

AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, October 23, 2018

CALL TO ORDER

ROLL CALL

INVOCATION

Pastor Bud Haskell, Grace Bible Church

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 September 11, 2018 Meeting

PUBLIC HEARING

Conditional Use Permit No. 2018-15, a request to relocate a private vocational college to a suite within an existing building in the MX-D Downtown Mixed Use zone district. The project is located at 312 W. Seventh Street (APN 012-051-010).

GENERAL BUSINESS

Finding of Conformity for Road Abandonment No. 2018-01, a proposal to abandon approximately 55,242 square feet of right of way of the former East Lacey Boulevard, west of State Highway 43 and a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property and adjacent property formed after the relocation of Lacey Boulevard.

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



**AGENDA
STAFF REPORT**

MEETING DATE: 10/23/2018	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the September 11, 2018 Meeting

RECOMMENDATION:

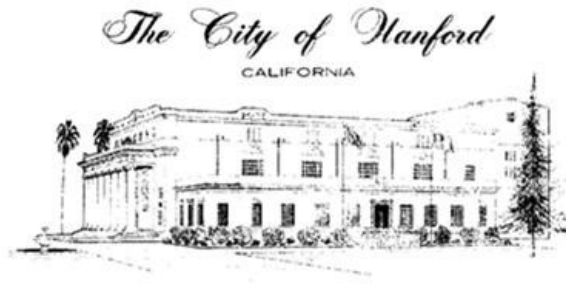
Approve the minutes of the September 11, 2018 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

09-11-18 PC Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, September 11, 2018

CALL TO ORDER

In Chairperson PADEN's absence, Vice-chairperson DOUGLAS 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		Absent	
Travis Paden		Absent	
Savino Perico		Present	
Angel Vee Galvan		Present	
Jacob Sanchez		Present	

INVOCATION

In lieu of the invocation, Vice-chairperson DOUGLAS called for a moment of silence, in memory of the victims of 9/11.

FLAG SALUTE

Commissioner SANCHEZ 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 public 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 August 14, 2018 Minutes

PUBLIC HEARING

Conditional Use Permit No. 2018-11, a request to relocate an existing veterinary office to a new building within the same vicinity in the C-R Regional Commercial zone district. The project is located along West Lacey Boulevard, east of Centennial Drive (APN 011-020-008, 011-020-009, and 011-020-010).

Vice-chairperson DOUGLAS opened the Public Hearing at 7:04 p.m. and called for the staff report. Associate Planner Myers presented the staff report, recommended approval of the project, and invited questions of staff.

There being no questions, Vice-chairperson DOUGLAS opened Public Comment. There were no public comments.

Commissioner HAM expressed support for the project. He feels that it will be beneficial to the community and that the relocation will provide safer, easier parking.

Vice-chairperson DOUGLAS closed the Public Hearing at 7:09 p.m. and called for a motion.

Motion by Commissioner PERICO, seconded by Commissioner GALVAN, to adopt Resolution No. 2018-21, approving Conditional Use Permit No. 2018-11. Motion carried, by the following roll call vote:

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

3. Conditional Use Permit No. 2018-10: is a request to allow a religious institution and associated charter school within an existing building in the O Office zone district. The project is located at 1010 W. Grangeville Boulevard (APN 008-410-055).

Vice-chairperson DOUGLAS opened the Public Hearing at 7:11 p.m. and called for the staff report. Associate Planner Myers presented the staff report, recommended approval of the project, and invited questions of staff.

Following questions of staff, Vice-chairperson DOUGLAS opened Public Comment.

FAVOR

The applicant, Pastor Thomas King, thanked staff for their assistance and the commission for considering the project. He requested approval.

OPPOSED

None opposed.

Vice-chairperson DOUGLAS closed the Public Hearing at 7:17 p.m. and called for a motion.

Attachment: 09-11-18 PC Minutes (09-11-18 PC Minutes)

Motion by Commissioner HAM, seconded by Commissioner SANCHEZ, to adopt Resolution No. 2018-22, approving Conditional Use Permit No. 2018-10. Motion carried, by the following roll call vote:

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

DIRECTOR'S COMMENTS

Director Mata had no comments.

COMMISSIONERS' ITEMS OF INTEREST

There were no reports.

ADJOURNMENT

Vice-chairperson DOUGLAS adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 09-11-18 PC Minutes (09-11-18 PC Minutes)



AGENDA STAFF REPORT

MEETING DATE: 10/23/2018	AGENDA SECTION:
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SUBJECT:

Conditional Use Permit No. 2018-15, a request to relocate a private vocational college to a suite within an existing building in the MX-D Downtown Mixed Use zone district. The project is located at 312 W. Seventh Street (APN 012-051-010).

Please see the staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - San Joaquin Valley College

Resolution No. 2018-23

Attachment 1 - Operational Statement

Attachment 2 - Site Plan and Floor Plan

Attachment 3 - Site Plan Review No. 2018-43 Approval Letter

Attachment 4 - Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, October 23, 2018**

PROJECT: Conditional Use Permit No. 2018-15, is a request to relocate a private junior college to a suite within an existing building in the MX-D Downtown Mixed Use zone district.

LOCATION: The project is located at 312 W. Seventh Street (APN 012-051-010).

PLANNER: Gabrielle Myers, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-23, approving Conditional Use Permit No. 2018-15

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2018-23, approving Conditional Use Permit No. 2018-15.

PROJECT DESCRIPTION

The project is a request, filed by San Joaquin Valley College (SJVC), to relocate an existing private junior college from 215 W. Seventh Street to a suite within the FAST Credit Union Building, located at 312 W. Seventh Street. The use of a school (charter, trade, vocational, art, business, or professional) requires approval of a conditional use permit by the Planning Commission in the MX-D Downtown Mixed Use zone district.

“SJVC is a private junior college founded in 1977 offering Associate of Science degrees and continuing education opportunities in the areas of Health, Business and Technology. SJVC offers various programs at its other existing campuses in Sacramento, Modesto, Fresno, Hanford, Visalia, Bakersfield, Hesperia, Madera, Porterville, Delano, Lancaster, Atascadero, Temecula, and Ontario. Our current Hanford college campus is located at 215 W. Seventh Street, first opening in 2004 and occupies approximately 15,000 sq. ft.” A full operational statement has been provided by the applicant, attached as **Attachment 1**.

Project Location

San Joaquin Valley College will be relocating to a vacant suite within the FAST Credit Union building, located at 312 W. Seventh Street. The suite is 11,903 square feet and has not been occupied since the building's remodeling, which took place in 2010. The project site is designated as Downtown Mixed Use by the General Plan. The zoning for the property is MX-D Downtown Mixed Use.

Entitlement

The applicant has submitted Site Plan Review No. 2018-43 for the project, proposing to develop a vacant suite for a junior college. See Site Plan Review No. 2018-43, attached as **Attachment 2**. Site Plan Review No. 2018-43 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter, attached as **Attachment 3**. 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
Downtown Mixed Use
(Property outlined in red)



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



BACKGROUND INFORMATION

General Plan Designation

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, as it proposes professional education services and activity within the Downtown Mixed Use designation.

Zoning Designation

The applicant seeks to allow a private vocational school within a suite of an existing building. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, the use of a school (charter, trade, vocational, art, business, or professional) is subject to approval of a conditional use permit by the Planning Commission in the MX-D Downtown Mixed Use zone district. During the recent zoning ordinance update, schools (charter, trade, vocational, art, business, or professional) were changed to conditional uses in the MX-D Downtown Mixed Use, specifically to allow for an evaluation of parking impacts to the downtown.

A “school; charter, trade, vocational, business, or professional,” means a facility that is operated either with public funds under a charter contract or with private funds, and that offers specific educational instruction to children and/or adults. This use includes charter schools, secretarial schools, beauty schools, arts schools, and automotive repair schools, and similar specialized schools.

Figure 4:
Land Use Table

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
C10	Religious institution or facility			P			C	C		C	C					
C11	School, private (kindergarten to 12 th grade)												C			
C12	School, public (kindergarten to 12 th grade)												P			
C13	School; charter, trade, vocational, art, business, or professional		C	P			C	C	C	C	C		P			

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 38,912 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 approximately 257 feet of street frontage along

Seventh 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 building footprint 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, rear, and east side property lines. 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 building footprint 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. There is a point of ingress and egress west of the building along Seventh Street. Access to the site is also available through the alley from Phillips Street or Redington Street and from Eighth Street. There are no plans to alter the driveway access.

17.28.100 Off-Street Parking

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.

When the building underwent a major alteration in 2010, changing from retail to a bank and lease space, the site plan review process was not utilized and parking was not evaluated. Current parking requirements prescribe one space per 300 square feet of building area for banks. The

FAST Building is 49,778 square feet. By subtracting the square footage of the space used for San Joaquin Valley College, the yield is the required parking for the remaining portions of the FAST building, alone. Based on one stall per 300 square feet, there should be 126 parking stalls provided for the FAST Building, excluding the parking for SJVC. The use of a vocational school requires parking to be provided at a ratio of 10 stalls per class room, plus one stall per employee. SJVC proposes to develop the vacant suite with five classrooms, as presented in Site Plan Review No. 2018-43, attached as **Attachment 2**. In the provided operational statement, attached as **Attachment 1**, the applicant proposes 10 employees.

Parking Calculation:

FAST Building (minus SJVC)

49,778 overall building square footage – 11,903 SJVC proposed square footage

= 37,875 sq. ft.

÷ 300 sq. ft.

= 126 parking stalls - # of parking stalls provided on FAST property (83 parking stalls) = 43

San Joaquin Valley College

10 stalls/classroom x 5 classrooms = 50 parking stalls +

1 stall/employee x 10 employees = 10 parking stalls

= 60 stalls

FAST Parking plus SJVC

126 + 60 = **176 Parking Stalls Total**

Analysis: There shall be a total of 176 parking stalls provided for the FAST Building and San Joaquin Valley College combined. There are 15 parking stalls located on-site and a parking lot located north of the property, owned and used by FAST Credit Union, with 68 parking stalls, for a total of 83 parking stalls. There is a parking agreement in place with the owner of 329 W. Eighth Street for joint use of their parking lot, which has 42 parking stalls; however, these spaces cannot be counted toward the required parking demand. The agreement also allows the tenant of 329 W. Eighth Street use of the FAST Credit Union's parking lot.

Parking in the area is currently impacted and as presented in the calculations above, there is a shortage of parking on-site for the FAST Credit Union building, alone. The addition of the San Joaquin Valley College will have an additional impact on parking. Staff recommends the following conditions, in order to adequately address parking for the conditionally permitted use:

1. That the vocational school operate in conformance with the operational statement provided, which limits the maximum student count to 63 for any given session.

2. That 60 parking spaces be provided for the use, based on the parking requirement for vocational schools, which is ten parking spaces per classroom and one space per employee:

Calculation:

10 stalls/classroom x 5 classrooms = 50 parking stalls +

1 stall/employee x 10 employees = 10 parking stalls

= 60 stalls

The parking requirement must be met with new physical parking spaces located within 600 feet. The parking obligation cannot be met by payment of parking in-lieu fees.

3. That a parking covenant be recorded to state that the physical spaces to be provided are for use by San Joaquin Valley or FAST Credit Union. The covenant can be eliminated if other parking is provided or the use ceases.
4. That any addition to class sizes requires an amendment to the conditional use permit and is subject to approval by the Planning Commission.

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. 2018-15

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 relocation of the vocational school, San Joaquin Valley College, will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use of a vocational school is consistent with the regulations set forth in the

Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district, with the enforcement of the conditions of approval, cited in the resolution. A vocational school 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 proposed relocation of the vocational school, San Joaquin Valley College, is compatible with existing and future planned land uses in the MX-D Downtown Mixed Use zone district. The use of a vocational school is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district, with the enforcement of the conditions of approval, cited in the resolution. A vocational school 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. Conditions of approval will ensure the impact of the vocational school on parking availability does not disrupt the surrounding uses.

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 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, as it proposes professional education services and activities within the Downtown Mixed Use designation.

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 4**.

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 relocation of the vocational school to a vacant suite within the FAST Credit Union building is compliant with the Hanford Municipal Code. 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. 2018-33 and the resolution, including the following:

1. That the vocational school operate in conformance with the operational statement provided, which limits the maximum student count to 63 for any given session.
2. That 60 parking spaces be provided for the use, based on the parking requirement for vocational schools, which is ten parking spaces per classroom and one space per employee:

Calculation:

$$\begin{aligned}
 &10 \text{ stalls/classroom} \times 5 \text{ classrooms} = 50 \text{ parking stalls} + \\
 &1 \text{ stall/employee} \times 10 \text{ employees} = 10 \text{ parking stalls} \\
 &= 60 \text{ stalls}
 \end{aligned}$$

The parking requirement must be met with new physical parking spaces located within 600 feet. The parking obligation cannot be met by payment of parking in-lieu fees.

3. That a parking covenant be recorded to state that the physical spaces to be provided are for use by San Joaquin Valley or FAST Credit Union. The covenant can be eliminated if other parking is provided or the use ceases.
4. That any addition to class sizes requires an amendment to the conditional use permit and is subject to approval by the Planning Commission.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on October 12, 2018 and mailed to property owners within 500 feet of the project site on October 11, 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 4**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-23, approving Conditional Use Permit No. 2018-15.

CONDITIONS OF APPROVAL

1. That the vocational school operate in conformance with the operational statement provided, which limits the maximum student count to 63 for any given session.

2. That 60 parking spaces be provided for the use, based on the parking requirement for vocational schools, which is ten parking spaces per classroom and one space per employee:

Calculation:

10 stalls/classroom x 5 classrooms = 50 parking stalls +

1 stall/employee x 10 employees = 10 parking stalls

= 60 stalls

The parking requirement must be met with new physical parking spaces. The parking obligation cannot be met by payment of parking in-lieu fees.

3. That any addition to class sizes requires an amendment to the Conditional Use Permit and is subject to approval by the Planning Commission.

Applicant:

Steve Perry on behalf of San Joaquin Valley College
3823 S. Caldwell Avenue
Visalia, CA 93277

Property Owner:

Paula Lehn
312 W. Seventh Street
Hanford, CA 93230

RESOLUTION NO. 2018-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2018-15, A REQUEST TO RELOCATE A PRIVATE JUNIOR COLLEGE TO A SUITE WITHIN AN EXISTING BUILDING IN THE MX-D DOWNTOWN MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 312 W. SEVENTH STREET (APN 012-051-010).

At a regular meeting of the City of Hanford Planning Commission duly called and held on October 23, 2018 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2018-15, a request to relocate a private junior college to a suite 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 312 W. Seventh Street (APN 012-051-010); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2018-43, attached as **Exhibit A**; 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 relocation of the vocational school, San Joaquin Valley College, will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use of a vocational school is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district, with the enforcement of the conditions of approval, cited in this resolution. A vocational school 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 proposed relocation of the vocational school, San Joaquin Valley College, is compatible with existing and future planned land uses in the MX-D Downtown Mixed Use zone district. The use of a vocational school is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district, with the enforcement of the conditions of approval, cited in this resolution. A vocational school 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. Conditions of approval will ensure the impact of the vocational school on parking availability does not disrupt the surrounding uses.

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 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, as it proposes professional education services and activities within the Downtown Mixed Use designation.

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

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

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. The relocation of the vocational school to a vacant suite within the FAST Credit Union building is compliant with the Hanford Municipal Code. 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. 2018-33 and this resolution, including the following:

1. That the vocational school operate in conformance with the operational statement provided, which limits the maximum student count to 63 for any given session. The operational statement is attached, as **Exhibit C**.

2. That 60 parking spaces be provided for the use, based on the parking requirement for vocational schools, which is ten parking spaces per classroom and one space per employee:

Calculation:

10 stalls/classroom x 5 classrooms = 50 parking stalls +

1 stall/employee x 10 employees = 10 parking stalls

= 60 stalls

The parking requirement must be met with new physical parking spaces located within 600 feet. The parking obligation cannot be met by payment of parking in-lieu fees.

3. That a parking covenant be recorded to state that the physical spaces to be provided are for use by San Joaquin Valley or FAST Credit Union. The covenant can be eliminated if other parking is provided or the use ceases.
4. That any addition to class sizes requires an amendment to the conditional use permit and is subject to approval by the Planning Commission.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Conditional Use Permit No. 2018-15 be approved, subject to the conditions of approval for Site Plan Review No. 2017-38, attached as **Exhibit B**, and the following conditions:

1. That the vocational school operate in conformance with the operational statement provided, which limits the maximum student count to 63 for any given session. The operational statement is attached, as **Exhibit C**.
2. That 60 parking spaces be provided for the use, based on the parking requirement for vocational schools, which is ten parking spaces per classroom and one space per employee:

Calculation:

10 stalls/classroom x 5 classrooms = 50 parking stalls +

1 stall/employee x 10 employees = 10 parking stalls

= 60 stalls

The parking requirement must be met with new physical parking spaces located within 600 feet. The parking obligation cannot be met by payment of parking in-lieu fees.

3. That a parking covenant be recorded to state that the physical spaces to be provided are for use by San Joaquin Valley or FAST Credit Union. The covenant can be eliminated if other parking is provided or the use ceases.
4. That any addition to class sizes requires an amendment to the conditional use permit and is subject to approval by the Planning Commission.

5. 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

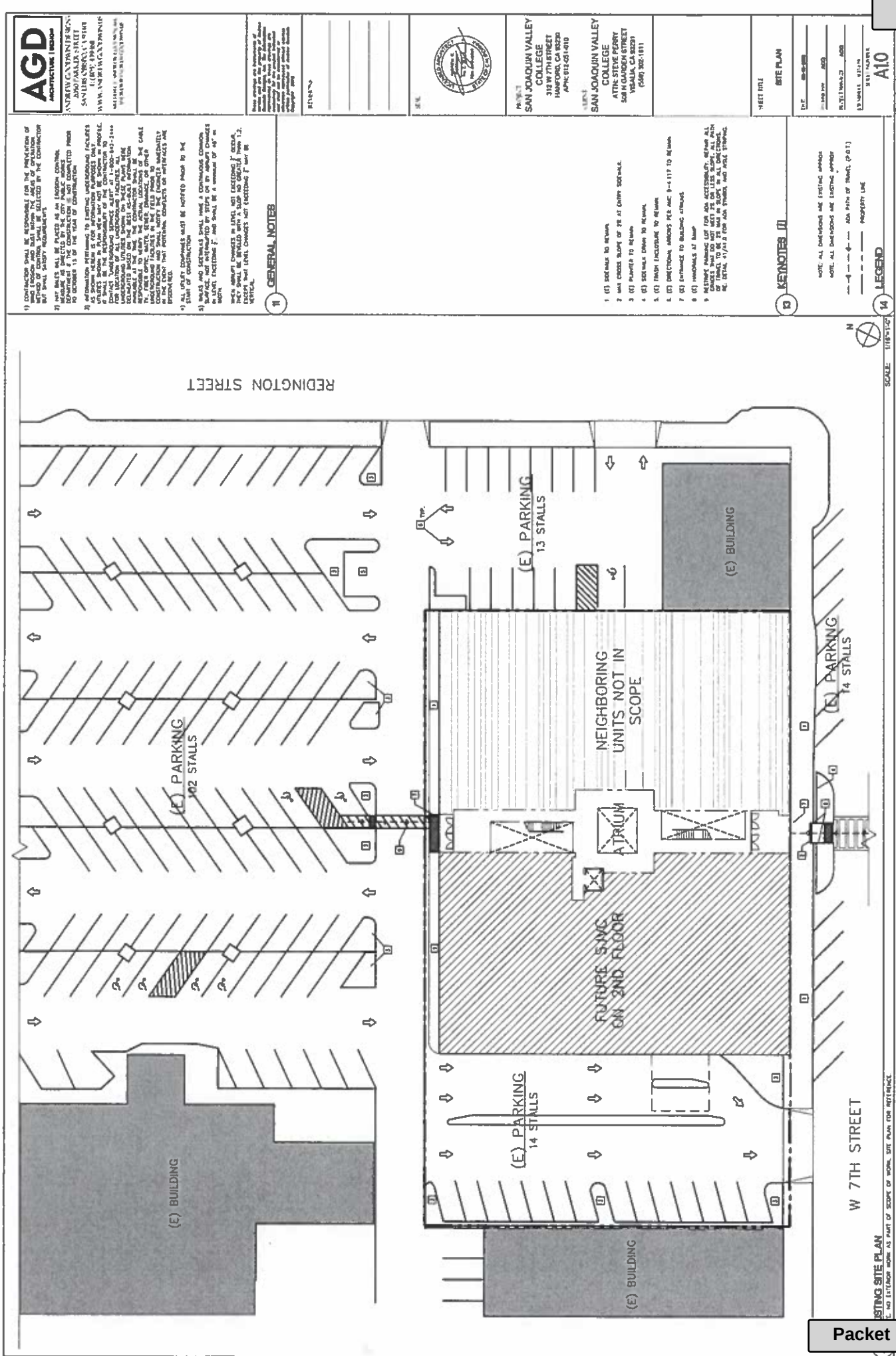
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

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 23rd day of October 2018.

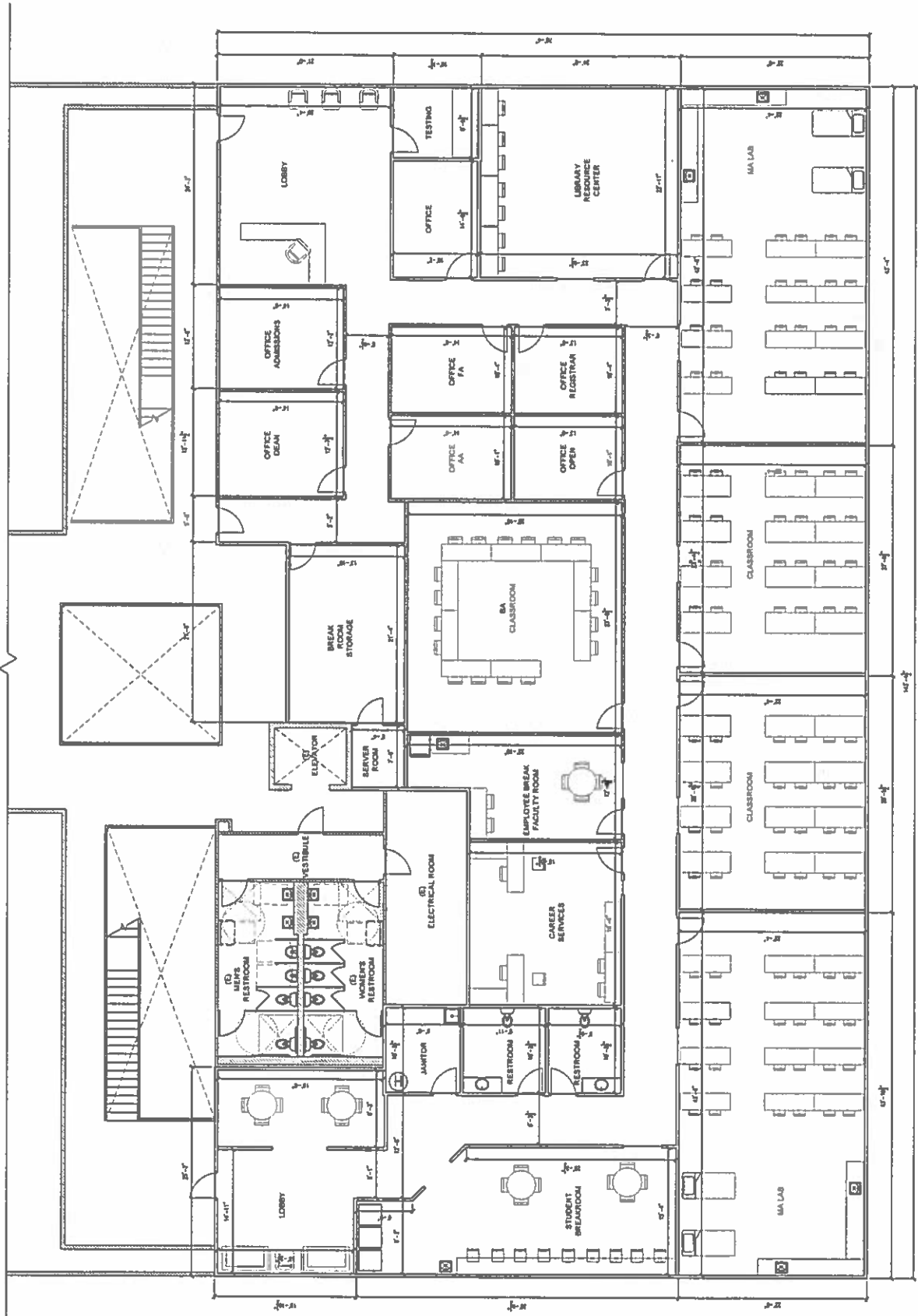
Darlene R. Mata, Secretary

Exhibit A
Site Plan No. 2018-38

Attachment: Resolution No. 2018-23 [Revision 1] (San Joaquin Valley College)



b



STANDARD STUD WALL AND CEILING
AS NOTED FOR SHEET 21
WALL 2-1/2" CP + 1-1/2" FL + 2" CL
16 O/C INTERIOR WALL STUD WALL

WALL LEGEND
SCALE: 3/16"=1'-0"

PROPOSED FLOOR PLAN

Exhibit B
Site Plan Review No. 2018-38 Conditions of Approval

Attachment: Resolution No. 2018-23 [Revision 1] (San Joaquin Valley College)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



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

DATE: October 18, 2018

PROJECT: Site Plan Review 2018-43

APPLICANT: Steve Perry on behalf of San Joaquin Valley College

LOCATION: 312 W. Seventh Street (APN 012-051-010)

PROPOSAL: A request to locate a private junior college within a vacant suite in the FAST Credit Union Building

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: September 12, 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. A meeting with the Site Plan Review Committee is not required.

☐ **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

☐ Parks and Recreation Commission

Signed,

Gabrielle Myers

Gabrielle Myers, Associate Planner
Community Development Department

October 18, 2018

DATE

Attachment: Resolution No. 2018-23 [Revision 1] (San Joaquin Valley College)

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). **Exemption No. 2018-16**

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. 2018-43 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 Myers: (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 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. 2018-43 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.
- ☒ That a vocational school in the MX-D Downtown Mixed Use zone district is subject to approval of a conditional use permit by the Planning Commission.

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 15 feet.

Height of Structures (Section 17.28.080)

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

Off Street Parking: (Section 17.54).

- ☒ That the addition of the San Joaquin Valley College will have an additional impact on parking. Staff recommends the following conditions, in order to adequately address parking for the conditionally-permitted use (per conditional use permit)
1. That the vocational school operate in conformance with the operational statement provided, which limits the maximum student count to 63 for any given session.
 2. That 60 parking spaces be provided for the use, based on the parking requirement for vocational schools, which is ten parking spaces per classroom and one space per employee:

Calculation:

10 stalls/classroom x 5 classrooms = 50 parking stalls +

1 stall/employee x 10 employees = 10 parking stalls

= 60 stalls

The parking requirement must be met with new physical parking spaces located within 600 feet. The parking obligation cannot be met by payment of parking in-lieu fees.

3. That a parking covenant be recorded to state that the physical spaces to be provided are for use by San Joaquin Valley or FAST Credit Union/ The covenant can be eliminated if other parking is provided or the use ceases.
 4. That any addition to class sizes requires an amendment to the Conditional Use Permit and is subject to approval by the Planning Commission.
- ☒ 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.

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 2018-043(502-1037) SJVC
312 W. Seventh Street

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 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

****** Each structure will be considered a separate submittal. Grading, Landscaping, 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 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

7. 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.
8. That Kings County Impact Fees shall apply at current rates.
9. 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.
10. 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: September 12, 2018

Project #: 2018-43 (502-1037) & CUP 2018-15 (508-0207) SJV College Relocation to 312 W. 7th 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. Fire sprinkler system in existing building. Ensure that system is appropriate for the occupancy.
 - ☐ 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. If there is not a current system installed, an alarm system will be required. Ensure alarm is appropriate for the occupancy.
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 (show all three on plans):
- a. 20 feet 1 inch inside turning radius (inside rear wheel)
 - b. 36 feet 3 inch curb to curb (outside front wheel)
 - c. 44 feet 6 inch outside radius (outside front bumper)
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.
25. ☐ 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.

26. ☒ 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. Place keys in existing Knox Box with a label identifying your business.

27. ☒ 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.

28. ☐ 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.

29. ☐ 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.

30. ☐ ***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.

31. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.

32. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.

Exhibit C
Operational Statement

Attachment: Resolution No. 2018-23 [Revision 1] (San Joaquin Valley College)



September 24, 2018

City of Hanford Planning Dept.
317 N. Douty Street
Hanford, CA 93230

Re: Proposed Relocation of SJVC College Campus

Dear Sirs:

San Joaquin Valley College (SJVC) is proposing to relocate their present campus located at 215 W. 7th St. to 312 W. 7th St., Hanford, CA.

SJVC Hanford Campus Relocation (proposed) Operational Statement

History

SJVC is a private Junior College founded in 1977 offering Associate of Science degrees and continuing education opportunities in the areas of Health, Business and Technology. *SJVC* offers various programs at its other existing campuses in Sacramento, Modesto, Fresno, Hanford, Visalia, Bakersfield, Hesperia, Madera, Porterville, Delano, Lancaster, Atascadero, Temecula and Ontario. Our current Hanford college campus is located 215 W. 7th St. first opening in 2004 and occupies approx. 15,000 sf.

Accreditation

SJVC is accredited by ACCJC/WASC, the Accrediting Commission for Community and Junior Colleges of the Western Association of Schools and Colleges an institutional accrediting body recognized by the Council for Higher Education Accreditation and the U.S. Department of Education.

Governance and Management

The responsibilities for the organization and governance of *SJVC* rest with the Board of Governors. The members of the board are responsible for the establishment of the basic policies that govern all locations of *SJVC*. The board meets on a regular basis to review the implementation of these policies.

Packet Pg. 42

September 24, 2018

City of Hanford Planning Dept.
317 N. Douty Street
Hanford, CA 93230

Re: Proposed Relocation of SJVC College Campus

Dear Sirs:

San Joaquin Valley College (SJVC) is proposing to relocate their present campus located at 215 W. 7th St. to 312 W. 7th St., Hanford, CA.

SJVC Hanford Campus Relocation (proposed) Operational Statement

History

SJVC is a private Junior College founded in 1977 offering Associate of Science degrees and continuing education opportunities in the areas of Health, Business and Technology. **SJVC** offers various programs at its other existing campuses in Sacramento, Modesto, Fresno, Hanford, Visalia, Bakersfield, Hesperia, Madera, Porterville, Delano, Lancaster, Atascadero, Temecula and Ontario. Our current Hanford college campus is located 215 W. 7th St. first opening in 2004 and occupies approx. 15,000 sf.

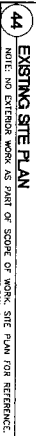
Accreditation

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Packet Pg. 44



14
LEGEND

A1.0

NOTE: ALL DIMENSIONS ARE EXISTING APPROX.
NOTE: ALL DIMENSIONS ARE EXISTING APPROX.

13 KEYNOTES

SITE PLAN

SHEET 1111

1. (C) SIDEWALK TO REAM.
2. MAX CROSS SLOPE OF 2% AT ENTRY SIDEWALK.
3. (C) PLANTER TO REAM.
4. (C) SIDEWALK DEWY TO REAM.
5. (C) TRASH ENCLOSURE TO REAM.
6. (C) DIRECTIONAL ARROWS FOR A/C 9-1117 TO REAM.
7. (C) ENTRANCE TO BUILDING ARROWS.
8. (C) HANDRAILS AT STAIR.
9. NEAREST PARKING LOT FOR MAX ACCESSIBILITY REPAIR ALL OF TRAVEL TO BE 2% MAX. SLOPE IN ALL DIRECTIONS.
RE: DRIVE 1/4 IN/10 IN. FOR MAX. SYMBOL AND BEST STRENGTH.

CLIENT
SAN JOAQUIN VALLEY

APN: 012-051-010

COLLEGE
312 W 7TH STREET
HANFORD, CA 93230

PROJECT
SAN JOAQUIN VALLEY
COLLEGE

[illegible]

ANDREW C.
GOODMAN
MR. C. H. H.
BIRMINGHAM

SENT

Journal of Management Inquiry 22(1)

[illegible]

REVISIONS

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service and give the property of Quoddy Designs, Inc. The information represented on these drawings is exclusively for the project herein and shall not be used for any other project without the written consent of Quoddy Designs, Inc.

These drawings are instructions:

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ARCEBUTHIN: A PRODRUG OF A NEW
MONOPHASE ORAL CONTRACEPTIVE

T: (805) 439-1611
WWW.ANIDRHCAD.COM

ANDREW CAMPBELL
2050 PARKER STREET
SAN LUIS OBISPO, CA

ARCHITECTURE | DESIGN

AGL

11

Packet Pg. 45

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



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

DATE: October 18, 2018

PROJECT: Site Plan Review 2018-43

APPLICANT: Steve Perry on behalf of San Joaquin Valley College

LOCATION: 312 W. Seventh Street (APN 012-051-010)

PROPOSAL: A request to locate a private junior college within a vacant suite in the FAST Credit Union Building

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: September 12, 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. A meeting with the Site Plan Review Committee is not required.

☐ **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 | ☒ Planning Commission CUP |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Gabrielle Myers

Gabrielle Myers, Associate Planner
Community Development Department

October 18, 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). **Exemption No. 2018-16**

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. 2018-43 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 Myers: (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 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. 2018-43 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.
- ☒ That a vocational school in the MX-D Downtown Mixed Use zone district is subject to approval of a conditional use permit by the Planning Commission.

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 15 feet.

Height of Structures (Section 17.28.080)

☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54).

☒ That the addition of the San Joaquin Valley College will have an additional impact on parking. Staff recommends the following conditions, in order to adequately address parking for the conditionally-permitted use (per conditional use permit)

1. That the vocational school operate in conformance with the operational statement provided, which limits the maximum student count to 63 for any given session.
2. That 60 parking spaces be provided for the use, based on the parking requirement for vocational schools, which is ten parking spaces per classroom and one space per employee:

Calculation:

10 stalls/classroom x 5 classrooms = 50 parking stalls +

1 stall/employee x 10 employees = 10 parking stalls

= 60 stalls

The parking requirement must be met with new physical parking spaces located within 600 feet. The parking obligation cannot be met by payment of parking in-lieu fees.

3. That a parking covenant be recorded to state that the physical spaces to be provided are for use by San Joaquin Valley or FAST Credit Union/ The covenant can be eliminated if other parking is provided or the use ceases.
 4. That any addition to class sizes requires an amendment to the Conditional Use Permit and is subject to approval by the Planning Commission.
- ☒ 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.

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 2018-043(502-1037) SJVC
312 W. Seventh Street

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 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution"
printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- **** Each structure will be considered a separate submittal. Grading, Landscaping, 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 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

7. 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.
8. That Kings County Impact Fees shall apply at current rates.
9. 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.
10. 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: September 12, 2018

Project #: 2018-43 (502-1037) & CUP 2018-15 (508-0207) SJV College Relocation to 312 W. 7th 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. Fire sprinkler system in existing building. Ensure that system is appropriate for the occupancy.
 - ☐ 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 maintenance needed by the use of tools and the removal and/or replacement of parts/pipes 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. If there is not a current system installed, an alarm system will be required. Ensure alarm is appropriate for the occupancy.
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 (show all three on plans):
- a. 20 feet 1 inch inside turning radius (inside rear wheel)
 - b. 36 feet 3 inch curb to curb (outside front wheel)
 - c. 44 feet 6 inch outside radius (outside front bumper)
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.
25. ☐ 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 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** **width** **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.

26. ☒ 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.

Place keys in existing Knox Box with a label identifying your business.

27. ☒ 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.

28. ☐ 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.
29. ☐ 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.
30. ☐ **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.
31. ☐ **A fuel tank permit is required** for underground and aboveground gasoline/LPG/Diesel.
32. ☐ Combustible high-piled storage over 12 feet **requires a separate fire department review and permit.** Contact the fire department for further information.

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. 2018-15

Project Location – 312 W. Seventh Street (APN 012-051-010)

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

Description of Nature, Purpose and Beneficiaries of Project: A request to relocate a private junior college to a suite within an existing building in the MX-D Downtown Mixed Use zone district.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Steve Perry – San Joaquin Valley College

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 Myers

Area Code/ Telephone: (559) 585-2578

Signature:

Date: October 23, 2018

Title: Associate Planner

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

Attachment: Attachment 4 - Notice of Exemption (San Joaquin Valley College)



AGENDA STAFF REPORT

MEETING DATE: 10/23/2018	AGENDA SECTION:
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SUBJECT:

Finding of Conformity for Road Abandonment No. 2018-01, a proposal to abandon approximately 55,242 square feet of right of way of the former East Lacey Boulevard, west of State Highway 43 and a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property and adjacent property formed after the relocation of Lacey Boulevard.

See Attached Staff Report

FISCAL IMPACT:

ATTACHMENTS:

PC Staff Report Finding of Conformity
PC Resolution 2018-24
Exhibit A Right of Way
RA 2018-01 Legal Description
Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: October 23, 2018

PROJECT: Finding of Conformity for Road Abandonment No. 2018-01, a proposal to abandon approximately 55,242 square feet of right of way of the former East Lacey Boulevard, west of State Highway 43. And a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property and adjacent property formed after the relocation of Lacey Boulevard.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2018-24 and make the following findings:

1. That Road Abandonment 2018-01 is consistent with the General Plan in accordance with Government Code 65402.
2. That the area of abandonment and the adjacent property south of the new alignment of Lacey Boulevard be designated in the General Plan as Regional Commercial and zoned RC -Regional Commercial.

RECOMMENDED MOTION

I move to approve Resolution No. 2018-24.

PROJECT DESCRIPTION

The City of Hanford approved the development at Highway 43/198 Commercial Center project in 2014. As part of the mitigation measures, a roundabout was required to be constructed at the Lacey Boulevard and State HWY 43 intersection. The intersection was moved to the north to accommodate the roundabout, which has been completed. The relocation resulted in right-of-way that is not longer necessary for vehicular traffic as shown in the attached Exhibit A and in the Resolution.



In addition, moving the right of way results in a change in the parcels north and south of the new Lacey Boulevard, which creates an ambiguity of the zoning of the area that being abandoned and the area to the north. Section 17.06.050.D, of the Zoning Ordinance states that zoning interpretations may be made by the Planning Commission when such an ambiguity exists. As stated below, zoning is generally expected to follow a street, alley or rail right of way or parcel lines and will go to the center line of such street, alley or rail right of way. Given that the street moved to the north, the zoning of the area south of the new right of way should be zoned the same as the adjacent property, which is RC or Regional Commercial in land use and zoning designation. The findings for making this interpretation are included in the resolution.

17.06.050 Interpretation of zone boundary lines.

Whenever any uncertainty exists as to the boundary line between two (2) zoning districts shown on the zoning map the following interpretations shall control:

- A. Where a boundary line is indicated as following a street, alley, railroad right-of-way, drainage channel, or other watercourse, the center line of such street, alley, railroad right-of-way, drainage channel, or other watercourse shall be considered to be the boundary line.*
- B. Where a boundary line is indicated as following a lot line or property line, the boundary line shall be construed as following such lot line or property line.*

C. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property line, the zone boundary line shall be determined by the use of the scale designated on the City's zone plan map.

D. Where further uncertainty exists, the Planning Commission, upon a written application from the owner of the property in question or on its own motion, shall determine the location of the zone boundary in question, giving due consideration to the location indicated on the City's zone plan map, the purposes and objectives of the zoning ordinance, and the applicable policies set forth in the General Plan. (Ord. 17-04, 2017)

PROCEDURE FOR ROAD ABANDONMENT

The California Streets and Highways Code governs the procedure for road and alley way abandonment. The procedure requires that a "Notice of Intent to Abandon" is adopted by the City Council prior to holding a public hearing to abandon the street.

The purpose of the Planning Commission review is to determine whether or not the right-of-way abandonment proposal is consistent with the Hanford General Plan.

If the requested abandonment is deemed to be consistent with the Hanford General Plan, the Planning Commission may recommend approval of the abandonment to the City Council. The City Council may then set a public hearing (tentatively scheduled for December 4, 2018) and publish a "Notice of Intent to Abandon" the street right of way. The "Notice of Intent to Abandon", if approved, would be published in *the Hanford Sentinel* twice, once on November 9, 2018 and November 20, 2018, as well as being posted on the area to be abandoned for the two-week period. Concurrently, staff will notify by mail all property owners within 300 feet of the abandonment.

PROJECT EVALUATION

General Plan Designation and Zoning for the Area: The General Plan designates the area to the south as Regional Commercial and zoned RC as shown in Figure 1.

Adjacent Land Use:

	Use
North:	Vacant and Commercial – Regional Commercial and Highway Commercial Industrial
South:	Vacant – Regional Commercial
East:	State HWY 43 and Existing Commercial - County
West:	Vacant and Existing Commercial – Regional Commercial

Figure 1 - General Plan

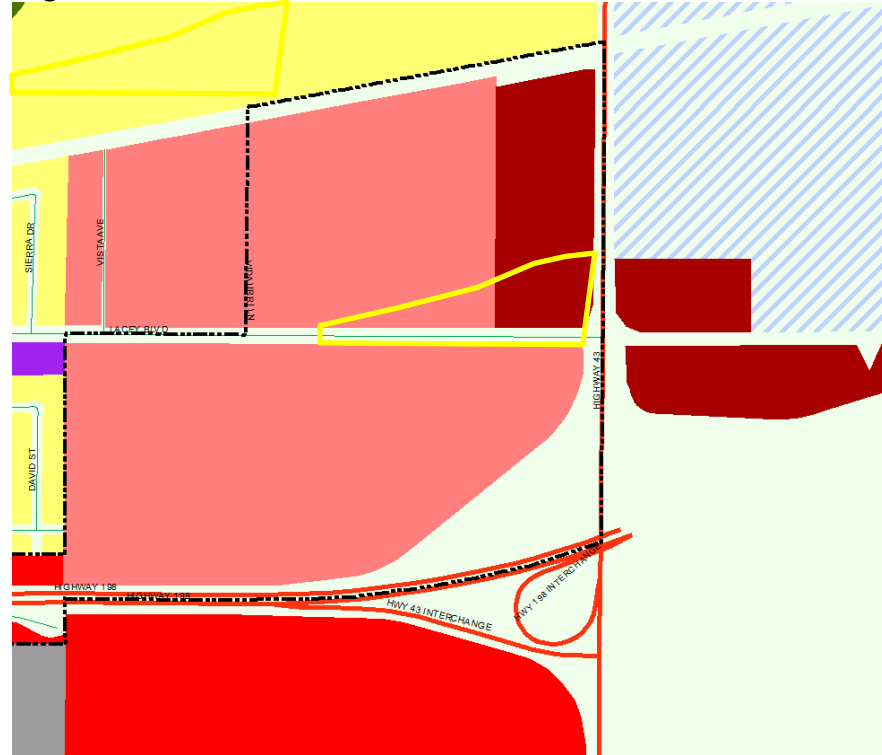


Figure 2 – Zoning



The Planning Commission is required to determine whether or not the abandonment is in conformity with the General Plan. The General Plan requires circulation between State HWY 43 and Lacey Boulevard as major arterials. The EIR prepared for the General Plan included a mitigation measure that required that a round about be installed at this location to mitigate impacts from development. The proposed abandonment is therefore consistent with the General Plan.

Section 65402(a) of the Government Code pertaining to Conservation and Planning states, in part, the following:

“If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, **no street shall be vacated or abandoned**, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, **until** the location, purpose and extent of such acquisition or disposition, **such street vacation or abandonment**, or such public building or structure **have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof.**” (emphasis added)

FINDINGS FOR APPROVAL

Resolution 2018-24 has been prepared to support the finding of conformity with the General Plan and the determination of the ambiguity in the zoning resulting from the proposed abandonment and for clarification of the resulting zoning ambiguity.

In accordance with Government Code Section 65402(a), the Planning Commission finds that the proposed abandonment is not in conflict with the Hanford General Plan. A finding that the proposed abandonment is not in conflict with the Hanford General Plan can be made based on the following:

1. The General Plan requires circulation between State HWY 43 and Lacey Boulevard as major arterials.
2. The EIR prepared for the General Plan included a mitigation measure that required that a round about be installed at this location to mitigate impacts from development.
3. The proposed abandonment is not in conflict with any portion of the Hanford General Plan, including the Circulation Element.

In accordance with Section 17.06.050 of the Hanford Municipal Code, the Planning Commission may determine the boundary line when ambiguity exists. The determination is based on the following findings:

1. That the zoning boundary lines were established to follow the public street adjacent to the property that was the previous Lacey Boulevard, which is to be abandoned.

2. That the abandonment and realignment of Lacey Boulevard creates an ambiguity in the zoning boundary lines.
3. That the Planning Commission determines that the zoning boundary line shall follow the new street right of way, in accordance with Section 17.06.050, which states that it shall go to the centerline of the street.
4. That the areas to be added to the parcel to the south of the former Lacey Boulevard alignment be designated as Regional Commercial in the General Plan and RC on the Zone Map.

NOTIFICATION

Planning staff notified public and private agencies on August 16, 2018, as well as all utility companies that may be affected, of the proposed street abandonment. A fourteen (14) day response time for the utility companies was allowed. No additional right of way was requested by any of the companies.

ATTACHMENTS

Resolution 2018-24
Exhibit A – Road Abandonment Map 2018-01
CEQA Exemption

RESOLUTION NO. 2015-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD FINDING ROAD ABANDONMENT 2018-01 CONSISTENT WITH THE HANFORD GENERAL PLAN, THE ABANDONMENT IS A PROPOSAL TO ABANDON APPROXIMATELY 55,242 SQUARE FEET OF RIGHT OF WAY OF THE FORMER EAST LACEY BOULEVARD, WEST OF STATE HIGHWAY 43. AND A FINDING OF AMBIGUITY CLARIFICATION PERTAINING TO THE LAND USE AND ZONING ON THE ABANDONED PROPERTY AND ADJACENT PROPERTY FORMED AFTER THE RELOCATION OF LACEY BOULEVARD.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on October 23, 2018, on motion of Commissioner _____ seconded _____ by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the Hanford Planning Commission, at its regularly scheduled meeting on October 23, 2018, received testimony and evidence regarding the proposed Road Abandonment No. 2018-01 and resulting general plan and zoning ambiguity; and

WHEREAS, Pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA; and

WHEREAS, the City's Planning Commission determined at its October 23, 2018 meeting that the road abandonment of a portion of Lacey Boulevard which resulted from the relocation of Lacey Boulevard to accommodate a roundabout, as shown in Exhibit A is consistent with the City's General Plan; and

NOW THEREFORE, BE IT RESOLVED, on the basis of the application for the Road Abandonment, the documentation and information provided by the staff report, and evidence and testimony submitted, the Planning Commission for the City of Hanford hereby makes the following findings:

1. The General Plan requires circulation between State HWY 43 and Lacey Boulevard as major arterials.
2. The EIR prepared for the General Plan included a mitigation measure that required that a round about be installed at this location to mitigate impacts from development.
3. The proposed abandonment is not in conflict with any portion of the Hanford General Plan, including the Circulation Element.
4. That in accordance with Section 17.06.050 of the Hanford Municipal Code, the Planning Commission may determine the boundary line when ambiguity exists and determines:
 - a) That the zoning boundary lines were established to follow the public street adjacent to the property that was the previous Lacey Boulevard, which is to be abandoned.
 - b) That the abandonment and realignment of Lacey Boulevard creates an ambiguity in the zoning boundary lines.
 - c) That the Planning Commission determines that the zoning boundary line shall follow the new street right or way, in accordance with Section 17.06.050, which states that it shall go to the centerline of the street.

- d) That the areas to be added to the parcel to the south of the former Lacey Boulevard alignment be designated as Regional Commercial in the General Plan and RC on the Zone Map.

NOW THEREFORE BE IT FURTHER RESOLVED, that pursuant to Government Code 65402 that the road abandonment is consistent with the City of Hanford General Plan and that where the boundary lines will be relocated, that the area of abandonment and the area to the south of the new Lacey Boulevard shall be designated Regional Commercial and zoned RC.

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

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 23rd day of October, 2018.

Darlene R. Mata, Secretary

EXHIBIT A

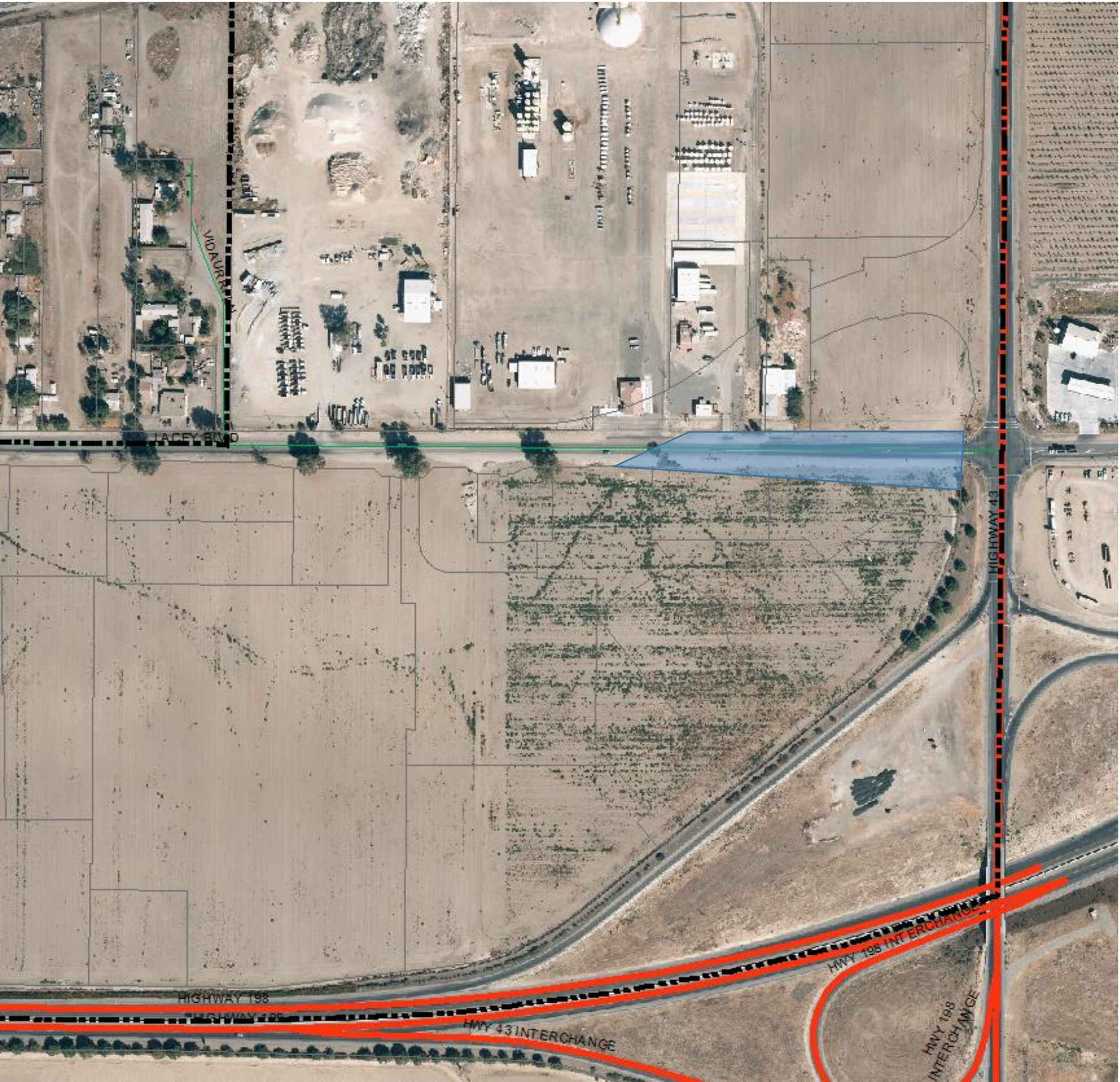


EXHIBIT "A"

Lacey Boulevard Abandonment

Legal Description

All that portion of the Southeast Quarter of the Southeast Quarter of Section 29, and the Northeast Quarter of the Northeast Quarter of Section 32, Township 18 South, Range 22 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the official Government Township Plats thereof, described as follows:

BEGINNING at the Northeast corner of said Section 32;

Thence, along the North line of said Northeast Quarter, North $89^{\circ} 37' 22''$ West a distance of 61.92 feet, to a point on the West right-of-way line of State Highway 43, also being the **TRUE POINT OF BEGINNING**;

Thence, along said West right-of-way line, South $00^{\circ} 21' 42''$ West, a distance of 40.00 feet;

Thence, leaving said West right-of-way line and along a line lying 40.00 feet, measured perpendicular, South of and parallel with said North line, North $89^{\circ} 37' 22''$ West, a distance of 807.73 feet, to a point on the realigned Lacey Boulevard Southeasterly right-of-way line, also being the beginning of a non-tangent curve;

Thence, Northeasterly along said Southeasterly right-of-way line, also being along a non-tangent 829.00 foot radius curve to the left, concave to the Northwest, from a radius point bearing North $14^{\circ} 49' 21''$ West and with a central angle of $11^{\circ} 39' 04''$ a distance of 168.58 feet;

Thence, continuing along last said right-of-way line, South $72^{\circ} 49' 48''$ East a distance of 22.07 feet;

Thence, continuing along last said right-of-way line, North $60^{\circ} 30' 31''$ East a distance of 52.20 feet, to a point lying 40.00 feet, measured perpendicular, North of the South line of said Southeast Quarter;

Thence, continuing along last said right-of-way line, along a line lying 40.00 feet, measured perpendicular, North of and parallel with last said South line, South 89° 37' 22" East, a distance of 5.53 feet;

Thence, leaving said Southeasterly right-of-way line, and continuing along a line lying 40.00 feet, measured perpendicular, North of and parallel with last said South line, South 89° 37' 22" East, a distance of 578.70 feet, to a point on the West right-of-way line of State Highway 43;

Thence, along said West right-of-way line, South 00° 21' 42" West, a distance of 40.00 feet, to the **TRUE POINT OF BEGINNING**.

Reserving the North 20.00 feet and the South 25.00 feet thereof for Nonexclusive Public Utility Easements.

Containing 55,242 square feet, more or less.

Attached hereto are plats labeled Exhibit "B-1" and Exhibit "B-2" and by this reference made a part hereof.

NOTICE OF EXEMPTION 2018-15

TO: ☐ Office of Planning Research
400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

FROM: ☒ City of Hanford
317 N. Douty Street
Hanford, CA 93230

Project Title: Road Abandonment 2018-01

Project Location: The property is west of State HWY 43 between State HWY 198 and the newly relocated Lacey Boulevard, City of Hanford, County of Kings, California

Description of Project: A proposal to abandon approximately 55,242 square feet of right of way for the former East Lacey Boulevard, west of State Highway 43 and a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property and adjacent property formed after the relocation of Lacey Boulevard.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status (check one)

- ☐ Ministerial (Sec. 21080(b)(1);15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a);
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c);
☒ Categorical Exemption. State type and section number: **15305(a), Minor Alterations in Land Use Limitations**
☐ Statutory Exemptions. State code number:
☐ General Exemption (Sec. 15061(b) (3))

Reasons why project is exempt: The project is an abandonment of the former Lacey Boulevard right of way which is a minor alteration to a street relocation which was a mitigation measure included in the EIR prepared for the State HWY 43/Lacey Commercial Project. The construction of the new alignment has been completed.

Lead Agency

Contact Person: Darlene Mata

Area Code./Telephone/ext (559) 585-2590

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?
☐ Yes ☐ No

Signature: _____ **Date:** 10/23/18 **Title:** Community Development DIR

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: **N/A**

Attachment: Notice of Exemption (Finding of Conformity Lacey Boulevard)