



AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, April 23, 2019

CALL TO ORDER

ROLL CALL

INVOCATION

Pastor Robert Hayden, Howard Chapel AME Zion Church

FLAG SALUTE

PUBLIC COMMENT

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

CONSENT CALENDAR

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

Approval of the Minutes of the March 12, 2019 Meeting

PUBLIC HEARING

- 1. Municipal Code Amendment No. 2019-01: a request by 198-43, LLC to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to permit or permit with a conditional use permit, the following uses in the C-R Regional Commercial zone district: colleges; exercise studios; large health facilities; business support services; medical offices; professional and commercial offices; laboratories; government offices; furniture stores; landscape nurseries; banks and credit unions – secondary branch; food catering; payday lenders; and tailoring. (Staff recommends continuance of the item to May 14, 2019).**
- 2. Conditional Use Permit No. 2019-03: is a request to allow a furniture store, under 20,000 square feet, to be located within the Hanford Mall in the C-R Regional Commercial zone district. The project is located at 1673 W. Lacey Boulevard, Suite 109 (APN 011-060-037).**
- 3. MUNICIPAL CODE AMENDMENT NO. 2019-01 is a request to amend Title 17, Section 17.08.030 of the Hanford Municipal Code by adding to the line D8 “dispensaries (non-storefront retail)” as a conditional use in the IH zone, amending line I23 to allow storefront retail dispensaries as a conditional use in the MX-D zone and amend Section 17.69 to allow medical and adult use commercial operations and to allow dispensaries.**

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



**AGENDA
STAFF REPORT**

MEETING DATE: 4/23/2019	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the March 12, 2019 Meeting

RECOMMENDATION:

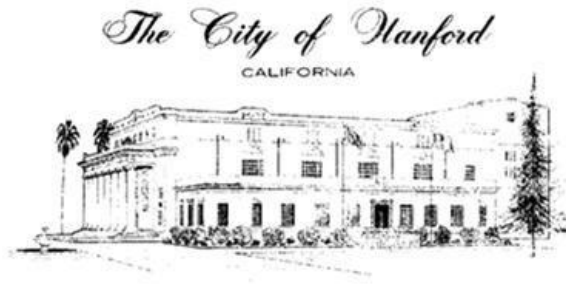
Approve the minutes of the March 12, 2019 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

03-12-19 Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, March 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	6:48 PM
Michael Johnston		Present	6:46 PM
Travis Paden		Present	6:47 PM
Savino Perico		Present	6:54 PM
Angel Vee Galvan		Present	6:51 PM
Jacob Sanchez		Present	6:53 PM
Jason Kemp Van Ee		Present	6:56 PM

INVOCATION

Chairperson PADEN led the invocation.

FLAG SALUTE

Commissioner PERICO 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.*

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.

Commissioner JOHNSTON requested that Item 2 be pulled from the Consent Calendar, for separate consideration.

Motion to approve the minutes of the February 12, 2019 meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Savino Perico
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez, Kemp Van Ee

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

ITEM PULLED FROM CONSENT

Motion to approve the minutes of the February 26, 2019 meeting (Item 2).

RESULT:	APPROVED [6 TO 0]
MOVER:	Richard Douglas
AYES:	Douglas, Paden, Perico, Galvan, Sanchez, Kemp Van Ee
ABSTAIN:	Johnston

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).

Commissioners PERICO and SANCHEZ recused themselves and left the chambers during the public hearing. They re-entered the meeting at 7:34 p.m., following completion of the vote.

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, and invited questions of staff.

Public Comment:

FAVOR

David Phillips, architect for the project, agreed with staff's findings and requested approval.

OPPOSED

None.

Jeff Garner (KCAO), replied to Commissioners' questions. Chairperson PADEN expressed concern regarding possible traffic congestion during the drop-off and pick-up times of day.

Chairperson PADEN closed the public hearing at 7:33 p.m.

Motion to adopt Resolution No. 2019-02, approving Conditional Use Permit 2018-14, adding Condition No. 4, "That the applicant stagger parent drop-off and pick-up, to address any traffic issues that may result from the development."

RESULT:	APPROVED [5 TO 0]
MOVER:	Angel Vee Galvan
SECONDER:	Richard Douglas
AYES:	Douglas, Johnston, Paden, Galvan, Kemp Van Ee
RECUSED:	Perico, Sanchez

DIRECTOR'S COMMENTS

Community Development Director Mata announced that the March 26, 2019 meeting will be canceled. City Council will be discussing the cannabis ordinance, to consider permitting adult recreational use in the City of Hanford, options of dispensaries, and compliance with State law. Staff will notify the Commissioners of the date for their group photo.

COMMISSIONERS' ITEMS OF INTEREST

Chairperson PADEN stated that he likes the new Hanford display in the divider area near Chicken Shack. He also mentioned that he has noticed more illuminated signage around the City, and it looks nice. He expressed concern regarding some of the blinking lights at The Creamery building. Director Mata mentioned that the building behind The Creamery has been removed from the Historic District. Staff will be addressing the lighting issue at that location.

Commissioner KEMP VAN EE asked about the empty lot on KCAO's site plan and if the buildings would all be wood-sided or of a different building material. Mr. Garner and Mr. Phillips replied that the empty lot would be kept mowed and the buildings will be wood-side.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 7:39 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 4/23/2019	AGENDA SECTION: 1
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SUBJECT:

Municipal Code Amendment No. 2019-01: a request by 198-43, LLC to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to permit or permit with a conditional use permit, the following uses in the C-R Regional Commercial zone district: colleges; exercise studios; large health facilities; business support services; medical offices; professional and commercial offices; laboratories; government offices; furniture stores; landscape nurseries; banks and credit unions – secondary branch; food catering; payday lenders; and tailoring. (Staff recommends continuance of the item to May 14, 2019).

See the staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Continuance Request

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, April 23, 2019**

PROJECT: **Municipal Code Amendment No. 2019-01:** a request by 198-43, LLC to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to permit or permit with a conditional use permit, the following uses in the C-R Regional Commercial zone district: colleges; exercise studios; large health facilities; business support services; medical offices; professional and commercial offices; laboratories; government offices; furniture stores; landscape nurseries; banks and credit unions – secondary branch; food catering; payday lenders; and tailoring.

LOCATION: Citywide

PLANNER: Darlene R. Mata, Community Development Director

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Continue the Public Hearing for Municipal Code Amendment No. 2019-01 to the next Planning Commission meeting on May 14, 2019.

RECOMMENDED MOTION

1. I move to continue the Public Hearing for Municipal Code Amendment No. 2019-01 to the next Planning Commission meeting on May 19, 2019.

DISCUSSION

Staff is requesting additional time to evaluate the request and make reasonable recommendations for the project. Staff is requesting to continue the project to the next Planning Commission meeting on May 19, 2019. Continuance to a date certain will not require the re-noticing of the public hearing.



AGENDA STAFF REPORT

MEETING DATE: 4/23/2019	AGENDA SECTION: 2
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SUBJECT:

Conditional Use Permit No. 2019-03: is a request to allow a furniture store, under 20,000 square feet, to be located within the Hanford Mall in the C-R Regional Commercial zone district. The project is located at 1673 W. Lacey Boulevard, Suite 109 (APN 011-060-037).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Serrano's Furniture

Resolution No. 2019-05

Attachment 1 - Site Plan

Attachment 2 - Site Plan Review No. 2019-11 Approval Letter

Attachment 3- Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, April 23, 2019**

PROJECT: **Conditional Use Permit No. 2019-03:** is a request to allow a furniture store, under 20,000 square feet, to be located within the Hanford Mall in the C-R Regional Commercial zone district.

LOCATION: The project is located at 1673 W. Lacey Boulevard, Suite 109 (APN 011-060-037).

PLANNER: Gabrielle Myers, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-05, approving Conditional Use Permit No. 2019-03.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2019-05, approving Conditional Use Permit No. 2019-03.

PROJECT DESCRIPTION

The project is a request by Serrano Furniture to allow a furniture store, less than 20,000 square feet, within an existing building. The use of a furniture store with 15,000 to 20,000 square feet of floor space devoted to the display and sale of furniture requires a conditional use permit in the C-R Regional Commercial zone district. The building will be used for the display and sale of furniture. Warehousing of the larger inventory of furniture will be located off-site.

Project Location

The project is located at 1673 W. Lacey Boulevard within the Hanford Mall, occupying a portion of the former Forever 21 building (APN 011-060-037). The project site is designated C-R Regional Commercial and zoned C-R Regional Commercial.

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

Figure 1:
Land Use (property outlined in red)



BACKGROUND INFORMATION

Entitlement

The applicant submitted Site Plan Review No. 2019-11 for the project site, proposing to divide and occupy a 19,995 sq. ft. portion of a former retail space within the Hanford Mall; see Site Plan Review No. 2019-11 - **Attachment 1**. Site Plan Review No. 2019-11 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 site plan review approval letter shall also be conditions of approval of this conditional use permit application.

General Plan Designation

The General Plan designates the property as Regional Commercial. See General Plan Designation - Figure 2. The property is zoned C-R Regional Commercial, which corresponds with the General Plan Designation. See Zoning Designation – Figure 3. According to General Plan Policy L47, the purpose of the Regional Commercial designation is to provide a variety of

commercial goods, entertainment, and service in large format shopping centers for both the Hanford community and the larger region outside of Hanford. In accordance with General Plan Policy L48, the typical uses allowed in the Regional Commercial land use designation include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and services stations. Uses that typically provide only day-to-day goods and services are prohibited in the designation. The use of a furniture store is consistent with the General Plan, by providing commercial goods to serve Hanford and the larger region outside the City in a shopping mall format.

Figure 1: General Plan Designation
Regional Commercial – outlined in bold

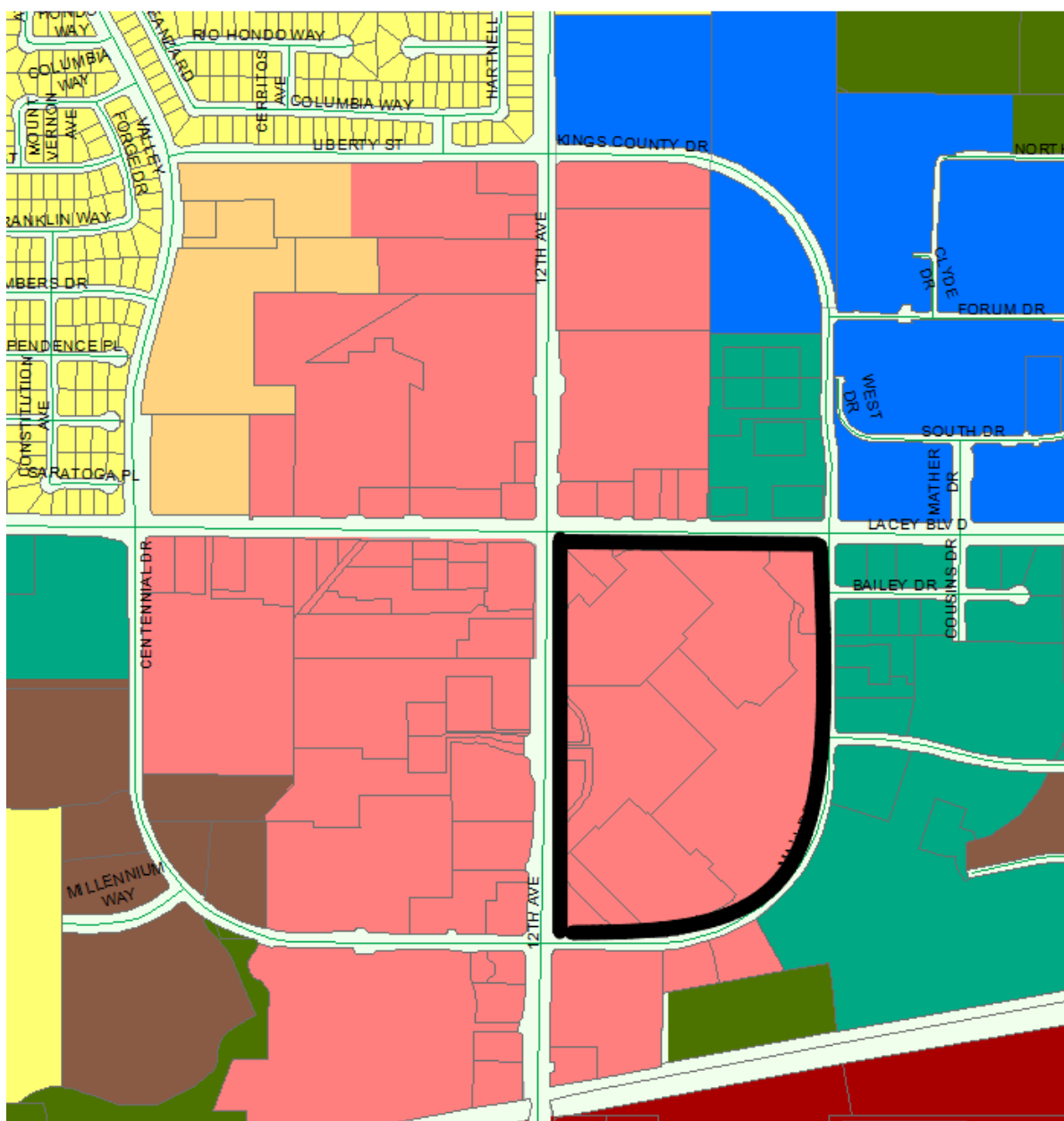
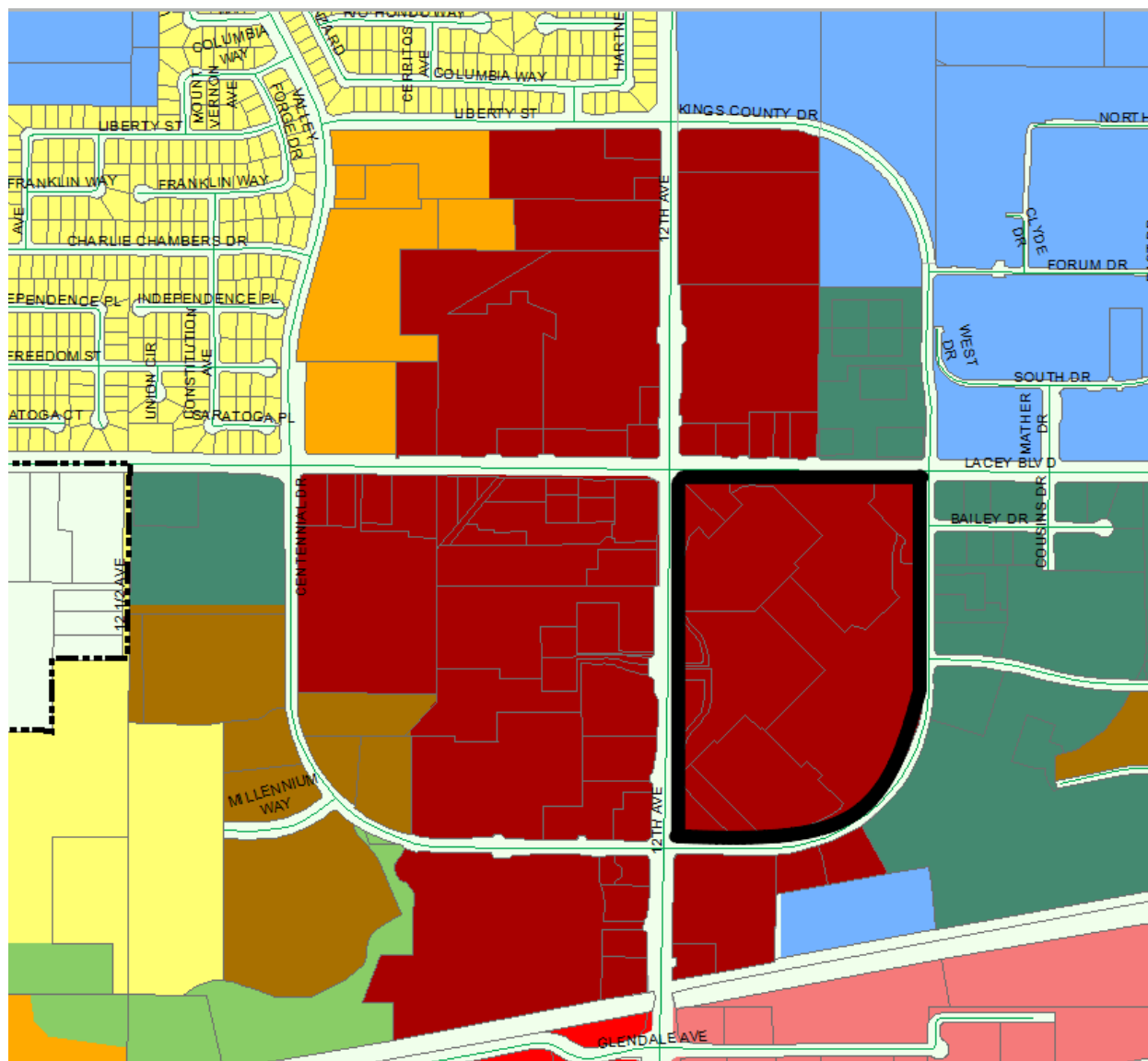


Figure 2: Zoning Designation
Regional Commercial – outlined in bold



Zoning Designation

The applicant seeks to allow a furniture store, with less than 20,000 sq. ft. devoted to the sale and display of furniture, within a portion of an existing building. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, a furniture store, with 15,000 to 20,000 square feet of floor space devoted to the display and sale of furniture, requires a conditional use permit in the C-R Regional Commercial zone district. See Figure 4 – Land Use Table.

Figure 4: Land Use Table

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I16	Furniture store with less than 15,000 sq.ft. of floor space devoted to the display and sale of furniture		P				P	P								
I17	Furniture store with 15,000 to 20,000 sq.ft. of floor space devoted to the display and sale of furniture		C				C	P								
I18	Furniture store with over than 20,000 sq.ft. of floor space devoted to the display and sale of furniture							P								

A “furniture store” means an establishment that provides large and small furniture for living spaces such as homes and offices. Items sold normally include beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units, and home furnishing accessories are items sold that are excluded from the definition of furniture store.

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

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

17.18.040 Lot Dimensions

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

17.18.050 Coverage

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

17.18.060 Building Setback Area

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

17.18.080 Height of Structures

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

17.18.090 Driveways

Whenever possible, developments in the C-R Regional Commercial zone district shall share driveways to minimize the number of driveways on public streets. The Hanford Mall is fully

developed and has shared access for the entire development. There are no changes proposed to the driveways existing.

17.18.100 Off-Street Parking

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

Calculation:

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

The applicant does not propose an increase to the Hanford Mall's existing square footage; therefore, additional parking is not required. The current 2,350 parking stalls exceeds the number of required parking spaces for the integrated shopping center.

17.18.110 Usable Open Space

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

17.18.150 General Provisions and Standards

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

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2019-03

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

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

ANALYSIS: That the proposed use will occupy an existing building and would not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the designation, in that it proposes providing commercial goods to serve Hanford and the larger region outside the City in a shopping mall format. The use of a furniture store between 15,000 and 20,000 square feet is a conditionally permitted use in the C-R Regional Commercial zone district. The use meets the requirements of the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial zone district. In accordance with the General Provisions and Standards for the District, the use proposed will occur within an existing, completely enclosed, permanently fixed structure.

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

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

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

ANALYSIS: That according to the General Plan Policy L47, the purpose of the Regional Commercial designation is to provide a variety of commercial goods, entertainment, and service in large format shopping centers for both the Hanford community and the larger region outside of Hanford. In accordance with General Plan Policy L48, the typical uses allowed in the Regional Commercial land use designation include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. The use of a furniture store will achieve the goal of the General Plan to provide commercial goods to serve Hanford and the larger region outside the City in a shopping mall format.

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

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared - **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 17.18 for the C-R Regional Commercial zone district. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval for Site Plan Review No. 2019-11 and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the Hanford Sentinel on April 12, 2019 and mailed to property owners within 300 feet of the project site on April 11, 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 15301 Existing Facilities 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. 2019-05, approving Conditional Use Permit No. 2019-03.

RESOLUTION NO. 2019-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2019-03, A REQUEST TO ALLOW A FURNITURE STORE, UNDER 20,000 SQUARE FEET, TO BE LOCATED WITHIN THE HANFORD MALL IN THE C-R REGIONAL COMMERCIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1673 W. LACEY BOULEVARD, SUITE 109 (APN 011-060-037).

At a regular meeting of the City of Hanford Planning Commission duly called and held on April 23, 2019 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2019-03, a request by Serrano's Furniture to allow a furniture store, under 20,000 square feet, to be located within the Hanford Mall in the C-R Regional Commercial zone district, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located at 1673 W. Lacey Boulevard, Suite 109 (APN 011-060-037); and

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

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

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

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

ANALYSIS: That the proposed use will occupy an existing building and would not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the designation, in that it proposes providing commercial goods to serve Hanford and the larger region outside the City in a shopping mall format. The use of a furniture store between 15,000 and 20,000 square feet is a conditionally permitted use in the C-R Regional Commercial zone district. The use meets the requirements of the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial zone district. In accordance with the General Provisions and Standards for the District, the use proposed will occur within an existing, completely enclosed, permanently fixed structure.

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

ANALYSIS: That the use of a furniture store is compatible with the existing land uses and the future permitted land uses within the C-R Regional Commercial zone district. The proposed

use will occupy an existing building within an integrated shopping center. According to the General Plan Policy L47, the purpose of the Regional Commercial designation is to provide a variety of commercial goods, entertainment, and service in large format shopping centers for both the Hanford community and the larger region outside of Hanford. In accordance with General Plan Policy L48, the typical uses allowed in the Regional Commercial land use designation include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. The use of a furniture store will achieve the goal of the General Plan to provide commercial goods to serve Hanford and the larger region outside the City in a shopping mall format. The use is compatible with existing land uses and future permitted land uses in the District.

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

ANALYSIS: That according to the General Plan Policy L47, the purpose of the Regional Commercial designation is to provide a variety of commercial goods, entertainment, and service in large format shopping centers for both the Hanford community and the larger region outside of Hanford. In accordance with General Plan Policy L48, the typical uses allowed in the Regional Commercial land use designation include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. The use of a furniture store will achieve the goal of the General Plan to provide commercial goods to serve Hanford and the larger region outside the City in a shopping mall format.

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

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

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial zone district. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval for Site Plan Review No. 2019-11 and this resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2019-03 be approved, subject to the conditions of approval for Site Plan Review No. 2019-11, attached as **Exhibit B**.

EXPIRATION

That this Conditional Use Application Permit become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may

file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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

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

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

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 23rd day of April 2019.

Darlene R. Mata, Secretary

Exhibit A
Site Plan

Attachment: Resolution No. 2019-05 (Conditional Use Permit No. 2019-03)

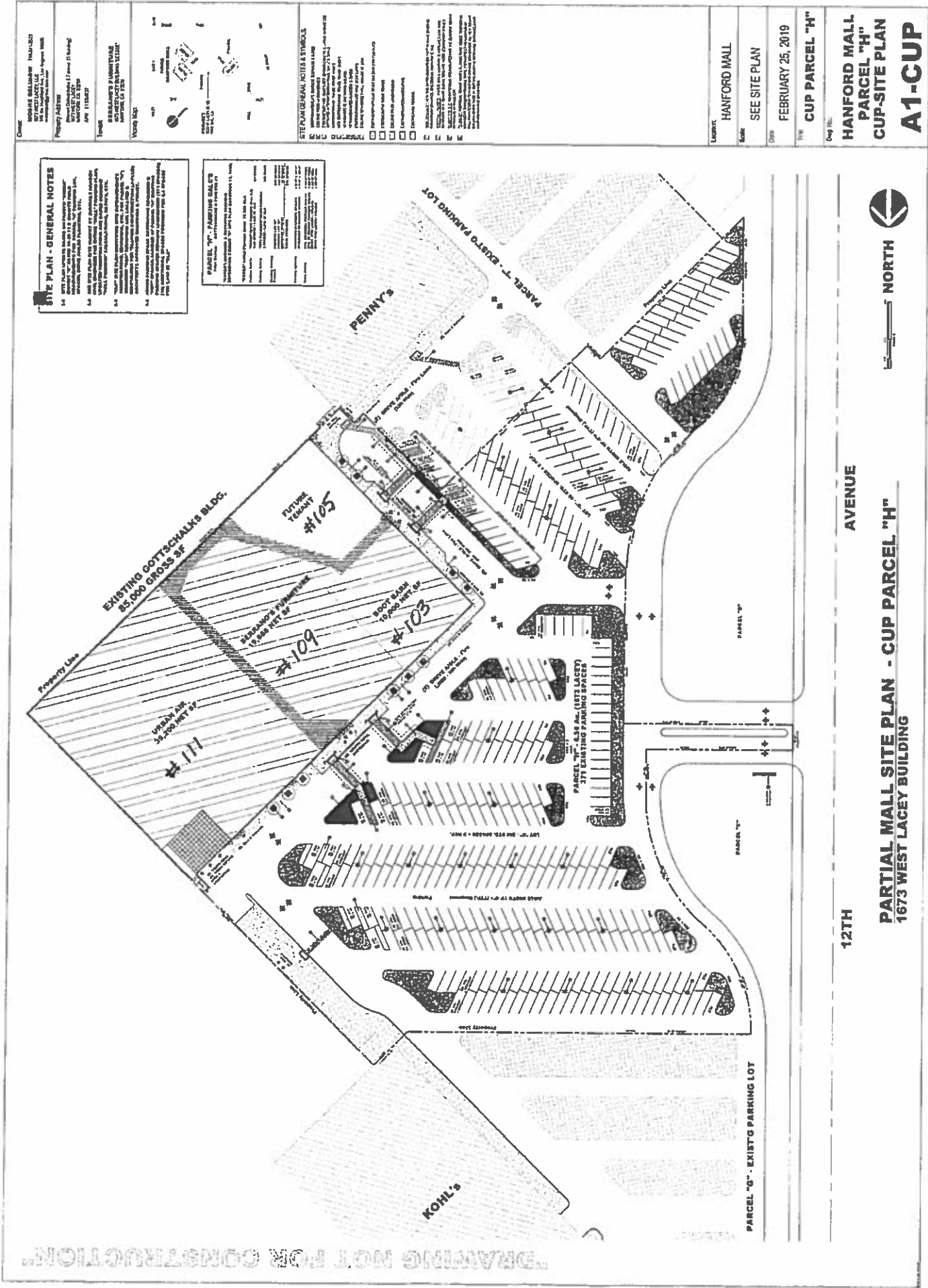


Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2019-05 (Conditional Use Permit No. 2019-03)

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
DARREL L. PYLE

CITY ATTORNEY
ROBERT M. DOWD

DATE: April 18, 2019

PROJECT: Site Plan Review 2019-11 (502-1060)

APPLICANT: Serrano's Furniture

LOCATION: 1673 W. Lacey Boulevard; Suite 109 (APN 011-060-037)

PROPOSAL: Furniture Store under 20,000 sq. ft.

ZONING: C-R Regional Commercial zone district

SITE PLAN REVIEW COMMITTEE REVIEW DATE: March 20, 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
 Community Development Department

April 18, 2019
 DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project

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

I have reviewed a copy of the Site Plan Review Approval No. 2019-11 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: March 20, 2019

SITE PLAN NUMBER: 2019-11

CONTACT: Gabrielle Myers, Associate Planner: (559) 585-2578

General Plan Designation: Regional Commercial

Zoning: C-R

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards and other codes and policies.

Required Entitlements:

- Conditional Use Permit: Furniture stores with 15,000 to 20,000 sq. ft. of floor space devoted to the display and sale of furniture requires a Conditional Use Permit in the C-R Regional Commercial zone district – tentative date scheduled: **Tuesday, April 23, 2019**

General Requirements:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.
3. That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-11 with minor modifications to be approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. 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.
6. That the furniture store not exceed 20,000 sq. ft. of floor area.
7. That all business be conducted within an entirely enclosed structure. No outdoor display is permitted.

C-R Zone Requirements (all checked shall apply)**Building Setback Areas (17.18.060)** – no building expansion proposed.

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area shall be 15 feet.
 - ☒ The rear building setback may be zero.
 - ☒ The side building setback may be zero.
 - ☒ The street side building setback shall be 15 feet.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall maintain all parking stalls within the integrated parking area.

Signage: (Section 17.56).

- ☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 of the Hanford Municipal Code. A separate application is required.

Landscaping: (Section 17.18.120 and 17.52). – That all existing landscaping remain for the site.**Outdoor Lighting Standards** (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 50 feet.

Dust Control:

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

BUILDING DIVISION
SPR 2019-011(502-1060 Seranos Furniture (Mall))
3-20-19
1673 W Lacey Blvd

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Reserved
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Reserved
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

****** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. ******

- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans, including C & D waste plans
 - 4.3.8 **Reserved**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.
6. Reserved

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. Reserved
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

Hanford Fire Department

Contact Battalion Chief David Sumaya @ 559-585-2545 or dsumaya@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review

Date: 3/19/19

Project #: 2019-11 (502-1060) Sorrano's Furniture

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. TI permit required
 - ☒ 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.

Attachment: Resolution No. 2019-05 (Conditional Use Permit No. 2019-03)

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/pipes to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM 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. TI permit required, independent enunciation panel to be located per fire department approval
9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project:
14. ☐ Fire hydrant spacing shall be as follows:
- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
 - b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
 - c. Or as required by Appendix C of the California Fire Code

15. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☐ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
18. ☐ Existing access roads are sufficient.
19. ☐ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
Shall maintain vertical clearance at all access roads
Access road with a hydrant, the minimum road width shall be 26 feet exclusive of shoulders.
- Aerial fire apparatus access roads (CFC D105.1): Where the vertical distance between the grade and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. CFC D105.2: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
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.

- a. Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
- b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
- c. Access roads 32 feet in width or more: No fire lanes required.

24. ☐ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.

25. ☐ Locked gates installed across fire department access roads:

- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
- b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
- c. In case of a loss of power, electrically operated gates shall have a means of back-up power and 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.

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

Size of Address Numbers:

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

28. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. **A separate permit is required for the Type I hood.** Contact the fire department for submittal information.

29. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most current adopted edition of the CFC.

30. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.
31. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.
32. ☒ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.

Fire Extinguisher size shall meet CFC. standard's



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR# 19-11 – Serrano's Furniture – 1673 W. Lacey Blvd

General:

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

Water:

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

Sewer:

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

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

04/15/19
DATE

Attachment: Resolution No. 2019-05 (Conditional Use Permit No. 2019-03)



City of Hanford Department of Public Works

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

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

Attachment: Resolution No. 2019-05 (Conditional Use Permit No. 2019-03)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

04/15/19
DATE



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 19-11 – Serrano's Furniture – 1673 W. Lacey Blvd

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is **NOT** subject to a Grading Plan Review fee if the onsite and/or parking lot modifications require it per Chapter 15.55 of the Municipal Code in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

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.

Joshua Tullsen
ASSISTANT ENGINEER (559) 585-2582

04/15/19
DATE

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City of Hanford

Department of Public Works

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

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits. **(Building area: 19,833 sf – Trampoline Park (Commercial) – Site Area: 6.54 Acres). This is a tenant improvement within the Hanford Mall**
- A. That the development is NOT subject to a **Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
- B. That the development is NOT subject to a **Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
- C. That the development is NOT subject to a **Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
- D. That the development is NOT subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
- E. That the development is NOT subject to a **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
- F. That the development is NOT subject to a **Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- G. That the development is NOT subject to a **Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

Attachment: Resolution No. 2019-05 (Conditional Use Permit No. 2019-03)

Joshua Tullsen
ASSISTANT ENGINEER (559) 585-2582

04/15/19
DATE

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



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ROBERT M. DOWD

DATE: April 18, 2019

PROJECT: Site Plan Review 2019-11 (502-1060)

APPLICANT: Serrano's Furniture

LOCATION: 1673 W. Lacey Boulevard; Suite 109 (APN 011-060-037)

PROPOSAL: Furniture Store under 20,000 sq. ft.

ZONING: C-R Regional Commercial zone district

SITE PLAN REVIEW COMMITTEE REVIEW DATE: March 20, 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:

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- | | |
|---|---|
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| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Gabrielle Myers
 Gabrielle Myers, Associate Planner
 Community Development Department

April 18, 2019
 DATE

Attachment: Attachment 2 - Site Plan Review No. 2019-11 Approval Letter (Conditional Use Permit No. 2019-03)

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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. 2019-11 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: March 20, 2019

SITE PLAN NUMBER: 2019-11

CONTACT: Gabrielle Myers, Associate Planner: (559) 585-2578

General Plan Designation: Regional Commercial

Zoning: C-R

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards and other codes and policies.

Required Entitlements:

- Conditional Use Permit: Furniture stores with 15,000 to 20,000 sq. ft. of floor space devoted to the display and sale of furniture requires a Conditional Use Permit in the C-R Regional Commercial zone district – tentative date scheduled: **Tuesday, April 23, 2019**

General Requirements:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.
3. That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-11 with minor modifications to be approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. 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.
6. That the furniture store not exceed 20,000 sq. ft. of floor area.
7. That all business be conducted within an entirely enclosed structure. No outdoor display is permitted.

C-R Zone Requirements (all checked shall apply)**Building Setback Areas (17.18.060)** – no building expansion proposed.

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area shall be 15 feet.
 - ☒ The rear building setback may be zero.
 - ☒ The side building setback may be zero.
 - ☒ The street side building setback shall be 15 feet.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall maintain all parking stalls within the integrated parking area.

Signage: (Section 17.56).

- ☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 of the Hanford Municipal Code. A separate application is required.

Landscaping: (Section 17.18.120 and 17.52). – That all existing landscaping remain for the site.**Outdoor Lighting Standards** (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 50 feet.

Dust Control:

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

BUILDING DIVISION
SPR 2019-011(502-1060 Seranos Furniture (Mall)
3-20-19
1673 W Lacey Blvd

Contact Building Official: Tom Webb (559) 585-2584

Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Reserved
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Reserved
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

****** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. ******

- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans, including C & D waste plans
 - 4.3.8 Reserved
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.
6. Reserved

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. Reserved
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

Hanford Fire Department

Contact Battalion Chief David Sumaya @ 559-585-2545 or dsumaya@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review

Date: 3/19/19

Project #: 2019-11 (502-1060) Sorrano's Furniture

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. TI permit required
 - ☒ 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. TI permit required, independent enunciation panel to be located per fire department approval
9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project:
14. ☐ Fire hydrant spacing shall be as follows:
- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
 - b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
 - c. Or as required by Appendix C of the California Fire Code

15. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☐ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
18. ☐ Existing access roads are sufficient.
19. ☐ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
Shall maintain vertical clearance at all access roads
Access road with a hydrant, the minimum road width shall be 26 feet exclusive of shoulders.
- Aerial fire apparatus access roads (CFC D105.1): Where the vertical distance between the grade and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. CFC D105.2: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
20. ☐ Access road turning radius for fire apparatus is as follows (show all three on plans):
- a. 20 feet 1 inch inside turning radius (inside rear wheel)
 - b. 36 feet 3 inch curb to curb (outside front wheel)
 - c. 44 feet 6 inch outside radius (outside front bumper)
21. ☐ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
22. ☐ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.

- a. Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
 - c. Access roads 32 feet in width or more: No fire lanes required.
24. ☐ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
25. ☐ Locked gates installed across fire department access roads:
- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.
- Size of Address Numbers:
- Downtown area (existing buildings): 4-inch numbers,
 - Buildings 20-ft. or less from the street: 6-inch numbers,
 - Buildings 21- to 40-ft. from the street: 8 inch numbers,
 - Buildings more than 40-ft. from street: 12 inch numbers.
28. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the fire department for submittal information.
29. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.

30. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.
31. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.
32. ☒ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.

Fire Extinguisher size shall meet CFC. standard's



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR# 19-11 – Serrano's Furniture – 1673 W. Lacey Blvd

General:

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

Water:

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

Sewer:

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

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

04/15/19
DATE

Attachment: Attachment 2 - Site Plan Review No. 2019-11 Approval Letter (Conditional Use Permit No. 2019-03)



City of Hanford

Department of Public Works

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

Attachment: Attachment 2 - Site Plan Review No. 2019-11 Approval Letter (Conditional Use Permit No. 2019-03)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

04/15/19
DATE



City of Hanford

Department of Public Works

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Engineering Division Comments

PROJECT: SPR# 19-11 – Serrano's Furniture – 1673 W. Lacey Blvd

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is **NOT** subject to a Grading Plan Review fee if the onsite and/or parking lot modifications require it per Chapter 15.55 of the Municipal Code in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

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.

Joshua Tullsen
ASSISTANT ENGINEER (559) 585-2582

04/15/19
DATE



City of Hanford

Department of Public Works

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DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits. **(Building area: 19,833 sf – Trampoline Park (Commercial) – Site Area: 6.54 Acres). This is a tenant improvement within the Hanford Mall**
 - A. That the development is **NOT** subject to a **Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
 - B. That the development is **NOT** subject to a **Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
 - C. That the development is **NOT** subject to a **Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
 - D. That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
 - E. That the development is **NOT** subject to a **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
 - F. That the development is **NOT** subject to a **Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - G. That the development is **NOT** subject to a **Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

Attachment: Attachment 2 - Site Plan Review No. 2019-11 Approval Letter (Conditional Use Permit No. 2019-03)

Joshua Tullsen
ASSISTANT ENGINEER (559) 585-2582

04/15/19
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. 2019-03

Project Location – 1673 W. Lacey Blvd, Suite 109 (APN 011-060-037)

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

Description of Nature, Purpose and Beneficiaries of Project: A request to allow a religious institution and associated charter school within an existing building in the O Office zone district.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Serr

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: Existing Facilities 15301
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

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

Lead Agency

Contact Person: Gabrielle de Silva

Area Code/ Telephone: (559) 585-2578

Signature:

Date: April 23, 2019

Title: Associate Planner

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

Attachment: Attachment 3- Notice of Exemption (Conditional Use Permit No. 2019-03)



AGENDA STAFF REPORT

MEETING DATE: 4/23/2019	AGENDA SECTION: 3
--------------------------------	--------------------------

SUBJECT:

MUNICIPAL CODE AMENDMENT NO. 2019-01 is a request to amend Title 17, Section 17.08.030 of the Hanford Municipal Code by adding to the line D8 “dispensaries (non-storefront retail)” as a conditional use in the IH zone, amending line I23 to allow storefront retail dispensaries as a conditional use in the MX-D zone and amend Section 17.69 to allow medical and adult use commercial operations and to allow dispensaries.

SEE ATTACHED STAFF REPORT

FISCAL IMPACT:

ATTACHMENTS:

PC Staff Report MCA 2019-02

Resolution No. 2019-06

Exhibit A: Chapter 17.69 Amended

Notice of Exemption 2019-12



CITY OF HANFORD PLANNING COMMISSION

MEETING DATE: April 23, 2017

MUNICIPAL CODE AMENDMENT No. 2019-02, is a request by the City of Hanford to amend Title 17, Section 17.08.030 of the Hanford Municipal Code by adding to the line D8 “dispensaries (non-storefront retail) and microbusiness” as a conditional use in the IH zone, amending line I23 to allow storefront retail dispensaries as a conditional use in the MX-D zone and amend Section 17.69 to allow medical and adult use commercial operations and to allow dispensaries.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission hold a public hearing, receive a staff presentation and public testimony and consider recommending to the City Council approval of Municipal Code Amendment No. 2019-02 by adopting Resolution 2019-06.

RECOMMENDED MOTION

1. I move the approve Resolution 2019-06 recommending approval of Municipal Code Amendment 2019-02 to the City Council.

PROJECT DESCRIPTION

The project includes the amendment to Title 17, the Zoning Ordinance, to reflect the recent decisions of the City Council to allow adult use commercial cannabis businesses in addition to medical use. The City Council also decided to allow two storefront retail dispensaries in the MX-D zone and two non-storefront retail dispensaries in the IH zone.

These decisions require amendments to the Zoning Ordinance to identify the zones and to allow commercial cannabis businesses, including the newly added dispensaries and microbusiness category. The proposed amendments are identified as shown in the Exhibit A to the resolution and shown in bold (new text) and strikeout (deleted text).

Commercial cannabis businesses are identified as the following: cultivation, manufacturing, distribution, transportation, laboratory testing, microbusiness, and dispensaries. Dispensaries are divided into two categories, storefront retail and non-storefront retail. A storefront retail store would service customers onsite. A non-storefront retail will be a delivery only business with no customers on site.

The first section to be amendment is Table 17.08.030 in Chapter 17.08, commonly referred to as the zoning table. The proposed amendments to the table are found in Exhibit A of the resolution, new text in bold and deleted text in strikethrough and as shown below.

The amendments include the following to lines D8 and I23:

Commercial, Office, and Industrial Use Table																
P=Use is Permitted by Right.....C=Use Requires Conditional Use Permit A=Use Requires Administrative Use Permit.....T=Use Requires Temporary Use Permit Blank=Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		Specific Land Use Standards (See identified Section)	
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF		CO
D8	Cannabis cultivation, manufacture, distribution, transportation, <u>microbusiness, non-storefront dispensaries</u> and laboratory testing															See Chapters 5.56 and 17.69

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I23	Cannabis <u>Storefront</u> dispensary or sales							C								See Chapters 5.56 and 17.69

The proposed project also include the addition of Chapter 17.69, attached as Exhibit B in the resolution. The proposed language removed the limitation to medical only cannabis businesses and includes minor amendments to the limitations on proximity to residential zoned property as well as schools, daycares and other youth facility. The amendments provide clarification and do not change the current distance requirements. Any proposed

commercial cannabis facility will be required to be at least 200 feet from any property zoned RL-5, RL-8, RL-12, RH and RM and 600 feet from schools, daycares and youth facilities that exist at the time the application is submitted to the City. The distance requirements are consistent with the State regulations.

ENVIRONMENTAL DOCUMENT

The ordinance is exempt under Section 15061(b) (3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The ordinance permits a very limited number of commercial cannabis businesses, and the commercial cannabis businesses will have no impacts that are different than the farming, manufacturing, distribution, laboratory, and delivery activities already authorized within the City. Furthermore, the ordinance contains requirements that prevent any potential impacts on the environment that may be unique to businesses involving medical and non-medical cannabis. For example, the ordinance establishes prohibitions on nuisance odors, glare, excess energy usage, and establishes safety protections to prevent crime or deterioration of the business area into blight, prohibition on usages of hazardous chemicals except for those usages that are consistent with state standards for those chemicals, and a prohibition on usage of excess water in violation of drought laws etc. Further, there is no possibility that this ordinance would create cumulative impacts that are significant because this ordinance does not authorize a total number of businesses in the city than would have been otherwise authorized, does not authorize construction or other related activities or any other activities that are not already permitted, except that the ordinance allows the same activities but with a different material (medical cannabis and nonmedical cannabis) that is being grown, sold, transported, or otherwise utilized in some form; there are no other significant impacts that could occur as a result of this ordinance, and there are no unusual circumstances that would cause any such significant impacts;

The ordinance is also exempt under Section 15183 (projects consistent with a community plan, general plan, or zoning) since the types of businesses permitted by the ordinance are consistent with those contemplated by general plan and zoning, such as farming, manufacture, retail and distribution of other agriculture products and/or products to be used as pharmaceuticals;

RESOLUTION NO. 2019-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF MUNICIPAL CODE AMENDMENT No. 2019-02, a request by the City of Hanford to amend the Hanford Zoning Ordinance Title 17, specifically Chapter 17.08 amending Table 17.08.030 adding microbusiness and non storefront dispensaries to the list of conditional uses in the I-H (Heavy Industrial) zone and storefront dispensaries to the list of conditional uses in the MX-D zone and amending Chapter 17.69 Cannabis Related Uses and Activity to further regulate cannabis land uses.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on April 23, 2019, on motion of Commissioner _____, seconded by Commissioner _____ and duly carried, the following resolution was adopted:

WHEREAS, a proposal to amend Title 17 Chapter 17.08 and add Chapter 17.69 of the Hanford Municipal Code by adding microbusiness and non-storefront dispensaries to the list of uses in Table 17.08.030 as a conditional use in the HI, Heavy Industrial zone and storefront dispensaries to the list of conditional uses in the MX-D zone and amend Chapter 17.69 Cannabis Related Uses and Activity as attached in Exhibit A.

WHEREAS, on April 23, 2019, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Section 17.70.070 of the Hanford Municipal Code pertaining to Municipal Code Amendment 2019-02, and,

WHEREAS, comprehensive zoning regulations on the use of land and property lie within the City's police powers; and,

WHEREAS, commercial cannabis related businesses will be subject to the zoning and land use regulations of the HI – Heavy Industrial zoning district and MX-D zoning district; and,

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of April 23, 2019; and,

WHEREAS, Section 15061(b)(3) of the California Environmental Quality Act Guidelines categorically exempts the proposed project under the "General Rule"; and

THEREFORE BE IT RESOLVED, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing on April 23, 2019, the Planning Commission hereby is able to make the following recommendation in accordance with the required findings in Section 17.86.030:

1. That the proposed amendment is internally consistent with the goals, objectives and policies of the General Plan and Zoning Ordinance.
2. That the proposed amendment would not be detrimental to the public health, safety or welfare of the community. The proposed uses will be subject to a conditional use permit, which evaluate impacts on a project basis.
3. That the amendment would maintain the appropriate balance of land uses within the City by providing additional variety of uses in both zones.

4. That the anticipated commercial cannabis uses are compatible with existing and future uses in the IH - heavy industrial zone and the MX-D –Downtown Mixed Use zone. The IH zone allows for a mixture of industrial related commercial uses and the MX-D zone allows for retail opportunities similar to a dispensary.

BE IT FURTHER RESOLVED that pursuant to Section 17.70 of the City of Hanford Zoning Ordinance, the Planning Commission forward to the City Council a recommendation that Municipal Code Amendment No. 2017-02 be approved.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 23th day of April 2019, by the following vote:

AYES:	Commissioners
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NONE

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, 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 **23th day of April 2019**.

Darlene R. Mata, Secretary

Exhibit A:

Commercial, Office, and Industrial Use Table																
P=Use is Permitted by Right.....C=Use Requires Conditional Use Permit A=Use Requires Administrative Use Permit.....T=Use Requires Temporary Use Permit Blank=Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		Specific Land Use Standards (See identified Section)	
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF		CO
D8	Cannabis cultivation, manufacture, distribution, transportation, <u>microbusiness, non-storefront dispensaries</u> and laboratory testing															See Chapters 5.56 and 17.69

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I23	Cannabis <u>Storefront</u> dispensary or sales							C								See Chapters 5.56 and 17.69

CHAPTER 17.69

Chapter 17.69 COMMERCIAL CANNABIS-RELATED USES AND ACTIVITY

17.69.010 Purpose.

The purpose of this chapter is to further fulfill the purposes and intents set forth in Title 5 of the Hanford Municipal Code. No person shall operate a commercial ~~medical~~-cannabis business without first obtaining a City commercial ~~medical~~-cannabis business permit and complying with all the requirements of Title 5 of the Hanford Municipal Code and complying with all applicable State law requirements including obtaining a license or permit required by the State to operate a commercial ~~medical~~-cannabis business.

17.69.020 Definitions.

Unless otherwise provided herein, the terms used in this chapter shall have the meanings ascribed to them in Title 5 of the Hanford Municipal Code.

17.69.030 Location of commercial cannabis businesses—Storefront Retail Dispensaries.

~~Commercial cannabis-~~ Storefront retail dispensaries shall be a conditional use in the MX-D zone, subject to the following requirements: not be permitted in any zone in the City.

- A. Storefront retail dispensaries shall be located no closer than two hundred (200) feet to any property zoned RL-5, RL-8, RL-12, R-M, R-H that is in existence at the time the application is submitted. If any part of an MX-D zoned parcel falls within the two hundred (200) foot radius from the above listed residentially zoned properties, then the entire parcel shall be excluded from allowing the commercial cannabis business.
- B. It shall be no closer than six hundred (600) feet from any portion of any parcel containing any of the following that is in existence at the time the application is submitted:
 - 1. A school (whether public, private, or charter; including pre-school, transitional kindergarten, and K-12);
 - 2. A daycare facility serving nine (9) or more children and is licensed by the County;
 - 3. Any youth facility as defined in State of California Health and Safety Code Section 11353.1(e)(2).

17.69.040 Location of commercial ~~medical~~-cannabis businesses—All types other than dispensaries: ~~C~~cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing facilities, distributors and transporting.

Commercial ~~medical~~-cannabis businesses ~~other than dispensaries~~, including those permitted to engage in cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing,

distribution and transporting of cannabis and cannabis products shall be permitted only if all the following requirements are met:

- A. The commercial ~~medical~~-cannabis business, other than a storefront retail dispensary, must be located on property zoned I-H-Heavy Industrial District.
- B. The property on which the commercial ~~medical~~-cannabis business is located must also meet all of the following distance requirements:
 - 1. It shall be no closer than two hundred (200) feet to any property zoned RL-5, RL-8, RL-12, R-M, R-H that is in existence at the time the application is submitted.~~feet of any residentially zoned parcel in the City,~~ including any legal nonconforming residential uses as of the date the commercial ~~medical~~-cannabis business permit is issued. If any part of an I-H zoned parcel falls within the two hundred (200) foot radius from residentially zoned properties within the City, then the entire parcel shall be excluded from allowing the commercial medical cannabis business.
 - 2. It shall be no closer than six hundred (600) feet from any portion of any parcel containing any of the following that is in existence at the time the application is submitted:
 - a. A school (whether public, private, or charter); including pre-school, transitional kindergarten, and K-12);
 - b. A daycare facility serving nine (9) or more children and is licensed by the County;
 - c. Any youth facility as defined in State of California Health and Safety Code Section 11353.1(e)(2).

17.69.050 Distances measured—Applicable properties.

The distance between parcels shall be the horizontal distance measured in a straight line from any property line of the sensitive use to the closest property line of the lot on which the commercial ~~medical~~ cannabis business is to be located, without regard to any intervening structures. The distance requirements in this chapter shall only be applicable with respect to properties located in the City's limits, unless otherwise required by State law. The distance requirements shall not be applicable with respect to any property located outside the City limits.

17.69.060 Certification from the Community Development Director.

Prior to commencing operations, a commercial ~~medical~~-cannabis business must obtain a certification from the Community Planning Director or designee certifying that the business is located on a site that meets all the requirements of this title and Title 5.

Notice of Exemption 2019-12

Appendix E

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

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

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

Project Title: Municipal Code Amendment 2019-02

Project Location – City of Hanford

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: MUNICIPAL CODE AMENDMENT No. 2019-02, a request by the City of Hanford to amend the Hanford Zoning Ordinance Title 17, specifically Chapter 17.08 amending Table 17.08.030 adding microbusiness and non-storefront dispensaries to the list of conditional uses in the I-H (Heavy Industrial) zone and storefront dispensaries to the list of conditional uses in the MX-D zone and amending Chapter 17.69 Cannabis Related Uses and Activity to further regulate cannabis land uses.

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

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

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:
☒ Statutory Exemption. State code number: 15061(b)(3) General Rule

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA). Section 15061(b)(3) states that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. No significant environmental impacts would occur as a result of the proposed ordinance. All uses are added as conditional uses, which will be subject to further CEQA review of a project by project basis.

Lead Agency

Contact Person: Darlene R. Mata Area Code/ Telephone: (559) 585-2590

Signature: _____ Date: April 23, 2019 Title: Community Development Director

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

Attachment: Notice of Exemption 2019-12 (CD: MCA 2019-02)