

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, March 12, 2019

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

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

CONSENT CALENDAR

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

- 1. Approval of the Minutes of the February 12, 2019 Meeting**
- 2. Approval of the Minutes of the February 26, 2019 Meeting**

PUBLIC HEARING

Continued item from Tuesday, February 26, 2019 - Conditional Use Permit No. 2018-14, a request by Kings Community Action Organization, Inc. to allow an expansion of an existing large-daycare facility, over 14 children, in the R-M Medium-Density Residential zone district. The project is located at the northwest corner of Hanford Armona Road and 12th Avenue, 10918 12th Avenue (APN 011-010-016 and 011-010-015).

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



**AGENDA
STAFF REPORT**

MEETING DATE: 3/12/2019	AGENDA SECTION: 1
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SUBJECT:

Approval of the Minutes of the February 12, 2019 Meeting

RECOMMENDATION:

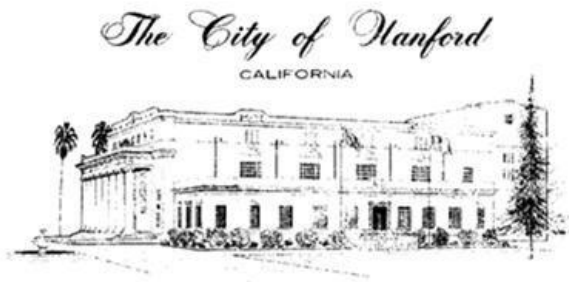
Approve the minutes of the February 12, 2019 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

02-12-19 Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, February 12, 2019

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	
Michael Johnston		Present	6:48 PM
Travis Paden		Present	6:48 PM
Savino Perico		Present	6:47 PM
Angel Vee Galvan		Present	6:54 PM
Jacob Sanchez		Present	6:47 PM
Jason Kemp Van		Present	6:53 PM

INVOCATION

Pastor Thomas King, New Testament Baptist Church, led the invocation.

FLAG SALUTE

Commissioner SANCHEZ led the flag salute.

PUBLIC COMMENT

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Attachment: 02-12-19 Minutes (02-12-19 Minutes)

There were no comments.

INTRODUCTION OF NEWLY APPOINTED COMMISSIONERS

Chairperson PADEN welcomed newly appointed commissioner, Jason Kemp Van Ee, who then introduced himself as a 15-year Hanford resident, married with two children, employed with Kings County as a supervisor for Child Protective Services and Adult Protective Services.

ELECTION OF 2019 CHAIR AND VICE CHAIR

Chairperson PADEN invited nominations for the 2019 Chair position:

Commissioner SANCHEZ nominated Commissioner PADEN, then Commissioner JOHNSTON nominated Commissioner DOUGLAS. Commissioner PADEN was elected by the following roll call vote:

AYES:	Commissioners SANCHEZ, GALVAN, KEMP VAN EE, PADEN
NOES:	Commissioners JOHNSTON, DOUGLAS, PERICO
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NONE

Because Commissioner PADEN was elected, no vote was conducted for the nomination of Commissioner DOUGLAS.

Chairperson PADEN then opened nominations for 2019 Vice Chair:

Commissioner JOHNSTON nominated Commissioner PERICO. There was no election, by the following roll call vote:

AYES:	Commissioners JOHNSTON, PERICO, KEMP VAN EE,
NOES:	Commissioners GALVAN, DOUGLAS, SANCHEZ, PADEN
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NONE

Chairperson PADEN nominated Commissioner SANCHEZ. There was no election, by the following roll call vote:

AYES:	Commissioners PADEN, SANCHEZ
NOES:	Commissioners GALVAN, JOHNSTON, DOUGLAS, PERICO, KEMP VAN EE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NONE

Commissioner GALVAN nominated Commissioner DOUGLAS, who was unanimously elected, by the following roll call vote:

AYES:	Commissioners GALVAN, JOHNSTON, DOUGLAS, PERICO, KEMP VAN EE, SANCHEZ, PADEN
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NONE

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.

Attachment: 02-12-19 Minutes (02-12-19 Minutes)

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

AYES:	Commissioners DOUGLAS, PERICO, GALVAN, JOHNSTON, KEMP VAN EE, SANCHEZ, PADEN
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NONE

Approval of the Minutes of the December 11, 2018 Meeting

PUBLIC HEARING

Variance No. 2018-04: a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces and covered parking spaces within the rear-yard setback for a multi-family development. Mitigated Negative Declaration No. 2018-24: a request to certify that the project will have a less than significant impact on the environment with the incorporation of mitigation measures. The project is located east of Centennial Drive, south of Lacey Boulevard (APN 011-020-033, 011-020-034, and 011-020-035).

Chairperson PADEN 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, Chairperson PADEN opened Public Comment.

FAVOR

Jim Sanders, of Centennial-Hanford West, LLC, thanked the Commission for their consideration of this project. He stated that the applicant agrees with staff's findings, and he requested approval of the project.

OPPOSED

None.

Commission Discussion: Chairperson PADEN asked for clarification on the covered parking requirements. Applicant Sanders replied that they are providing the required covered parking spaces--some are carports, and some are garages. Mr. Sanders also assured the Commission that there will be a requirement that the garages be used for parking, rather than storage.

Chairperson PADEN then asked staff to address the concern of the Hanford Joint Unified School District, regarding safe routes to school. Director Mata replied that sidewalks already exist. Any additional sidewalks would be considered by City Council, as a possible Capital Improvement Project (CIP).

Chairperson PADEN closed the public hearing at 7:21 and called for a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner JOHNSTON, to adopt Mitigated Negative Declaration No. 2018-24, certifying that the project will have a less than significant impact on the environment, with the incorporation of mitigation measures. Motion carried, by the following roll call vote:

AYES:	Commissioners DOUGLAS, JOHNSTON, GALVAN, PERICO, KEMP VAN EE, SANCHEZ, PADEN
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NONE

Attachment: 02-12-19 Minutes (02-12-19 Minutes)

Motion by Commissioner PERICO, seconded by Commissioner SANCHEZ, to adopt Resolution 2019-01, approving Variance No. 2018-04. Motion carried by the following roll call vote:

AYES:	Commissioners PERICO, SANCHEZ, GALVAN, JOHNSTON, DOUGLAS, KEMP VAN EE, PADEN
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NONE

DIRECTOR'S COMMENTS

Director Mata reported a tentative judgment in the City's favor in the court case filed against the City regarding the Environmental Impact Report (EIR) for the General Plan and Zoning Ordinance updates.

She also mentioned that she had budgeted for two Commissioners to attend the Planning Commissioners Academy, March 4-6, in Long Beach. One Commissioner had contacted her and wants to attend. Commissioner SANCHEZ stated that he would also like to attend.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON asked what is going in behind Baskin-Robbins. Director Mata replied that it will be an American Tire store.

Commissioner DOUGLAS asked what business will be taking the Orchard Supply building. Director Mata stated that staff does not have information on a new business there.

Commissioner GALVAN asked if the Urban Air Trampoline Park is still coming to the mall. Director Mata had no updates on the project, although she thought that they may have submitted for a building permit.

Commissioner SANCHEZ asked if Starbucks is going in where Yowserz used to be. Director Mata answered that they are, and they will be adding outdoor dining.

Chairperson PADEN reminded the commissioners that their Form 700s are due in April.

ADJOURNMENT

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

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 02-12-19 Minutes (02-12-19 Minutes)



**AGENDA
STAFF REPORT**

MEETING DATE: 3/12/2019	AGENDA SECTION: 2
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SUBJECT:

Approval of the Minutes of the February 26, 2019 Meeting

RECOMMENDATION:

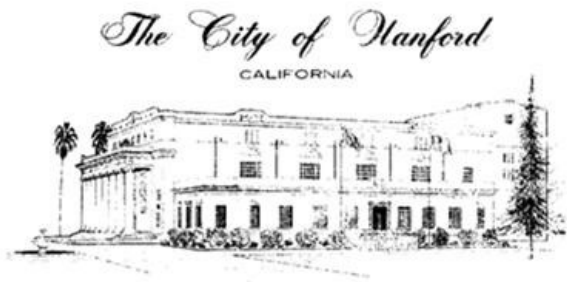
Approve the minutes of the February 26, 2019 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

02-26-19 Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, February 26, 2019

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	6:54 PM
Michael Johnston		Absent	
Travis Paden		Present	6:51 PM
Savino Perico		Present	6:58 PM
Angel Vee Galvan		Present	6:55 PM
Jacob Sanchez		Present	6:57 PM
Jason Kemp Van		Present	6:41 PM

INVOCATION

Pastor Bud Haskell, Grace Bible Church, led the invocation.

FLAG SALUTE

Commissioner GALVAN led the flag salute.

PUBLIC COMMENT

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

Attachment: 02-26-19 Minutes (02-26-19 Minutes)

None.

PUBLIC HEARING

- 1. Conditional Use Permit No. 2018-14, a request by Kings Community Action Organization, Inc. to allow an expansion of an existing large-daycare facility, over 14 children, in the R-M Medium-Density Residential zone district. The project is located at the northwest corner of Hanford Armona Road and 12th Avenue, 10918 12th Avenue (APN 011-010-016 and 011-010-015). (Staff recommends continuance of the item to March 12, 2019).**

Motion to continue the Public Hearing for Conditional Use Permit No. 2018-14 to the next Planning Commission meeting on March 12, 2019.

RESULT:	APPROVED [4 TO 0]
MOVER:	Angel Vee Galvan
SECONDER:	Richard Douglas
AYES:	Douglas, Paden, Galvan, KempVanEe
ABSENT:	Johnston
RECUSED:	Perico, Sanchez

- 2. Planned Unit Development No. 2019-01, a request by New Rooms Enterprise to allow cross-access between sites, a shared driveway, and reduced lot frontage for the parcels located at APN 011-030-002, 011-030-003, and 011-030-004 in the C-S Service Commercial zone district. Conditional Use Permit No. 2019-01, a request by New Rooms Enterprise to allow a four-story, 82-room hotel in the C-S Service Commercial zone district. The project is located east of Aquifer Drive, north of Glendale Avenue (APN 011-030-002, 011-030-003, and 011-030-004).**

Chairperson PADEN opened the public hearing at 7:05 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, Chairperson PADEN opened Public Comment.

FAVOR

Anil Chagan, developer for the project, who also helped build the Comfort Inn, requested approval. He mentioned that this hotel will be a Marriott product, and will attract Marriott's rewards members. He expressed excitement about this project.

OPPOSED

Jon Nelson, who owns an adjacent property, was not opposed to the project but was concerned about equity in the setback requirements. He also stated that he was not allowed to install a large pole sign in front and wanted to be sure the same restrictions would be placed on this project.

Dennis Ham, Hanford resident and former planning commissioner, was not opposed to the project but was concerned about the building height, stating that the City does not have a ladder truck and fire suppression equipment that will reach a fourth floor.

Following Public Comment, Chairperson PADEN closed the Public Hearing at 7:22 p.m.

Motion to adopt Resolution 2019-03, approving Planned Unit Development No. 2019-01.

Attachment: 02-26-19 Minutes (02-26-19 Minutes)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Savino Perico
AYES:	Douglas, Paden, Perico, Galvan, Sanchez, KempVanEe
ABSENT:	Johnston

Motion

Motion to adopt Resolution 2019-04, approving Conditional Use Permit No. 2019-01.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Angel Vee Galvan
AYES:	Douglas, Paden, Perico, Galvan, Sanchez, KempVanEe
ABSENT:	Johnston

DIRECTOR'S COMMENTS

Director Mata responded to Dennis Ham's concern regarding sufficient fire-suppression equipment for a 4-story building by stating that the City has ordered a ladder truck, which should arrive in a month or so.

Addressing Jon Nelson's issue with required building setbacks and tall pole signs, she noted that Mr. Nelson's project was approved under the previous zoning ordinance. This project will meet the requirements of the current zoning ordinance. The project will exceed the 15'-setback requirement, as it will have a 38.33-foot setback. Neither the previous, nor the current ordinance, allows a tall pole sign.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner SANCHEZ provided recent information that the new fire truck is scheduled to arrive May 5, 2019. It will be a taller ladder. There will be an engine at each station and patrol at Station 2.

ADJOURNMENT

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

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 3/12/2019	AGENDA SECTION:
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SUBJECT:

Continued item from Tuesday, February 26, 2019 - Conditional Use Permit No. 2018-14, a request by Kings Community Action Organization, Inc. to allow an expansion of an existing large-daycare facility, over 14 children, in the R-M Medium-Density Residential zone district. The project is located at the northwest corner of Hanford Armona Road and 12th Avenue, 10918 12th Avenue (APN 011-010-016 and 011-010-015).

See staff report, attached.

FISCAL IMPACT:**ATTACHMENTS:**

Staff Report - KCAO

Resolution No. 2019-02

Attachment 1 - Site Plan

Attachment 2 - Site Plan Approval Letter

Attachment 3 - Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

Tuesday, March 12, 2019 – Continued from Tuesday, February 26, 2019

- PROJECT:** Conditional Use Permit No. 2018-14, a request by Kings Community Action Organization, Inc. to allow an expansion of an existing large-daycare facility, over 14 children, in the R-M Medium-Density Residential zone district.
- LOCATION:** The project is located at the northwest corner of Hanford Armona Road and 12th Avenue, 10918 12th Avenue (APN 011-010-016 and 011-010-015).
- PLANNER:** Gabrielle Myers, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-02, approving Conditional Use Permit No. 2018-14.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2019-02, approving Conditional Use Permit No. 2018-14.

PROJECT DESCRIPTION

The project is a request by Kings Community Action Organization, Inc. (KCAO), to amend their existing Conditional Use Permit No. 1990-01, to allow an expansion of an existing large-daycare facility, over 14 children, in the R-M Medium-Density Residential zone district. The use of a large daycare, over 14 children, requires a conditional use permit in the R-M Medium-Density Residential zone district.

Kings Community Action Organization is a private, non-profit organization that provides head-start and child development services to the children and families of Kings County.

There is an existing facility on the project site, which was approved under Conditional Use Permit No. 90-01. The conditional use permit approved the establishment of a day-care facility for up to 36 children, ranging from three to 13 years of age, in an existing residence.

Current operations on site are as follows:

- The Margaret Crawford Early Head Start Center, which is a licensed infant facility that provides educational services to children infant to two years old – Currently serves eight infants; and
- The Early Head Start Home Base Program, which offers enrolled families the opportunity to participate in two 1.5 hour socialization activities monthly to promote social interactions with a group of eight children or less; and

Existing operations on site will remain and be expanded, as presented in this conditional use permit application.

The conditional use permit is a request for the future growth of the site, as shown on the proposed site plan. The number of children that can be accommodated by the large daycare facility will depend on the grant-funding received by Kings Community Action Organization, Inc. (KCAO).

Based on the number of modular buildings and classrooms, KCAO could accommodate the following maximum scenarios, or a combination thereof:

Category	Age in Months	# of Children	Number of Employees
Infants	0 – 18	112	42 (maximum)
Toddlers	18 - 36	336	Less than 42
Pre-School Aged	36 – 60+	336	Less than 42

These numbers represents the maximum, full-buildout scenario for the project site. There is not a planned date for the maximum growth represented by the site plan. The conditional use permit and site plan review allow the applicant to pull permits for the remainder of the site over several phases. Staff will evaluate each building permit pulled to ensure adequate parking and site improvements are met with each phase of development.

Funding is in place for the first place of development. Phase I of development includes the building of one modular building, shaded on the site plan plan. Operations for Phase I of the plan are as follows:

“Kings Community Action Organization (KCAO) proposes to provide services to 16 Early Head Start eligible children from birth to three (3) years. We will prioritize the enrollment of the most vulnerable families with the greatest need due to special challenges, such as extreme poverty, homelessness, involvement with child welfare system, or substance abuse misuse.

KCAO’s approach to school readiness includes using an evidence based curriculum (Creative Curriculum) and supporting children through an ongoing assessment process that recognizes that every child is on their own developmental path. The program plans to continue to utilize the CLASS tool in conjunction with environmental rating scales to assess the quality of environments, materials, and interactions. Breakfast. Lunch and snack will be provided daily, the classrooms will have a napping area as well as child size toilets to support potty-training. Highly individualized family services, coupled with the implementation of the Strengthening Families parenting curriculum, supports families in being their child’s first and most important teacher and advocate.

KCAO will offer the following options:

16 children will be served in a center-based program in Kings County: Hanford. Children in the center-based program will receive services from 7:30 am – 5:30 pm, reflecting the need of their families.

One classroom with a group of 8-9 children 6 weeks – 17 months.

One classroom with a group of 8-9 children 18-36 months.”

Project Location

The project is located at the northwest corner of Hanford-Armona Road and 12th Avenue, 10918 12th Avenue (APN 011-010-016 and 011-010-015). The project site is designated as Medium-Density Residential by the General Plan. The zoning for the property is R-M Medium-Density Residential, which corresponds to the General Plan designation for the site.

There is an existing facility on site, which was approved under Conditional Use Permit No. 90-01. The conditional use permit approved the establishment of a day-care facility for up to 36 children, ranging from three to 13 years of age, in an existing residence.

Entitlement

The applicant has submitted Site Plan Review No. 2018-40 for the project site, showing all future use and expansion of the site as a large day-care facility (**Attachment 1**). Site Plan Review No. 2018-40 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (**Attachment 2**). All conditions of approval cited in the approval letter are also conditions of approval of this conditional use permit application.

The applicant shows the site's future development on the site plan. The first phase of development is shaded and includes one modular building. During Phase I, the applicant is required to make improvements along the development frontages, improve the parking lot by adding stalls and increasing the aisle width to accommodate emergency access and turn-around, as well as two-way traffic, upgrade the existing trash enclosure to meet City Standard, and remove the lot line between the parcels, prior to final building inspection.

The conditional use permit and site plan review allow the applicant to pull permits for the remainder of the site over several phases. Staff will evaluate each building permit pulled to ensure adequate parking and site improvements are met with each phase of development.

Figure 1: Land Use
(Property outlined in red)



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

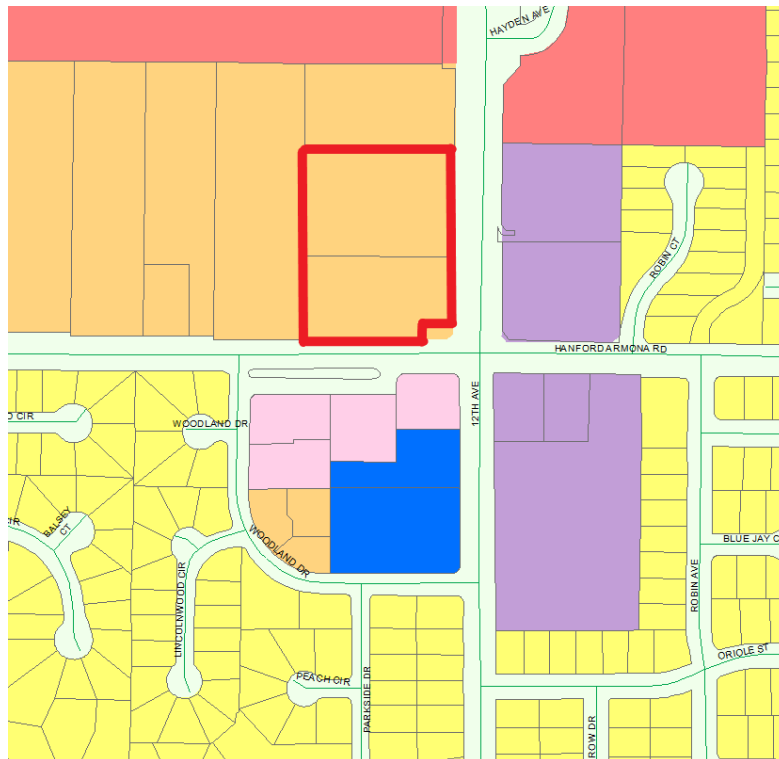
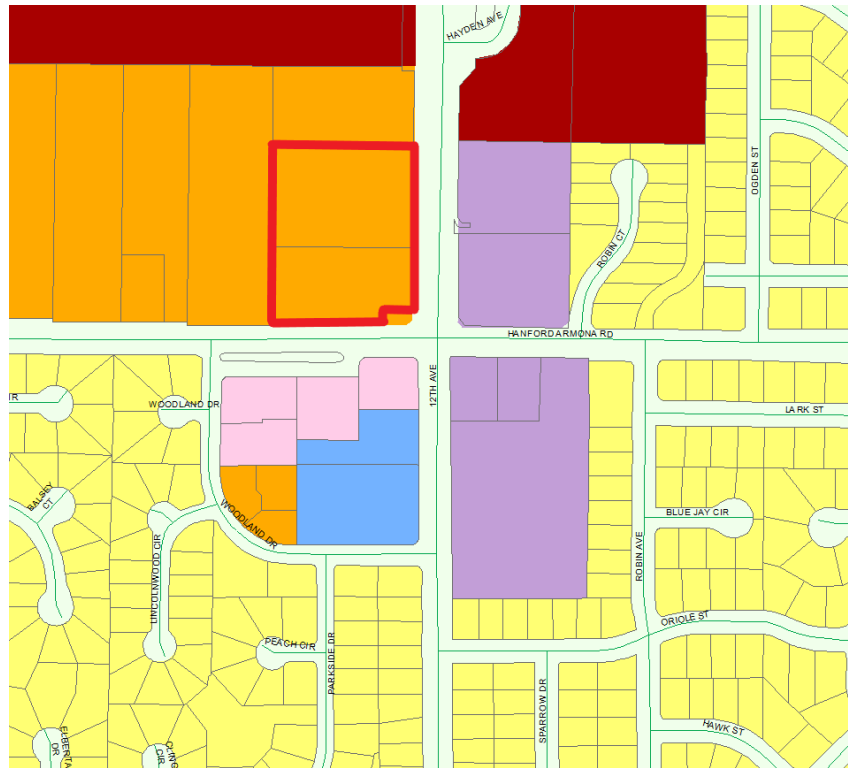


Figure 3: Zoning MX-D Downtown Mixed Use
(Property outlined in red)



BACKGROUND INFORMATION

Zoning Designation

The applicant seeks to amend their existing Conditional Use Permit No. 1990-01, to allow an expansion of an existing large-daycare facility, over 14 children, in the R-M Medium-Density Residential zone district. According to the Residential Land Use Table, presented in Table 17.08.020 of the Hanford Municipal Code, the use of a large daycare, over 14 children, requires a conditional use permit in the R-M Medium-Density Residential zone district.

“Day care facility” means a facility providing supervision, feeding and nonmedical care of persons, usually but not necessarily children, for a time period of less than twenty-four (24) hours. Day care facilities are further divided into the following categories: up to eight (8) persons, nine (9) to fourteen (14) persons, and over fourteen (14) persons.

Figure 4:
Land Use Table

Residential Zone 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		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
41	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	
	Other Uses						
50	Community center or facility	C	C	C	C	C	
51	Day care, up to eight (8) children	P	P	P	P	P	17.60.060
52	Day care, nine (9) to fourteen (14) children	A	A	A	A	A	17.60.060
53	Day care, over fourteen (14) children	C	C	C	C	C	17.60.060

PROJECT EVALUATION

Conformance with the standards of the R-M Medium-Density zone district

17.12.030 Lot Area

In the R-M Medium-Density Residential zone district, the minimum lot area shall be 5,000 square feet. The property located at APN 011-010-015 is 2.08 acres. The property located at APN 011-010-016 is 1.54 acres. There is a requirement to remove the lot line between the parcels and merge, under a parcel map waiver. Once merged, the property will be 3.62 acres, which far exceeds the minimum lot area of the R-M Medium-Density Residential zone district.

17.12.040 Lot Dimensions

The minimum lot frontage in the R-M Medium-Density Residential zone district shall be 40 feet.

The minimum lot width in the R-M Medium-Density Residential zone district shall be 50 feet for interior lots and 60 feet for corner lots. The property located at APN 011-010-015 has 254.9 feet of street frontage along 12th Avenue. The property located at APN 011-010-016 has 193.5 feet of frontage along 12th Avenue and 344 feet of frontage along Hanford-Armona Road. There is a requirement to remove the lot line between the parcels and merge, under a parcel map waiver. Once merged, the property will have approximately 445.4 feet of street frontage along 12th Avenue and 193.5 feet of street frontage along Hanford-Armona Road.

The minimum lot depth in the R-M Medium-Density Residential zone district shall be 90 feet. Parcels A and B, resulting from the proposed parcel split will each meet the required lot dimensions for the R-M Medium-Density Residential zone district. The parcels are approximately 193.5 feet deep, which far exceeds the requirement of the R-M Medium-Density Residential zone district.

17.12.050 Dwelling Units per Lot

In the R-M Medium-Density Residential zone district, not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit. Parcel A from the resulting parcel split will have one dwelling unit on site. Parcel B will not have a dwelling unit on site. Parcels A and B resulting from the proposed parcel split do not exceed the maximum dwelling units per lot.

17.12.060 Coverage

The maximum coverage of a lot in the R-M Medium-Density Residential zone district shall be determined by the combined building setback requirements, accessory structure limitations, open-space requirements and off-street parking requirements. All building setback requirements, accessory structure limitations, open-space requirements and off-street parking requirements are met and evaluated.

17.12.070 Building Setback Area

Front-Yard Setback

No structure is permitted to be placed within a building setback area. In the R-M Medium-Density Residential zone district, the front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space. On a corner lot, the shorter lot line abutting a street shall be determined to be the front line. Once the lots are merged, the lot abutting Hanford-Armona Road will be determined to be the front lot line. All structures are setback from the front lot line a minimum of 20 feet, as shown on the site plan.

Rear-Yard Setback

In the R-M Medium-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line for one-story structures. The existing structure on APN 011-010-015 is setback 88 feet from the rear-property line, approximately.

Side-Yard Setback

In the R-M Medium-Density Residential zone district, the side building setback area shall be five feet from an interior side lot line and 10 feet from the street-side property line. No structures encroach into the side or street-side setback area.

17.12.080 Distances Between Structures

The minimum distance between structures shall be 10 feet, except as provided by the building code. All structures are separated by a minimum of 10 feet.

17.12.090 Height of Structures

The maximum height of structures in the R-M Medium-Density Residential zone district shall be 35 feet. All structures on site are one-story high and do not exceed the 35-foot height maximum of the District.

17.12.140 Off-Street Parking

The applicant proposes 60 parking stalls on site, four of which are ADA accessible, as shown on approved Site Plan Review No. 2018-40 (**Attachment 1**). This exceeds the requirement of the Hanford Municipal Code Section 17.54.040 for day care facilities, which is one space per employee plus two spaces for drop-off.

Calculation:

42 employees (maximum future) requires 42 parking stalls + 2 spaces for on-site drop off
= 44 total parking stalls

Required parking spaces may not be provided within any front, side, or rear building setback area. All parking is located outside of the setback area.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2018-14

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 proposal to expand the existing large day-care facility will not impair the integrity and character of the R-M Medium-Density Residential zone district. The day-care facility is a compatible use with residential and will serve the existing residents in the area. The project has been evaluated for conformity with the standards of the Hanford Municipal Code pertaining to the R-M Medium-Density Residential zone district.

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 proposal to expand the existing large day-care facility is compatible with the existing land uses and future permitted land uses within the R-M Medium-Density Residential zone district. The day-care facility is a compatible use with residential and will serve the existing residents in the area. The project has been evaluated for conformity with the standards of the Hanford Municipal Code pertaining to the R-M Medium-Density Residential zone district.

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

ANALYSIS: The General Plan designates the property as Medium-Density Residential. In accordance with the General Plan, the City shall plan for complete neighborhoods. Complete neighborhoods meet the daily needs of residents and provide a mix of amenities including pedestrian- and bicycle-friendly streets, parks, community centers, day care centers, community gardens, affordable housing, and neighborhood commercial and service uses. In accordance with Policy L111, the City promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The proposal to expand an existing daycare facility is consistent with the General Plan's goal to provide complete neighborhoods.

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 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached (**Attachment 3**).

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 17.12 for the Medium-Density Residential zone district. The large-day-care facility use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.12 for the R-M Medium-Density Residential zone district. Any other improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2018-40 and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for the conditional use permit was published in the *Hanford Sentinel* on February 15, 2019 and mailed to property owners within 300 feet of the project site on February 13, 2019. 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 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared (**Attachment 3**).

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-02, approving Conditional Use Permit No. 2018-14.

RESOLUTION NO. 2019-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2018-14, A REQUEST BY KINGS COMMUNITY ACTION ORGANIZATION, INC. TO ALLOW AN EXPANSION OF AN EXISTING LARGE-DAYCARE FACILITY, OVER 14 CHILDREN, IN THE R-M MEDIUM-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT THE NORTHWEST CORNER OF HANFORD ARMONA ROAD AND 12TH AVENUE, 10918 12TH AVENUE (APN 011-010-016 AND 011-010-015).

At a regular meeting of the City of Hanford Planning Commission duly called and held on March 12, 2019, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, a request by Kings Community Action Organization, Inc. to allow an expansion of an existing large-daycare facility, over 14 children, in the R-M Medium-Density Residential zone district, has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 17.82 of the Hanford Municipal Code; and

WHEREAS, the project is located at the northwest corner of Hanford Armona Road and 12th Avenue, 10918 12th Avenue (APN 011-010-016 and 011-010-015); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2018-40, attached as **Exhibit A**; and

WHEREAS, all conditions of approval for Site Plan Review No. 2018-40, attached as **Exhibit B**, shall also become conditions of approval for Conditional Use Permit No. 2018-14; 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 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

WHEREAS, the project is exempt from further environmental review, in accordance with Section 15532 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines; and

THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the following findings pursuant to 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 proposal to expand the existing large day-care facility will not impair the integrity and character of the R-M Medium-Density Residential zone district. The day-care facility is a compatible use with residential and will serve the existing residents in the area. The project has been evaluated for conformity with the standards of the Hanford Municipal Code pertaining to the R-M Medium-Density Residential zone district.

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 proposal to expand the existing large day-care facility is compatible with the existing land uses and future permitted land uses within the R-M Medium-Density Residential zone district. The day-care facility is a compatible use with residential and will serve the existing residents in the area. The project has been evaluated for conformity with the standards of the Hanford Municipal Code pertaining to the R-M Medium-Density Residential zone district.

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

ANALYSIS: The General Plan designates the property as Medium-Density Residential. In accordance with the General Plan, the City shall plan for complete neighborhoods. Complete neighborhoods meet the daily needs of residents and provide a mix of amenities including pedestrian- and bicycle-friendly streets, parks, community centers, day care centers, community gardens, affordable housing, and neighborhood commercial and service uses. In accordance with Policy L111, the City promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The proposal to expand an existing daycare facility is consistent with the General Plan's goal to provide complete neighborhoods.

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 15332 In-Fill Development 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 17.12 for the Medium-Density Residential zone district. The large-day-care facility use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.12 for the R-M Medium-Density Residential zone district. Any other improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2018-40 and the resolution.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Conditional Use Permit No. 2018-14 shall be approved, subject to the conditions of approval for Site Plan Review No. 2018-40, attached as **Exhibit B**, and the following conditions:

1. That any expansion or change of the site's use shall be subject to the review by the Community Development Department and may require further entitlements.

2. That the applicant may defer the required improvements consisting of curb, gutter and sidewalk along Hanford Armona Road if they enter into a Deferral Agreement to be recorded by the City of Hanford.
3. That 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

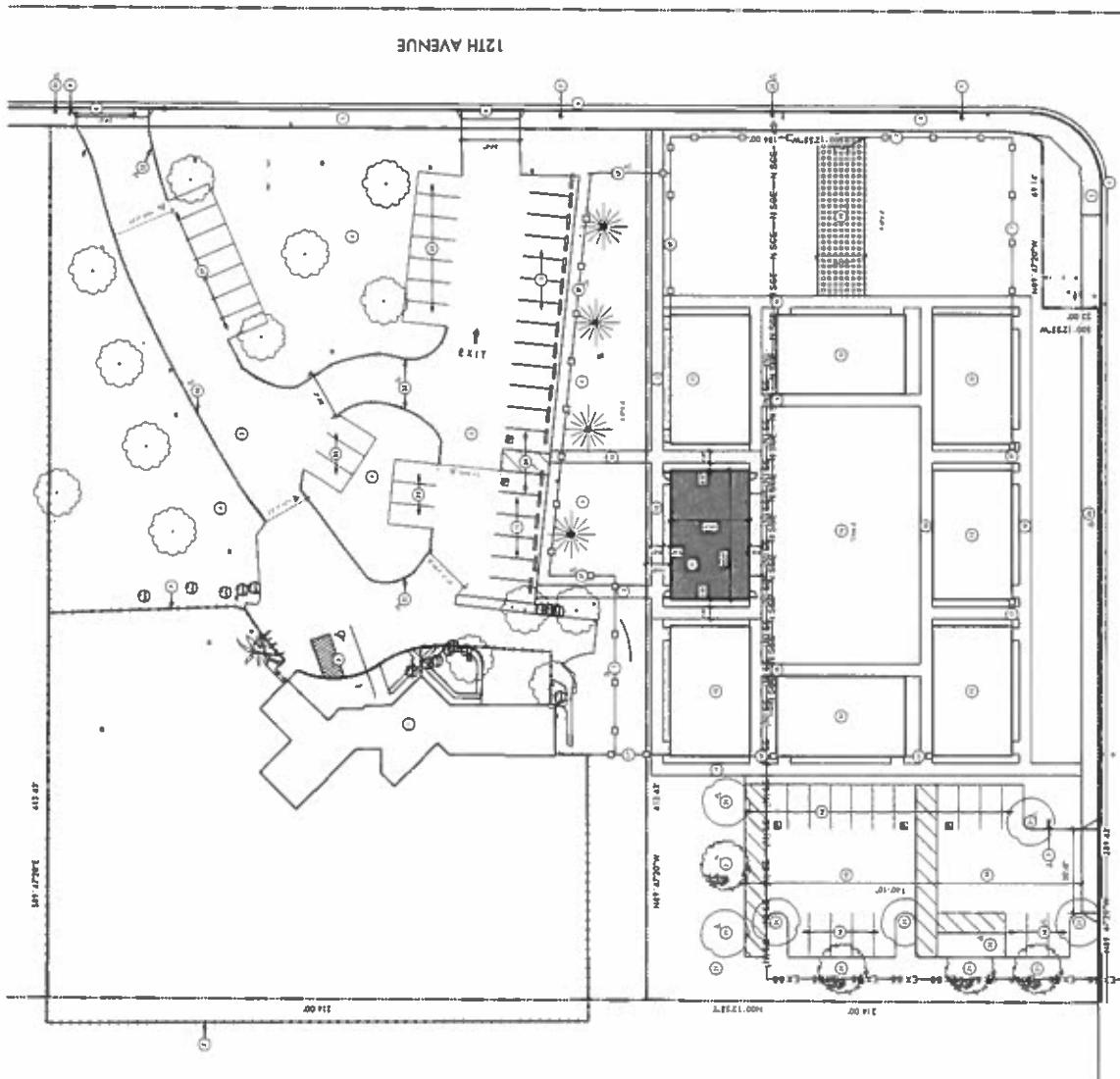
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

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 12th day of March 2019.

Darlene R. Mata, Secretary

Exhibit A
Site Plan No. 2018-40

Attachment: Resolution No. 2019-02 [Revision 1] (KCAO - Conditional Use Permit No. 2018-14)

[illegible]

1 SITE PLAN
SCALE: 1" = 20'-0"

Exhibit B
Site Plan Review No. 2018-40 Approval Letter

Attachment: Resolution No. 2019-02 [Revision 1] (KCAO - Conditional Use Permit No. 2018-14)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
SUE SORENSEN
VICE MAYOR
JOHN DRAXLER
COUNCIL MEMBERS
MATTIN DEVINE
FRANCISCO RAMIREZ
ART BRIENDO
CITY MANAGER
DARRELL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

DATE: February 28, 2019

PROJECT: Site Plan Review 2018-40 (502-1034)

APPLICANT: Kings Community Action Organization, Inc.

LOCATION: NWC of 12th Avenue and Hanford-Armona Road
(APN 011-010-015 and 011-010-016)

PROPOSAL: Large Daycare facility (over 14 children)

ZONING: R-M Medium-Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: September 5, 2018; November 21, 2018;
January 16, 2019

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 | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
☒ Your Plans must be reviewed by:

- | | |
|---|---|
| ☐ City Council | ☒ Planning Commission CUP |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Gabrielle Myers
Gabrielle Myers, Associate Planner

February 28, 2019
DATE

Community Development Department

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. 2019-07

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. 2018-40 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

SPR 2018-40/ CUP 2018-14 (KCAO)

PLANNING DEPARTMENT COMMENTS

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

1. A lot line adjustment to merge the parcels is required.
 - a. Once the lots are merged, the lot line along Hanford Armona Road will be determined the front property line. 12th Avenue will be considered the street side property line.

All checked comments shall apply

General:

- ☒ 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. 2018-40 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 a conditional use permit for the use of a day care, over 14 children, is required. Public hearing date TBD.

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.

Dwelling Units per Lot (Section 17.12.050)

- ☐ That the minimum site area per dwelling unit shall be 3,000 square feet.

Coverage (Section 17.12.060)

- ☒ That the maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking.

Building Setback Area (Section 17.12.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space.
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.
 - ☐ The rear building setback area shall be increased by 10 feet for buildings over one-story high.
- ☒ That the side building setback area shall be five feet from an interior side lot line and 10 feet from a street side property line.
- ☐ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures (Section 17.12.080)

- ☒ The minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures (Section 17.10.090)

- ☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.12.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.
- ☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- ☐ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Usable Open Space (Section 17.12.150)

- ☐ That lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum of 15 feet side.
- ☐ That lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development

site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

Landscaping (Section 17.12.160 and 17.52)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
- ☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- ☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide a minimum of 44 parking stalls (two of which are ADA-accessible) on site and an on-site drop-off area, based on the requirement for day care, one space per employee plus on-site drop off area.

42 employees (future) requires 42 parking stalls + 2 on-site drop-off spaces

- ☒ 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).
- ☒ That 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).
- ☒ That the required parking spaces may not be provided within any front, side, or rear building setback area.

Day Care Centers: (Section 17.60.060)

- ☒ That a loading and unloading area shall be provided to accommodate no less than two vehicles.

- ☒ That the loading and unloading area shall be located within proximity to the main entrance and shall not be located on the opposite side of a street from the day care center.

Environmental Requirements:

- ☐ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
- ☐ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
- ☐ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

- ☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.
- ☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment Section 17.50.100

- ☐ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

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 no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ 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 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 mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

- ☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:
 - ☒ Standard window and door awnings
 - ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

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 2018-040(502-1034) Modular Classroom
11-21-18

N/W Cor 12th Ave and Hanford/Armona Rd

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 for ramps and foundations
 - 4.2.4 Structural Drawings for ramps and foundations
 - 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 for ramps and foundations
 - 4.3.2 Structural Calculations for ramps and foundations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 Compliance with the City of Hanford Landscape Ordinance
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That a school impact fee of \$0.67(or revision thereof) for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That a new address will be assigned to the site that conforms with City of Hanford rules at time of permit submittal

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: January 30, 2019

Project #: 2018-40 (502-1034) REVISION 2 KCAO Modular Classrooms

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
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☒ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2016 California Fire Code.
4. ☒ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☐ Based on the occupancy classification, an automatic sprinkler system is required for this project. ***A separate fire department permit is required.*** Contact the fire department for submittal process.
 - ☐ NFPA 13 System per CFC 903.3.1.1
 - ☐ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
 - ☐ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☐ For automatic sprinkler systems, ***a separate permit must be submitted*** for the underground system supplying the sprinkler system. Contact the fire department for submittal information.

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- o At least one man door shall be provided - only exterior door(s) are allowed,
 - o 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.
 - o One-hour rated construction,
 - o Fire sprinkler head coverage required,
 - o Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - o The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - o For existing buildings: please contact the fire department for requirements.
8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. ***A separate fire department permit is required*** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☒ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☒ Number of additional hydrants necessary for this project: 1

1. In the complex at the southwest corner entrance from Hanford-Armona Rd. as was required on Revision 1 comments.

The hydrant on 12th Ave near the north entrance is acceptable.

They hydrant on 12th Ave. north of the fire access road is acceptable.

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.
- Install two gates with Knox devices on north of the modular building to gain access on the sidewalks from the existing parking lot.
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.

Coordinate with fire department for location and signage.

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:
Knox devices will be required on the two gates to access from the existing parking lot and one device will be required on the fire access gate on 12th Ave. Total of three.
- 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. Knox box will be required for your new modular buildings. You can have one box with multiple keys for each building. Confer with fire dept for location and options.
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:

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



City of Hanford

Department of Public Works

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

b

Utilities Division Comments

PROJECT: SPR# 18-40 – KCAO Expansion – Hanford-Armona Road & 12th Avenue

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Utilities and Engineering Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within Hanford-Armona Road or 12th Avenue shall be bored.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to come off of 12th Avenue or Hanford-Armona Road and shall be bored.
3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.
4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Sewer:

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

2/25/19
DATE

Attachment: Resolution No. 2019-02 [Revision 1] (KCAO - Conditional Use Permit No. 2018-14)



City of Hanford

Department of Public Works

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1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four inch diameter sanitary sewer lateral to serve the project site. New sewer lateral shall be connected to the sanitary sewer main located within Hanford-Armona Road or 12th Avenue and shall be bored.
2. That the developer shall furnish, install and maintain a grease trap assembly on all sewer laterals receiving process water from commercial food preparation facilities, if applicable. Grease trap assemblies shall conform to the requirements of the Uniform Plumbing Code, latest edition, and shall be approved by the City Building Official prior to installation.

Attachment: Resolution No. 2019-02 [Revision 1] (KCAO - Conditional Use Permit No. 2018-14)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

2/25/19
DATE



City of Hanford

Department of Public Works

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Engineering Division Comments

PROJECT: SPR# 18-40 – KCAO Expansion – Hanford-Armona Road & 12th Avenue

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Joshua Tullsen
Assistant Engineer (559) 585-2582

2/25/19
DATE

Attachment: Resolution No. 2019-02 [Revision 1] (KCAO - Conditional Use Permit No. 2018-14)



City of Hanford

Department of Public Works

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Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

Attachment: Resolution No. 2019-02 [Revision 1] (KCAO - Conditional Use Permit No. 2018-14)

Joshua Tullsen
Assistant Engineer (559) 585-2582

2/25/19
DATE



City of Hanford

Department of Public Works

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Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalk located along the 12th Avenue project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs & gutters installed in conformance with City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalk required to be reconstructed shall be shown on the engineered site improvement plans.
2. That curbs, gutters, and sidewalk be constructed along the Hanford-Armona Road project frontage in conformance with City Standard CO-11 and CO-15.

Street Requirements:

1. That street improvements in accordance with City Standard ST-20 and ST-17 shall be constructed within the Hanford-Armona Road right-of-way along the entire property frontage in conformance with City Standards. Improvements shall include the installation of asphalt pavement and street lights.

Drive Approach Requirements:

1. That the drive approaches located as shown on the approved Site Plan shall be constructed in conformance with City Std. CO-41.

Parking Lot Requirements:

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

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits. (Building area: 14364 sf – Industrial – Site Area: 1.54 Acres)
 - A. That the development is subject to a **\$40,788.06 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
 - B. That the development is subject to a **\$19,244.89 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
 - C. That the development is subject to a **\$21,096.41 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

Joshua Tullsen
Assistant Engineer (559) 585-2582

2/25/19
DATE



City of Hanford Department of Public Works

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- D. That the development is subject to a **\$22,764.93 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
- E. That the development is subject to a **\$9,289.20 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
- F. That the development is subject to a **\$5,851.89 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- G. That the development is subject to a **\$4,528.64 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- H. That the development is subject to a **\$1,478.42 12th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Attachment: Resolution No. 2019-02 [Revision 1] (KCAO - Conditional Use Permit No. 2018-14)

Joshua Tullsen
Assistant Engineer (559) 585-2582

2/25/19
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 18-40 – KCAO Expansion – Hanford-Armona Road & 12th Avenue

General Requirements:

1. That a 10' x 30' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 35 connected to a grease interceptor. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That the existing refuse enclosure shall be reconstructed to conform to City standard GE- 35 including the installation 12" x 12" interior concrete curbs.
3. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
4. That refuse enclosure gates shall be securely closed except when in use.
5. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
6. That the applicant shall participate in all available waste recycling & reuse programs including the new requirement for food waste separate bin service.

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

2/25/19
DATE

Attachment: Resolution No. 2019-02 [Revision 1] (KCAO - Conditional Use Permit No. 2018-14)



1. EXISTING KCAO BUILDING TO REMAIN. NO WORK.
2. EXISTING PAVING AND PARKING TO REMAIN. NO WORK.
3. EXISTING ACCESSIBLE PARKING STALLS AND ASSOCIATED LOADING ZONES TO REMAIN. FIELD VERIFY POLE SIGNAGE AND PAVING MARKINGS MEET CURRENT A.D.A STANDARDS.
4. .EXISTING SITE LANDSCAPING TO REMAIN.
5. EXISTING CONCRETE CITY SIDEWALK TO REMAIN.
6. EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
7. EXISTING +6'-0" HIGH SITE FENCING TO REMAIN.
8. EXISTING DRIVE APPROACH TO REMAIN.
9. EXISTING STREET LIGHT AND UTILITY POLES TO REMAIN TYPICAL.
10. EXISTING 9x20 STANDARD PARKING STALL TO REMAIN TYPICAL.
11. LOCATION OF NEW MODULAR CLASSROOM. SEE MODULAR BUILDING PLANS FOR MORE INFORMATION.
12. NEW CONCRETE SIDEWALK. SEE SHEET A-102.
13. LOCATION OF FUTURE MODULAR CLASSROOM LOCATION.
14. LOCATION OF FUTURE 9x18.5 STANDARD 90 DEGREE PARKING STALL PER CITY OF HANFORD STANDARDS TYPICAL.
15. LOCATION OF FUTURE CONCRETE SIDEWALK .
16. LOCATION OF FUTURE LANDSCAPED PLAY AREA.
17. LOCATION OF FUTURE WROUGHT IRON FENCING.
18. FUTURE GRASS PAVE 2 FIRE LANE AND ACCESS GATES. [.A](#).
19. LOCATION OF FUTURE PAVING, DRIVE APPROACH AND PARKING LOT
20. LOCATION OF FUTURE TRASH ENCLOSURE PER CITY OF HANFORD STANDARDS.
21. FUTURE PARKING SHADE TREE FROM APPROVED CITY OF HANFORD TREE LIST.
22. INDICATES RED PAINTED CURB FIRE LANE TYPICAL. [.A](#).
23. LOCATION OF NEW 9x18.5 STANDARD 90 DEGREE PARKING STALL PER CITY OF HANFORD STANDARDS TYPICAL.
24. NEW ACCESSIBLE PARKING STALLS AND ASSOCIATED LOADING ZONE. LOADING ZONE. PARKING STALL PER CURRENT ADA STANDARDS.
25. INSTALL NEW FIRE HYDRANT PER CITY STANDARDS. [.A](#).
26. NEW SIDEWALK, CURB AND GUTTER PER CITY STANDARDS. SEE CIVIL ENGINEERING DRAWINGS. [.A](#).

NOTE:

1. ALL LANDINGS, RAMPS AND/OR WALKS TO HAVE A MAXIMUM CROSS SLOPE OF 1/4" PER FOOT.
2. FIELD VERIFY ALL EXISTING CONDITIONS.
3. COMPLY WITH ALL CITY OF HANFORD PARKING STANDARDS. INCLUDING THE CITY OF HANFORD MUNICIPAL CODE CHAPTER 17.
4. SITE SPECIFIC DETAILS CAN BE FOUND ON SHEET A-102.
5. ALL SITE DEVELOPMENT SHALL COMPLY WITH THE CITY OF HANFORD SITE PLAN REVIEW 2018.40 AND C.U.P.
6. EXISTING TRASH ENCLOSURE SHALL BE UPGRADED TO MEET CURRENT CITY OF HANFORD STANDARDS.[.A](#).

PARKING REQUIRED: 1 PER EMPLOYEE
TOTAL REQUIRED EXISTING: 6
TOTAL PROVIDED : 40
TOTAL REQUIRED W/ NEW MODULAR: 8

EXTERIOR COLORS

EARTHTONES: Light / Medium / Dark Earthtone (Various) on Verticle Wall Surface

LIGHT EARTHTONES: [Tan] Door Surfaces

DARK EARTHTONES: [Tan / Brown] on Door Window Corner Trim Surface

APN: 011-010-015 & 016
EXISTING ZONING: RM
PROPOSED ZONING: RM
SEWER: CITY OF HANFORD
WATER: CITY OF HANFORD

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OWNERSHIP OF DESIGN, DOCUMENTS AND/OR WORK

[illegible]

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DLPASSOCIATES@GMAIL.COM

OWNER REPRESENTATIVE	DATE
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OWNER REPRESENTATIVE	DATE
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PROJECT INFORMATION

KCAO

LOCATED AT:
1130 N. 11TH AVE
SANFORD, CA 93230

CONTACTS:
ANGELINA SOPER
(559) 583-8071

APPROVED BY: D. PHILLIPS

CHECKED BY: D. PHILLIPS

DRAWN BY: J. HARRIS

DRAWN BY:

ISSUE DATE: 14 JANUARY 2019

PROJECT NUMBER: 2018 104

Site Plan

DRAWING NUMBER

A-101

DRAWING NUMBER 1 OF 2

Packet Pg. 49

SCALE: 1" = 20'-0"

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
SUE SORENSEN

VICE MAYOR
JOHN DRAXLER

COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
ART BRIENO

CITY MANAGER
DARRELL PYLE

CITY ATTORNEY
ROBERT M. DOWD

DATE: February 28, 2019

PROJECT: Site Plan Review 2018-40 (502-1034)

APPLICANT: Kings Community Action Organization, Inc.

LOCATION: NWC of 12th Avenue and Hanford-Armona Road
(APN 011-010-015 and 011-010-016)

PROPOSAL: Large Daycare facility (over 14 children)

ZONING: R-M Medium-Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: September 5, 2018; November 21, 2018;
January 16, 2019

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

February 28, 2019
DATE

Community Development Department

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. 2019-07**

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. 2018-40 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

SPR 2018-40/ CUP 2018-14 (KCAO)**PLANNING DEPARTMENT COMMENTS**

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

1. A lot line adjustment to merge the parcels is required.
 - a. Once the lots are merged, the lot line along Hanford Armona Road will be determined the front property line. 12th Avenue will be considered the street side property line.

All checked comments shall apply

General:

- ☒ 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. 2018-40 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 a conditional use permit for the use of a day care, over 14 children, is required. Public hearing date TBD.

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.

Dwelling Units per Lot (Section 17.12.050)

- ☐ That the minimum site area per dwelling unit shall be 3,000 square feet.

Coverage (Section 17.12.060)

- ☒ That the maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking.

Building Setback Area (Section 17.12.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space.
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.
 - ☐ The rear building setback area shall be increased by 10 feet for buildings over one-story high.
- ☒ That the side building setback area shall be five feet from an interior side lot line and 10 feet from a street side property line.
- ☐ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures (Section 17.12.080)

- ☒ The minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures (Section 17.10.090)

- ☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.12.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.
- ☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- ☐ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Usable Open Space (Section 17.12.150)

- ☐ That lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum of 15 feet side.
- ☐ That lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development

site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

Landscaping (Section 17.12.160 and 17.52)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
- ☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- ☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide a **minimum of 44** parking stalls (two of which are ADA-accessible) on site and an on-site drop-off area, based on the requirement for day care, one space per employee plus on-site drop off area.

42 employees (future) requires 42 parking stalls + 2 on-site drop-off spaces

- ☒ 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).
- ☒ That 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).
- ☒ That the required parking spaces may not be provided within any front, side, or rear building setback area.

Day Care Centers: (Section 17.60.060)

- ☒ That a loading and unloading area shall be provided to accommodate no less than two vehicles.

- ☒ That the loading and unloading area shall be located within proximity to the main entrance and shall not be located on the opposite side of a street from the day care center.

Environmental Requirements:

- ☐ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
- ☐ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
- ☐ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

- ☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.
- ☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment Section 17.50.100

- ☐ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

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 no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ 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 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 mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

- ☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:
 - ☒ Standard window and door awnings
 - ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

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 2018-040(502-1034) Modular Classroom
11-21-18

N/W Cor 12th Ave and Hanford/Armona Rd

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 for ramps and foundations
 - 4.2.4 Structural Drawings for ramps and foundations
 - 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 for ramps and foundations
 - 4.3.2 Structural Calculations for ramps and foundations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That a school impact fee of \$0.67(or revision thereof) for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That a new address will be assigned to the site that conforms with City of Hanford rules at time of permit submittal

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: January 30, 2019

Project #: 2018-40 (502-1034) REVISION 2 KCAO Modular Classrooms

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
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☒ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2016 California Fire Code.
4. ☒ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☐ Based on the occupancy classification, an automatic sprinkler system is required for this project. ***A separate fire department permit is required.*** Contact the fire department for submittal process.
 - ☐ NFPA 13 System per CFC 903.3.1.1
 - ☐ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
 - ☐ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☐ For automatic sprinkler systems, ***a separate permit must be submitted*** for the underground system supplying the sprinkler system. Contact the fire department for submittal information.

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☒ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☒ Number of additional hydrants necessary for this project: 1

1. In the complex at the southwest corner entrance from Hanford-Armona Rd. as was required on Revision 1 comments.

The hydrant on 12th Ave near the north entrance is acceptable.

They hydrant on 12th Ave. north of the fire access road is acceptable.

14. ☒ Fire hydrant spacing shall be as follows:
- Residential development:** one hydrant shall be installed at 500 foot intervals.
 - Commercial development:** one hydrant shall be installed at 300 foot intervals.
 - 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.
- Install two gates with Knox devices on north of the modular building to gain access on the sidewalks from the existing parking lot.
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):
- 20 feet 1 inch inside turning radius (inside rear wheel)
 - 36 feet 3 inch curb to curb (outside front wheel)
 - 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.
- Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
 - Access roads 32 feet in width or more: No fire lanes required.

Coordinate with fire department for location and signage.

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:
Knox devices will be required on the two gates to access from the existing parking lot and one device will be required on the fire access gate on 12th Ave. Total of three.
- 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. Knox box will be required for your new modular buildings. You can have one box with multiple keys for each building. Confer with fire dept for location and options.
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. |



City of Hanford

Department of Public Works

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Utilities Division Comments

PROJECT: SPR# 18-40 – KCAO Expansion – Hanford-Armona Road & 12th Avenue

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Utilities and Engineering Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within Hanford-Armona Road or 12th Avenue shall be bored.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to come off of 12th Avenue or Hanford-Armona Road and shall be bored.
3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.
4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Sewer:

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

2/25/19
DATE

Attachment: Attachment 2 - Site Plan Approval Letter (KCAO - Conditional Use Permit No. 2018-14)



City of Hanford

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1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four inch diameter sanitary sewer lateral to serve the project site. New sewer lateral shall be connected to the sanitary sewer main located within Hanford-Armona Road or 12th Avenue and shall be bored.
2. That the developer shall furnish, install and maintain a grease trap assembly on all sewer laterals receiving process water from commercial food preparation facilities, if applicable. Grease trap assemblies shall conform to the requirements of the Uniform Plumbing Code, latest edition, and shall be approved by the City Building Official prior to installation.

Attachment: Attachment 2 - Site Plan Approval Letter (KCAO - Conditional Use Permit No. 2018-14)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

2/25/19
DATE



City of Hanford

Department of Public Works

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Engineering Division Comments

PROJECT: SPR# 18-40 – KCAO Expansion – Hanford-Armona Road & 12th Avenue

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Joshua Tullsen
Assistant Engineer (559) 585-2582

2/25/19
DATE

Attachment: Attachment 2 - Site Plan Approval Letter (KCAO - Conditional Use Permit No. 2018-14)



City of Hanford

Department of Public Works

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Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

Attachment: Attachment 2 - Site Plan Approval Letter (KCAO - Conditional Use Permit No. 2018-14)

Joshua Tullsen
Assistant Engineer (559) 585-2582

2/25/19
DATE



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Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalk located along the 12th Avenue project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs & gutters installed in conformance with City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalk required to be reconstructed shall be shown on the engineered site improvement plans.
2. That curbs, gutters, and sidewalk be constructed along the Hanford-Armona Road project frontage in conformance with City Standard CO-11 and CO-15.

Street Requirements:

1. That street improvements in accordance with City Standard ST-20 and ST-17 shall be constructed within the Hanford-Armona Road right-of-way along the entire property frontage in conformance with City Standards. Improvements shall include the installation of asphalt pavement and street lights.

Drive Approach Requirements:

1. That the drive approaches located as shown on the approved Site Plan shall be constructed in conformance with City Std. CO-41.

Parking Lot Requirements:

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

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits. **(Building area: 14364 sf – Industrial – Site Area: 1.54 Acres)**
 - A. That the development is subject to a **\$40,788.06 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
 - B. That the development is subject to a **\$19,244.89 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
 - C. That the development is subject to a **\$21,096.41 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

Joshua Tullsen
Assistant Engineer (559) 585-2582

2/25/19
DATE

Attachment: Attachment 2 - Site Plan Approval Letter (KCAO - Conditional Use Permit No. 2018-14)



City of Hanford

Department of Public Works

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- D. That the development is subject to a **\$22,764.93 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
- E. That the development is subject to a **\$9,289.20 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
- F. That the development is subject to a **\$5,851.89 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- G. That the development is subject to a **\$4,528.64 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- H. That the development is subject to a **\$1,478.42 12th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Attachment: Attachment 2 - Site Plan Approval Letter (KCAO - Conditional Use Permit No. 2018-14)

Joshua Tullsen
Assistant Engineer (559) 585-2582

2/25/19
DATE



City of Hanford

Department of Public Works

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Refuse Division Comments

PROJECT: SPR# 18-40 – KCAO Expansion – Hanford-Armona Road & 12th Avenue

General Requirements:

1. That a 10' x 30' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 35 connected to a grease interceptor. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That the existing refuse enclosure shall be reconstructed to conform to City standard GE- 35 including the installation 12" x 12" interior concrete curbs.
3. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
4. That refuse enclosure gates shall be securely closed except when in use.
5. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
6. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service.**

Attachment: Attachment 2 - Site Plan Approval Letter (KCAO - Conditional Use Permit No. 2018-14)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

2/25/19
DATE

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: City of Hanford (Planning Division)
317 North Douty Street
Hanford, CA 93230

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

Project Title: Conditional Use Permit No. 2018-14

Project Location – The property is located at the northwest corner of 12th Avenue and Hanford-Armona Road (APN 011-010-015 and 011-010-016)

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: **Conditional Use Permit No. 2018-14**, a request by Kings Community Action Organization, Inc. to allow an expansion of an existing large-daycare facility, over 14 children, in the R-M Medium-Density Residential zone district.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Kings Community Action Organization, Inc.

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: State type and section number: Infill Development, Section 15332.
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:

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

Lead Agency

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

Signature:

Date: February 26, 2019

Title: Associate Planner

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

☐

Attachment: Attachment 3 - Notice of Exemption (KCAO - Conditional Use Permit No. 2018-14)