Demand (C)

(A) 16 parking Stalls - (B) 16 parking stalls = (C) 0 **Parking Spaces Required**

- ☐ (In Central Parking and Business Improvement District only) If the applicant is not providing the additional parking spaces required, they may pay Parking In Lieu Fees, currently set at \$2,000 per space.

(C) _____ X \$2,000 = \$_____ Parking In Lieu Fees Due

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☐ In the commercial zone district, not less than five percent 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 lineal parking stalls.**

Usable Open Space: (Section 17.28.110).

- ☒ That there is no standard requirement for minimum usable open space.
- ☒ Conditional uses may be required to provide usable open space as a condition of approval.

Usable open space will not be required as part of the conditional use permit, as the site is already fully developed.

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.**

Landscaping: (Section 17.20.120 and 17.52).

- ☐ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

- ☐ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
- ☐ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☐ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☐ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☐ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☐ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☐ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☐ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☐ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
- ☐ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☐ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☐ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☐ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☐ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.28.130)

- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR 2018-028(502-1022) Play Center
5-30-18
240 N Irwin

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, 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 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 buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. 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.
7. 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.
8. 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: June 13, 2018

Project #: SPR 2018-28 (502-1022) Sensory Rock 240 N. Irwin St.

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.
 - ☐ 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 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.
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.

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# 18-28 – Sensory Rock – W. 8th Street & N. Irwin 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 Utilities and Engineering 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.
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.

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.
2. That the developer shall furnish, install and maintain a grease trap assembly on all sewer laterals receiving process water from commercial food preparation facilities, if applicable. 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.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

6/27/18
DATE

Attachment: Resolution No. 2018-20 (CUP 2018-08) (Sensory Rock - CUP 2018-08)



City of Hanford

Department of Public Works

b

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

Engineering Division Comments

PROJECT: SPR# 18-28 – Sensory Rock – W. 8th Street & N. Irwin 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 Utilities and Engineering Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. 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.

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.

Curb, Gutter and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalks located along the 8th Street and Irwin Street project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs, gutters, and sidewalks installed in conformance with City Standards CO-11 and CO-15. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.

Joshua Tullsen
Assistant Engineer (559) 585-2582

6/27/18
DATE

Attachment: Resolution No. 2018-20 (CUP 2018-08) (Sensory Rock - CUP 2018-08)



City of Hanford

Department of Public Works

b

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

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: 4,794 sf – Commercial – Site Area: 0.21 Acres**)
 - 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. 2018-20 (CUP 2018-08) (Sensory Rock - CUP 2018-08)

Joshua Tullsen
Assistant Engineer (559) 585-2582

6/27/18
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 18-28 – Sensory Rock – W. 8th Street & N. Irwin Street

General Requirements:

1. The current interior trash enclosure can continue to be used.
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.
5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service.**

Attachment: Resolution No. 2018-20 (CUP 2018-08) (Sensory Rock - CUP 2018-08)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

6/27/18
DATE

Sensory Rock LLC Business Plan

By

Sheri Tos, Business Developer & Operations Rocketeer

&

Amada Clemente, Program Developer & Operations Rocketeer

This business plan covers a projected situational and financial analysis in order to strategically position a sensory gym in Hanford CA. Our plan includes an executive summary, description of products, marketing & an operation plan as well as finance calculation forecasts for the first year. It is the purpose of this report to include relevant information documenting events that accurately describe current and future events. This business plan is a living document that will be reviewed, edited, revised and updated annually or as needed.



Executive Summary

The following business plan for the operation and marketing of a start-up gym with a projected opening date of November 19, 2018 located at 240 N. Irwin Street, Hanford, California. This gym is geared towards the children and children with disabilities market: families that have the need to help their child. It's an opportunity to serve a market that is often forgotten and not thought of about by making fitness an enjoyable experience. This gym can help with motor skills and building of muscles as well as keep children fit. Children obesity is becoming a rising concern and children with disabilities have a greater chance of being obese. The Sensory gym will offer access to special fitness equipment, private occupational therapy or speech therapy sessions and inclusion workshops in an uplifting environment. Special sensory designs with a zip line will set the kids gym apart and at this time there isn't a kids gym within a 50 mile radius. We will fill a need for a community that deserves it.

The estimated 4700 square foot building will require heavy startup capital for renovations and equipment purchases. Investment in zip line, sensory rooms and sensory gym equipment estimated at \$250,000; while overall build out and decorating costs are projected to be \$400,000.; building purchase at \$510,000. With 25% down of total of \$910,000.00 would be \$682,500.00 and an operating budget of \$200,000 which brings the capital required before launch with cash and loans a total of: \$1,132,500.00.

In an effort to increase awareness of the gym prior to launch, we may have a booth in September at the local Farmer's Market, FAST and Bank of The Sierra suggested the possibility of posting advertising in their lobbies and on their website and grass roots advertising will be employed. CVRC also stated a possibility of advertising Sensory Rock on their Facebook,

internet page and intranet (internal employee communications). Strong community outright initiatives will follow, including but not limited to: school campaigns, participation in special needs events around the area. The goal is to become a positive place for the community and launch positive public information and resources about children with disabilities.

GENERAL COMPANY DESCRIPTION

The goal of this business plan is to provide all kids including those with disabilities a fun place that allows the child to develop healthy physical, social and emotional skills. Rooms will be available for Speech, Physical and Occupational therapist to rent by hour to work with their younger clientele.

Mission Statement:

Embracing each Rocketeer, their family and community professionals to help develop and support every child and their limitless possibilities.

Company Brand/Tag Line

Rocket, Rocketeers etc.

“Limitless”

Company Vision

Our vision is to encourage all that step into our gym to LIVE in a community where we...

Lend a helping hand

Inspire & be inspired

View other’s possibilities

Embrace God’s love for us & others

Business Goals and Objectives

- Break-even within the first year of operations
- Analyze calendar quarters to determine traffic flow, operational costs, membership & day passes income and room rentals.
- Tithe 10% of profits (if any) to Church of choice (may include multiple churches)
- Save 10% of profits (if any) as an operational savings fund every year
- Offer workshops, events and inclusive opportunities

Business Philosophy

Sensory Rock's philosophy is that everyone that touches this business in any shape or form is limitless. We dare everyone to understand others and to explore the unimaginable. We want families to come in and embrace the possibilities that physical activities can provide. We would like anyone that rates us on yelp to always give us 5 stars because we literally made their child's day a little brighter with more joy then they came in. We want the whole community to be proud of this business that provides good quality activities.

Relationships are a core value for Sensory Rock. We want to get to know our surrounding community, families and professionals by partnering and caring for them. By offering a gym that has equipment from Fun Factory we will be providing quality and innovative equipment that makes us unique.

Our gym will need to employ friendly, energetic, compassionate employees that demonstrate a professional demeanor with a passion for people and quality work.

List of Sensory Rock's key principals:

- Treat everyone with respect
- Dare to understand differences
- Go the extra mile
- See opportunities not obstacles

PRODUCTS AND SERVICES

Memberships will be available at different price points on chart.

M-F. 9-12/ 1-3/ 4-7

Sat: 8-11/ 11-2

*Special events may occur during non-business hours

*Days and hours subject to change in future based on traffic flow analysis

Sensory Rock Open Play

	Sensory Rock LLC Menu of Services			
Rocketeers Options	3-HrSession	Hourly	Discount	Age
	\$30	\$10		15 Months- 21
	\$27	\$9.00	20%	15 Months - 21
	\$24	\$8.00	20%	Up to 15 months
Rocketeer 3 (3 Visits)	\$72	\$8.00	20%	Per child
Rocketeer (5 Visits)	\$112	\$7.47	25%	Per child
Rocketeer 13 Membership- (13 Visits)	\$273	\$7.00	30%	Per child

Images of different areas including Children Hospital's and Therapy Facilities from Fun Factory



Attachment: Attachment 2 - Equipment Images (Sensory Rock - CUP 2018-08)

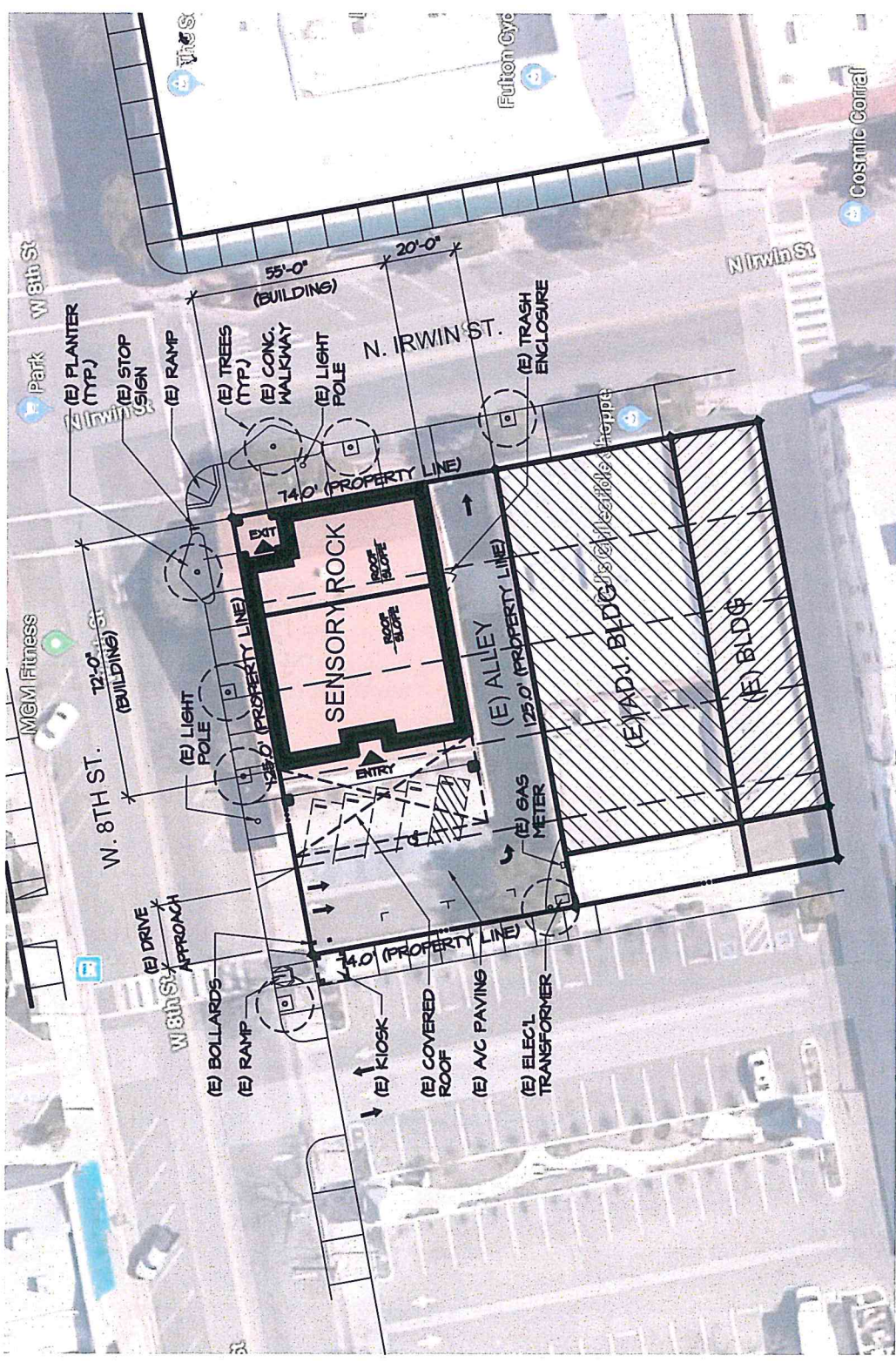


Attachment: Attachment 2 - Equipment Images (Sensory Rock - CUP 2018-08)





017 2010-20 502-1022
 CUP 2018-08 508-0200



JOB NUMBER	18-10874
DWG. DATE	18-05-31
CUP	

- NOTES:
1. NO BUILDING SIGNS
 2. FIRST FLOOR - 3700 S.F.
SECOND FLOOR - 1044 S.F.
 3. (E) UTILITIES TO REMAIN

SENSORY ROCK T.I.
 240 N. IRWIN ST.
 A.P.N.: 012-052-004
 HANFORD, CA

TETER, LLP
 FRENO HEADQUARTERS
 VISALIA
 BAKERSFIELD
 MADERA
 SAN LUIS OBISPO



City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DAVID G. AYERS

VICE MAYOR
SUE SORESENSEN

COUNCIL MEMBERS
MARTIN DEVINE
DIANE SHARP
JUSTIN MENDES

CITY MANAGER
DARRELL L. PYLE

CITY ATTORNEY
ROBERT M. DOWD

DATE: June 28, 2018

PROJECT: Site Plan Review 2018-28 (502-1022)

APPLICANT: Sheri Tos

LOCATION: 220 N. Irwin Street (APN 012-052-004)

PROPOSAL: Developing a sensory gym for autistic children within an existing building

ZONING: MX-D Downtown Mixed Use (Historic District)

SITE PLAN REVIEW COMMITTEE REVIEW DATE: June 13, 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. Your 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 prior to resubmittal:

☐ 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.

☐ 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 – 7/10/2018

☐ Parks and Recreation Commission

Signed,

Gabrielle de Silva

Gabrielle de Silva, Associate Planner
Community Development Department

June 28, 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:

- ☒ 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. 2018-28 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:

MX-D Downtown Mixed Use

General: (all comments checked shall apply)

- ☒ That the use of an indoor commercial recreation facility is subject to approval by the Planning Commission through the Conditional Use Permit process.
- ☒ That any façade changes will be subject to a historic resource permit, in accordance with Hanford Municipal Code Section 17.48.070, which is required for any alteration of the exterior features of a building within a designated historic district. The City Council shall determine whether a historic resources permit shall be issues. A permit shall not be required for ordinary maintenance and repairs.
 - An application is required (no fee)
 - Complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building, or structure on the site shall be submitted
- ☒ 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. 2018-28 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.
- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.
- ☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district
- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses

within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

- ☒ 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.

Building Setback Areas (Section 17.28.060)

- ☒ That the appropriate setbacks be maintained, as follows:
- ☒ The front building setback area may be zero.
 - ☒ The rear building setback may be zero.
 - ☒ The side building setback may be zero.
 - ☒ The street side building setback shall be zero.

Height of Structures (Section 17.28.080)

- ☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54).

- ☒ That all existing parking stalls on-site shall remain.
- ☒ That no additional parking stalls are required to be provided, based on the credit for the previous use of the building:

Proposed Use	Indoor Commercial Recreation Facility
Total Square Feet	4,794 sq. ft.
Parking Requirement Per Municipal Code	1:300 sq. ft.
Total Parking Required	(A) 16 Parking Stalls

Previous Use	Bank
Total Square Feet of Previous Use	4,794 sq. ft.
Parking Requirement of Previous Use	1:300 sq. ft.
Total Parking Credit	(B) 16 Parking Spaces

Parking Requirement

Total Parking Required (A) Less Total Parking Credit (B) equals New Parking Demand (C)

(A) 16 parking Stalls - (B) 16 parking stalls = (C) 0 Parking Spaces Required

- ☐ (In Central Parking and Business Improvement District only) If the applicant is not providing the additional parking spaces required, they may pay Parking In Lieu Fees, currently set at \$2,000 per space.

(C) _____ X \$2,000 = \$_____ Parking In Lieu Fees Due

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☐ In the commercial zone district, not less than five percent 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 lineal parking stalls.**

Usable Open Space: (Section 17.28.110).

- ☒ That there is no standard requirement for minimum usable open space.
- ☒ Conditional uses may be required to provide usable open space as a condition of approval.

Usable open space will not be required as part of the conditional use permit, as the site is already fully developed.

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.**

Landscaping: (Section 17.20.120 and 17.52).

- ☐ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

- ☐ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
- ☐ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☐ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☐ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☐ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☐ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☐ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☐ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☐ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
- ☐ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☐ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☐ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☐ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☐ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.28.130)

- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR 2018-028(502-1022) Play Center
5-30-18
240 N Irwin

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, 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 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 buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. 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.
7. 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.
8. 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: June 13, 2018

Project #: SPR 2018-28 (502-1022) Sensory Rock 240 N. Irwin St.

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.
 - ☐ 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 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/c maintenance needed by the use of tools and the removal and/or replacement of parts/pip 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 i 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.
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 b 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 c 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.

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 current 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

Utilities Division Comments

PROJECT: SPR# 18-28 – Sensory Rock – W. 8th Street & N. Irwin 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 Utilities and Engineering 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.
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.

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.
2. That the developer shall furnish, install and maintain a grease trap assembly on all sewer laterals receiving process water from commercial food preparation facilities, if applicable. 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.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

6/27/18
DATE



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 18-28 – Sensory Rock – W. 8th Street & N. Irwin 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 Utilities and Engineering Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. 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.

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.

Curb, Gutter and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalks located along the 8th Street and Irwin Street project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs, gutters, and sidewalks installed in conformance with City Standards CO-11 and CO-15. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.

Joshua Tullsen
Assistant Engineer (559) 585-2582

6/27/18
DATE



City of Hanford

Department of Public Works

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

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: 4,794 sf – Commercial – Site Area: 0.21 Acres)**
 - 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.

Joshua Tullsen
Assistant Engineer (559) 585-2582

6/27/18
DATE



City of Hanford

Department of Public Works

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Refuse Division Comments

PROJECT: SPR# 18-28 – Sensory Rock – W. 8th Street & N. Irwin Street

General Requirements:

1. The current interior trash enclosure can continue to be used.
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.
5. That the applicant shall participate in all available waste recycling & reuse programs including the new requirement for food waste separate bin service.

Attachment: Attachment 4 -Site Plan Review No. 2018-28 Approval Letter (Sensory Rock - CUP 2018-08)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

6/27/18
DATE

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. 2018-08

Project Location – 240 N. Irwin Street (012-052-004)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 2018-08, a request to allow a sensory gym for children with autism, an indoor commercial recreation facility, within an existing building.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Sheri Tos

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 10, 2018

Title: Associate Planner

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant