The City of Hanford
CALIFORNIA

AGENDA

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, May 28, 2019

CALL TO ORDER

ROLL CALL

INVOCATION

Pastor Gary Gerloff, First Lutheran Church of Hanford

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 May 14, 2019 Meeting

PUBLIC HEARING

1. **Conditional Use Permit No. 2019-05, a request to construct a 2,050 sq. ft. shop for the minor repair and service of motor vehicles on a vacant pad within an existing shopping center in the C-R Regional Commercial zone district. The project is located at the southeast corner of Lacey Boulevard and Centennial Drive (APN 011-020-003).**
2. **Conditional Use Permit No. 2019-04, a request to construct a gated, 56-stall off-site parking facility for FAST Credit Union in the MX-D Downtown Mixed Use zone district. The project is located at the northwest corner of Sixth Street and Phillips Street, 416 W. Sixth Street (APN 012-064-005 and 012-064-006).**

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: 5/28/2019	**AGENDA SECTION:**

SUBJECT:
Approval of the Minutes of the May 14, 2019 Meeting

RECOMMENDATION:
Approve the minutes of the May 14, 2019 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
05-14-19 Minutes

The City of Hanford
CALIFORNIA

MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, May 14, 2019

Attachment: 05-14-19 Minutes (05-14-19 Minutes)

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	6:54 PM
Michael Johnston		Present	6:42 PM
Travis Paden		Present	6:33 PM
Savino Perico		Present	6:50 PM
Angel Vee Galvan		Present	6:55 PM
Jacob Sanchez		Present	6:42 PM
Jason Kemp Van Ee		Present	6:44 PM

INVOCATION

Chairperson PADEN gave the invocation.

FLAG SALUTE

Commissioner JOHNSTON 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.*

Jack Schwartz, Hanford - He requested that the Planning Commission direct staff to provide an update on the City's Housing Element, stating goals and what the City has done to implement them.

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.

Chairperson PADEN removed Item 2 from the Consent Calendar, for separate consideration.

Motion to approve the Consent Calendar, except for Item 2.

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

1. **Approval of the Minutes of the April 23, 2019 Meeting**
2. **TIME EXTENSION 2019-01, a request to extend the life of Tentative Tract 919 Unit II for 24 months. The project applies to property located south of Fargo Avenue, west of Centennial Drive (APN 009-030-154).**

ITEM PULLED FROM CONSENT

(Item B)

Senior Planner Myers stated that the expiration date was incorrect in the staff report and resolution and should be May 16, 2021.

Motion to adopt Resolution No. 2019-08, approving Time Extension No. 2019-01, amending the expiration date to May 16, 2021.

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

PUBLIC HEARING

Continued item from Tuesday, April 23, 2019 -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; furniture stores; and food catering.

Chairperson PADEN opened the Public Hearing at 7:09 p.m. and called for the Staff Report.

Community Development Director Mata presented the staff report, including two letters she had received from citizens. She recommended approval and invited questions of staff.

Attachment: 05-14-19 Minutes (05-14-19 Minutes)

Following questions of staff, Chairperson PADEN opened Public Comment:

FAVOR

Michael Kennedy, representing 198/43 LLC, stated that, with Amazon and other online retail businesses, it is difficult to find retail tenants. He has been contacted by other types of businesses--such as dental offices--that specifically want to locate in large retail centers and would not consider locating Downtown. He stated that it would be beneficial to the City to allow such uses in the C-R zone district, as it will bring in more taxes and development fees.

Jeff Porterfield noted that the City has been trying to protect downtown businesses from 30 years ago, but it is different now. He stated that large spaces are not available downtown. Downtown needs other services, such as attorneys' offices and banks.

OPPOSED

Michelle Brown, Executive Director of Main Street Hanford, stated that permitting medical, professional and commercial offices in the C-R zone district would negatively impact Downtown. She cited Kingsburg's new program, which provides incentives to encourage businesses downtown. If City Council approves the zoning changes, she would encourage them to offer something similar to Kingsburg's incentives

Yvette Gomez expressed concern that the proposed zoning changes could be devastating to Downtown. She requested that the changes be brought before the Downtown business and property owners for comments.

Diane Sharp provided a partial list of downtown building and landowners and an accompanying map showing which Downtown properties are Hanford owned, taxpayer owned, and out-of-town owned. She stated that staff did not mention Downtown in their report. She disagreed with staff's findings and recommended that all the proposed changes be denied or that new findings be made, in support of Downtown.

Dan Chin distributed information regarding California Environmental Quality Act (CEQA) and sections of the City's General Plan. He stated that the feasibility study done five years ago was only for retail, and the applicant is now asking for 14 non-retail uses. Citing Policies L48 and L50 of the General Plan, he stated that non-retail uses are not allowed in the C-R zone and that the staff report shows a lack of burden of proof.

Dave Ayers agreed with Mr. Chin and added that 198/43 LLC has been granted incentives of 50 percent of their sales tax and a break on impact fees. He further stated that the purpose of the C-R district is to create retail sales. He does not want to see these uses permitted in the C-R zone.

Jack Schwartz agreed with Dan Chin and Dave Ayers. He stated that the 198/43 LLC does not exist, is not on the Secretary-of-State Web site, and was an error on staff's or the applicant's part. He stated that the Commission does not have the information required to pass on this proposal. He yielded his last minute to **Dan Chin**, who referenced tables included in his earlier hand-out that indicate the square footage available in the C-R zone district compared to Downtown.

Bob Ramos stated that, if this proposal is allowed, the Commission will be turning their backs on the people who pay taxes.

Michael Mayer, Downtown business owner, stated that Costco and the developers knew the rules when they applied years ago. He expressed concern for Downtown investors and business owners and their families. He urged the Commission to deny the changes.

Craig Johnson, owner of Salmon's Furniture Galleries, stated that if the City adds these uses to another zone, they will be stealing Hanford's Downtown.

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Dennis Ham addressed the Commission, stating that their decisions need to be consistent. He noted that the retail centers along 12th Avenue, Costco, and the Hanford Mall are each unique and that these uses will apply to other properties in the future.

Brett Brakeman encouraged the Commission to keep the plan as is and to work on Downtown. He agreed with Michelle Brown and Diane Sharp.

Paula Lehn, FAST Credit Union, stated that the current plan is the standard that was decided upon. She noted that people have invested millions of dollars downtown, to make it healthy. She agreed with points made by Mr. Chin and others.

Jim Castleman encouraged a look at what other historical towns are doing to make their downtowns special and attractive to visitors.

STAFF RESPONSE TO PUBLIC COMMENT

Director Mata provided the following responses:

1. Addressing issues raised by Mr. Chin:
   --This proposal is a text amendment and is not a physical project; no additional environmental review was required. City Attorney Carlson concurred.
   --None of the uses are limited to Downtown, so the impact cannot be quantified solely on Downtown.
   --Policy L48 lists typical uses, not required uses, in C-R zone districts. It states that uses that typically provide only day-to-day goods and services are to be prohibited. Staff did not recommend approval of those uses.
   --Policy L50 refers to the location and size requirements for C-R zone districts. There is nothing in the proposal about moving any C-R areas, so this Policy is not applicable.
   --Tables 3-2 and 3-3 refer to square footage potentially available. These uses are also allowed in other zones besides Downtown.

2. The reason the staff report does not address Downtown is that it is not a request to change the uses in Downtown. The report is written for the zone district for which the request was made.

3. Regarding the suggestions to provide incentives for Downtown businesses, Director Mata stated that City Council would have to make those decisions. It is not in the Planning Commission's purview.

4. Anyone can submit a Municipal Code Amendment application, so 198/43 LLC was able to apply. Staff is responsible to process and evaluate the application, according to the current Municipal Code. Staff did analysis of each proposed use and did not recommend approval of all of them.

COMMISSION DISCUSSION

Commissioner GALVAN stated that her primary concern was that the applicant was an individual. She also had concerns with three of the five findings. She expressed appreciation to the public for doing their own research.

Commissioner JOHNSTON mentioned that he has served on several Downtown Hanford Revitalization committees that have made recommendations regarding Downtown, but none were approved by City Council. He has had a business downtown for 23 years and has been a loyal customer to several downtown businesses for many years. He stated that there was concern that Downtown would suffer when the mall came in, then when Walmart came in, and when Super Walmart came to Hanford; but, Downtown is doing better than it has in years. He noted that this change would also help the mall and would be a win-win for the entire city. He stated it is time for a change, for the betterment of the City as a whole.

Commissioner SANCHEZ, asked Director Mata if there were any CEQA concerns. She confirmed staff's findings. He stated that his and the other Planning Commissioners' opinions do not matter when it is time to

Attachment: 05-14-19 Minutes (05-14-19 Minutes)

vote, as all decisions must be based on the General Plan and the Municipal Code. He added that opinions on the Commission are not necessarily reflected in their votes.

Commissioner KEMP VAN EE agreed with Commissioner JOHNSTON'S comments. He mentioned that, as an employee of Kings County (the largest employer in the County), his insurance required him to go to Costco for his eye exams and glasses, so he had to go to the Visalia Costco. He stated that when the mall and other centers came in, Downtown continued to thrive. He commented that competition is good, and change is needed in this community.

Commissioner PERICO, agreed with Commissioner KEMP VAN EE that Downtown needs more restaurants and breweries, not dental and optical offices. He was in favor of putting a time-stamp of five years on this, if approved.

Commissioner DOUGLAS thanked everyone for coming and participating. He stated that the Downtown issue has come up many times. He mentioned that he and Commissioner JOHNSTON both served on the Citizens Advisory Committee for the General Plan Update, and this topic came up then. He agreed with Commissioner JOHNSTON'S comments.

Chairperson PADEN stated that, as a member of his high-school student council, he was Mayor-for-a-Day for the City, and he sat at the dais. They were talking about preservation of Downtown that day. He asked the City Attorney if the Commission can move forward with a recommendation, if the 198/43 LLC is not legally active. City Attorney Carlson replied that, if it is true that 198/43 LLC is not an entity in good standing with the Secretary of State, the application could not move forward.

Mr. Kennedy's associate, and others in attendance, checked the Secretary-of-State Web site on their cell phones and found 198/43 LLC listed as an active entity.

Commissioner JOHNSTON reminded the audience that the Planning Commission is only making a recommendation to the City Council, and City Council will make the final decision.

Commissioner GALVAN mentioned that citizens can still speak during public comment at the City Council public hearing.

Chairperson PADEN closed the Public Hearing at 10:00 p.m.

Motion to adopt Resolution 2019-07, recommending approval to the City Council of Municipal Code Amendment No. 2019-01, amending the proposed changes as follows: Section 17.08.030 C14--permitted in the C-R Regional Commercial zone district with a Conditional Use Permit; Section 17.08.030 E6--not permitted in C-R Regional Commercial

RESULT:	**FAILED [2 TO 5]**
MOVER:	Travis Paden
SECONDER:	Richard Douglas
AYES:	Douglas, Paden
NAYS:	Johnston, Perico, Galvan, Sanchez, Kemp Van Ee

Motion by Chairperson PADEN to adopt Resolution 2019-07, recommending approval to the City Council of Municipal Code Amendment No. 2019-01, amending the proposed changes as follows: Section 17.08.030 C14--permitted in the C-R Regional Commercial zone district with a Conditional Use Permi**t**;" Section 17.08.030 E6--not permitted in C-R Regional Commercial. There was no second to the motion.

Attachment: 05-14-19 Minutes (05-14-19 Minutes)

Motion to adopt Resolution 2019-07, recommending approval of Municipal Code Amendment No. 2019-01 to the City Council.

RESULT:	**APPROVED [4 TO 3]**
MOVER:	Savino Perico
SECONDER:	Michael Johnston
AYES:	Douglas, Johnston, Perico, Kemp Van Ee
NAYS:	Paden, Galvan, Sanchez

DIRECTOR'S COMMENTS

Director Mata announced that Aldi opened last week.

COMMISSIONERS' ITEMS OF INTEREST

None.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 10:03 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 05-14-19 Minutes (05-14-19 Minutes)

AGENDA
STAFF REPORT

MEETING DATE: 5/28/2019	**AGENDA SECTION:** 1

SUBJECT:
Conditional Use Permit No. 2019-05, a request to construct a 2,050 sq. ft. shop for the minor repair and service of motor vehicles on a vacant pad within an existing shopping center in the C-R Regional Commercial zone district. The project is located at the southeast corner of Lacey Boulevard and Centennial Drive (APN 011-020-003).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:
staff report - valvoline
Resolution No. 2019-09
Attachment 1 - Operational Statement
Attachment 2 - Site Plan No. 2019-16
Attachment 3 - Site Plan Approval Letter
Attachment 4 - Elevations
Attachment 5 - Notice of Exemption

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, May 28, 2019

PROJECT: **Conditional Use Permit No. 2019-05,** a request to construct a 2,050 sq. ft. shop for the minor repair and service of motor vehicles on a vacant pad within an existing shopping center in the C-R Regional Commercial zone district.

LOCATION: The project is located at the southeast corner of Lacey Boulevard and Centennial Drive (APN 011-020-003).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-09, approving Conditional Use Permit No. 2019-05.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2019-09, approving Conditional Use Permit No. 2019-05.

PROJECT DESCRIPTION

The project is a request to construct a 2,050 sq. ft. Valvoline Instant Oil Change for the minor repair and service of motor vehicle repair and service of motor vehicles on a vacant pad within an existing shopping center in the C-R Regional Commercial zone district.

According to the operational statement provided in **Attachment 1, "**Valvoline Instant Oil Change provides preventative maintenance services for many different types of automobiles. These services include oil changes, antifreeze changes, differential fluid changes, batteries, belts, fuel system cleaning service, lights, wipers and transmission fluid changes. Valvoline oils and products are featured at all our locations." The services provided by Valvoline Instant Oil Change are categorized as "Motor vehicle repair or service, minor," in accordance with the Hanford Municipal Code. Per the Code, "motor vehicle repair or service, minor" means an establishment that provides minor repair or servicing of motor vehicles, such as replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, or fluid flushing, refill, or replacement. Motor vehicle repair or service, minor is a permitted use with a conditional use permit in the C-R Regional Commercial zone district.

Project Location

The proposed project is located on a vacant pad within an existing shopping center located on the southeast corner of Lacey Boulevard and Centennial Drive (APN 011-020-003). The project site is designated as Regional Commercial by the General Plan. The zoning for the property is C-R Regional Commercial. The address will be 1993 W. Lacey Boulevard.

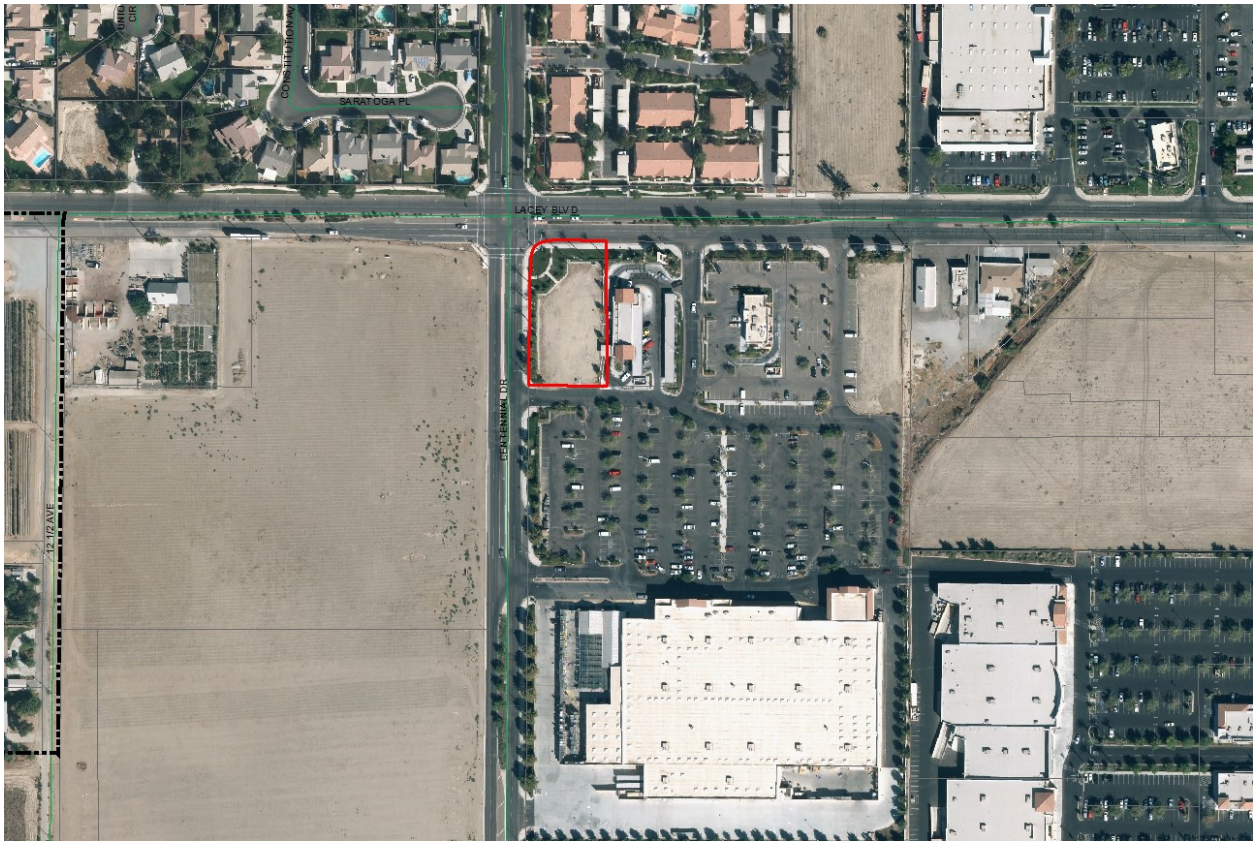
Attachment: staff report - valvoline (Valvoline - CUP 2019-05)

Entitlement

The applicant has submitted Site Plan Review No. 2019-16 for the project, proposing the construction of the 2,050 sq. ft. shop to be located on the vacant parcel - **Attachment 2.** Site Plan Review No. 2019-16 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter - **Attachment 3.** All conditions of approval cited in the approval letter are also conditions of approval for this conditional use permit application.

The project site is located within an existing integrated shopping center, approved under Planned Unit Development No. 2007-03. There are approved elevations for the planned unit development, with which all development within the shopping center must comply. Elevations proposed by the applicant have been reviewed for consistency with the approved elevations for the planned unit development. The elevations proposed are consistent with the shopping center's elevations - **Attachment 4.**

Figure 1: Land Use
(Property outlined in red)



Attachment: staff report - valvoline (Valvoline - CUP 2019-05)

Figure 2: General Plan Designation Regional Commercial

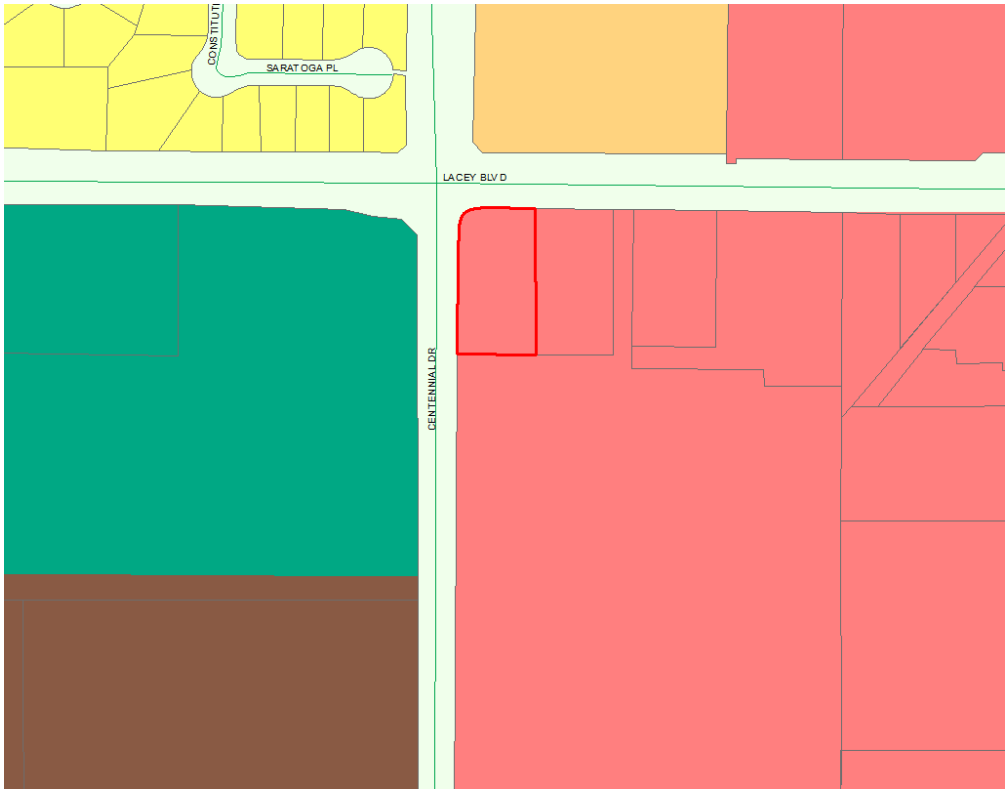
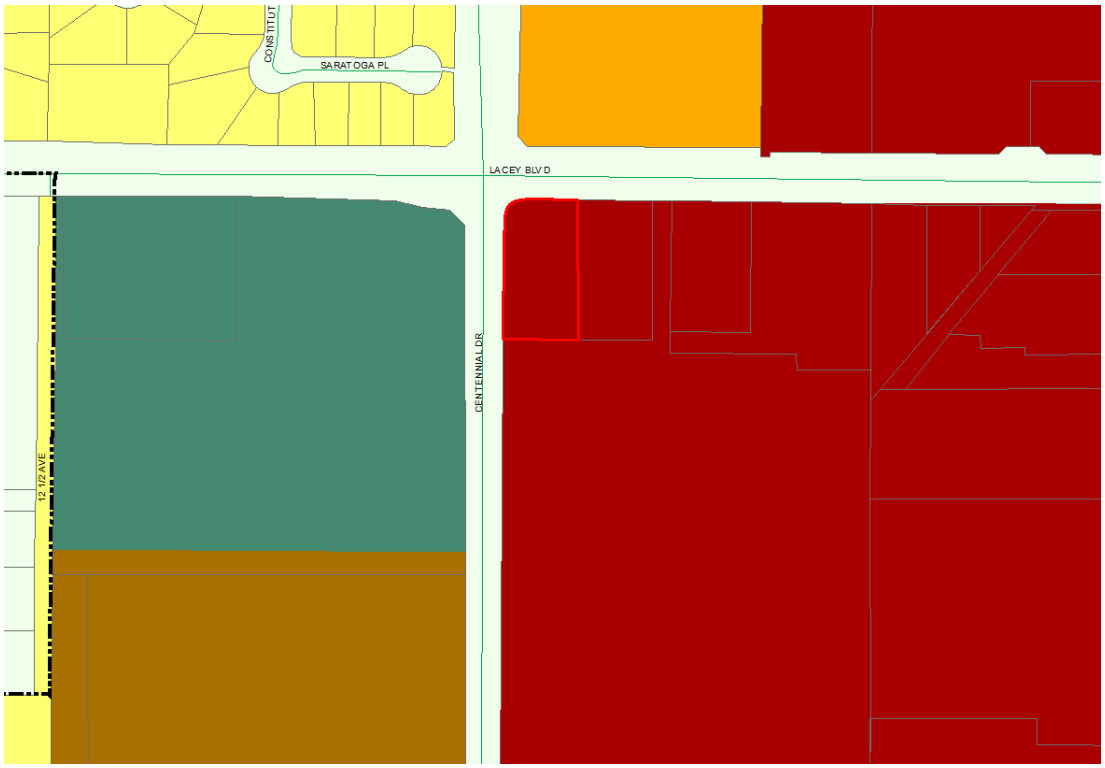


Figure 3: Zoning Designation C-R Regional Commercial



Attachment: staff report - valvoline (Valvoline - CUP 2019-05)

BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Regional Commercial. According to General Plan Policy L47, the purpose of the Regional Commercial land use designation is to provide a variety of commercial goods, entertainment, and services in large-format shopping centers for both the Hanford community and the larger region outside of Hanford. The use of a minor vehicle repair shop will provide a service to the Hanford community. According to General Plan Policy L48, typical uses 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. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to provide services for the Hanford community.

Zoning Designation

The property is zoned C-R Regional Commercial, which corresponds with the General Plan designation. The applicant seeks to allow motor vehicle repair and services, minor in the C-R Regional Commercial zone district. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, motor vehicle repair and service, minor requires a Conditional Use Permit in the C-R Regional Commercial zone district

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			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
J19	Motor vehicle repair or service, major			P	P		C				P	P				
J20	Motor vehicle repair or service, minor		C	P	P		P	C			P					

Attachment: staff report - valvoline (Valvoline - CUP 2019-05)

PROJECT EVALUATION

Conformance 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's Recorder's Office. The subject property is a 33,621-sq. ft. undeveloped pad within a 16.6-acre developed integrated shopping center, approved under Planned Unit Development No. 2007-03. Existing businesses within the shopping center include Lowe's Home Improvement, Planet Fitness, Wendy's, and Water Drops. The integrated shopping center has shared parking, landscaping, lighting, signage, and cross access. As part of the integrated shopping center, the property meets the minimum site area for the C-R Regional Commercial zone district.

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 project site has approximately 140 feet of frontage along Lacey Boulevard and 260 feet of frontage along Centennial Drive. The project site is also a part of an integrated shopping center with approximately 684 feet of frontage on Lacey Boulevard and 1,086 feet of frontage along Centennial Drive. The property and integrated shopping center exceed the lot frontage required for the C-R Regional Commercial zone district.

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 evaluated and mandated as part of the site plan review process.

17.18.060 Building Setback Area

No structure is permitted to be placed within a building setback area.

Front-Building Setback

In the C-R Regional Commercial zone district, the front building setback shall be 15 feet. On corner lots, the shortest street frontage shall be the front building setback area. Therefore, the frontage along Lacey Boulevard is the front of the lot for the project site. The building is setback 65 feet from Lacey Boulevard, which exceeds the requirement.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, O-R, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. The western side property line is along a public street, which requires a 15 foot setback. The building is setback 52.2 feet from Centennial Drive, which exceeds the

Attachment: staff report - valvoline (Valvoline - CUP 2019-05)

requirement. The eastern side building setback may be zero, since the lot line does not abut an R-L, R-H, R-M, O-R, PF, AP, or CO zone district.

Rear-Building Setback

The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street and R-L, R-H, R-M, O-R, PF, AP, or CO zone district. Since the property's rear lot line does not abut a public street and R-L, R-H, R-M, O-R, PF, AP, or CO zone district the rear building setback may be zero.

All required setbacks of the C-R Regional Commercial zone district have been met.

17.18.070 Distances Between Structures

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

17.18.080 Height of Structures

The maximum height of structures in the C-R Regional Commercial zone district is 35 feet. The maximum height of the buildings proposed is 30 feet. The structure will be 23 feet seven inches tall and does not exceed the height maximum of the District.

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 locations of the driveways into the integrated shopping center were approved under Planned Unit Development No. 2007-03. No new driveways are proposed for the project site.

17.18.100 Off-Street Parking

The applicant proposes 13 parking stalls on site, one of which is ADA-accessible, as shown on approved Site Plan Review No. 2019-17. This exceeds the requirement of the Hanford Municipal Code Section 17.54.040 for integrated shopping centers, which requires one space per 350 square feet.

Calculation: 2,050 sq. ft. ÷ 350 sq. ft. = Six parking stalls (minimum)

Parking is shared throughout the integrated shopping center. The total square footage of the structures within the integrated shopping center is 202,162 sq. ft. (existing and proposed). As per the requirements of the Hanford Municipal Code, parking shall be provided at a ratio of one stall per 350 sq. ft. for integrated shopping centers.

Calculation: 202,162 sq. ft. ÷ 250 sq. ft. = 577.6 parking stalls (578 minimum)

There are 770 parking spaces existing within the shopping center and 13 parking stalls being added to the parking count by the project. Parking exceeds the minimum requirement for the integrated shopping center.

Attachment: staff report - valvoline (Valvoline - CUP 2019-05)

All requirements of the C-R Regional Commercial zone district, prescribed by Chapter 17.18 of the Hanford Municipal Code, are satisfied.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2019-05

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 motor vehicle repair and service shop, minor will not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial zone district. The use of motor vehicle repair and service, minor is listed as a permitted use with the approval of a Conditional Use Permit in the C-R Regional Commercial zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

   ANALYSIS: That the proposed motor vehicle repair and service shop, minor will not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial zone district. The use of a motor vehicle repair and service shop, minor is listed as a permitted use with the approval of a Conditional Use Permit in the C-R Regional Commercial zone district, as prescribed in the Land Use Table in Section 17.08.030. There are motor vehicle repair and service shops, minor in the C-R Regional Commercial zone district within the same vicinity without issue to existing and future land uses. Conditions of approval will require that all service remain minor, according to the definition in the Hanford Municipal Code.

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

   ANALYSIS: The General Plan designates the property as Regional Commercial. According General Plan Policy L47, the purpose of the Regional Commercial land use designation is to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford. The use of a motor vehicle repair and service shop, minor will provide a service to the Hanford Community. According to General Plan Policy L48, typical uses 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. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to provide services for the Hanford community.

Attachment: staff report - valvoline (Valvoline - CUP 2019-05)

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

   ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared - **Attachment 5.**

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

   ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial zone district. The use of a motor vehicle repair and service shop, minor is compliant with the Hanford Municipal Code. Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2019-16 and the resolution, including the following:

   > That the business activity be limited to the definition of motor vehicle repair and service, minor, as defined in the Hanford Municipal Code, which states, “motor vehicle repair or service, minor means an establishment that provides minor repair or servicing of motor vehicles, such as the replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, and fluid flushing, refill, or replacement.”

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on May 18, 2019 and mailed to property owners within 300 feet of the project site on May 16, 2018. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 5.**

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-09, approving Conditional Use Permit No. 2019-05.

Property Owner:
Centennial Hanford West, LLC
David Paynter
195 S C Street; Suite 200
Tustin, CA 92780-8666

Applicant:

Attachment: staff report - valvoline (Valvoline - CUP 2019-05)

Catherine McGuire
30937 Powell Drive
Exeter, CA 93221

Attachment: staff report - valvoline (Valvoline - CUP 2019-05)

RESOLUTION NO. 2019-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2019-05, A REQUEST TO CONSTRUCT A 2,050 SQ. FT. SHOP FOR THE MIONR REPAIR AND SERVICE OF MOTOR VEHICLES ON A VACANT PAD WITHIN AN EXISTING SHOPPING CENTER IN THE C-R REGIONAL COMMERCIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT THE SOUTHEAST CORNER OF LACEY BOULEVARD AND CENTENNIAL DRIVE (APN 011-020-003).

At a regular meeting of the City of Hanford Planning Commission duly called and held on May 28, 2019 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2019-05, a request to construct a 2,050 sq. ft. shop for the minor repair and service of motor vehicles on a vacant pad within an existing shopping center 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 the southeast corner of Lacey Boulevard and Centennial Drive (APN 011-020-003); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2019-16, attached as **Exhibit A;** and

WHEREAS, all conditions of approval for Site Plan Review No. 2019-16, attached as **Exhibit B,** shall also become conditions of approval for Conditional Use Permit No. 2019-05; and

WHEREAS, the project shall be developed consistent with the approved elevations **Exhibit C** and are; and

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

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

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) guidelines Section 15332 In-Fill Development, the project is exempt from further environmental review; and

THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the following findings pursuant to Section 17.80.050 of the Hanford Municipal Code:

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

   ANALYSIS: That the proposed motor vehicle repair and service shop, minor will not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.18 for the C-R

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

Regional Commercial zone district. The use of motor vehicle repair and service, minor is listed as a permitted use with the approval of a Conditional Use Permit in the C-R Regional Commercial zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

   ANALYSIS: That the proposed motor vehicle repair and service shop, minor will not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial zone district. The use of a motor vehicle repair and service shop, minor is listed as a permitted use with the approval of a Conditional Use Permit in the C-R Regional Commercial zone district, as prescribed in the Land Use Table in Section 17.08.030. There are motor vehicle repair and service shops, minor in the C-R Regional Commercial zone district within the same vicinity without issue to existing and future land uses. Conditions of approval will require that all service remain minor, according to the definition in the Hanford Municipal Code.

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

   ANALYSIS: The General Plan designates the property as Regional Commercial. According General Plan Policy L47, the purpose of the Regional Commercial land use designation is to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford. The use of a motor vehicle repair and service shop, minor will provide a service to the Hanford Community. According to General Plan Policy L48, typical uses 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. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to provide services for the Hanford community.

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

   ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

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

   ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial zone district. The use of a motor vehicle repair and service shop, minor is compliant with the Hanford Municipal Code. Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2019-16 and the resolution, including the following:

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

That the business activity be limited to the definition of motor vehicle repair and service, minor, as defined in the Hanford Municipal Code, which states, "motor vehicle repair or service, minor means an establishment that provides minor repair or servicing of motor vehicles, such as the replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, and fluid flushing, refill, or replacement."

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Conditional Use Permit No. 2019-05 be approved, subject to the conditions of approval for Site Plan Review No. 2019-16, attached as **Exhibit B,** and the following conditions:

1. That an approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration a building permit is issued and construction commenced or the use has commented.

2. That the business activity be limited to the definition of motor vehicle repair and service, minor, as defined in the Hanford Municipal Code, which states, "motor vehicle repair or service, minor means an establishment that provides minor repair or servicing of motor vehicles, such as the replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, and fluid flushing, refill, or replacement."

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 28th day of May 2019.

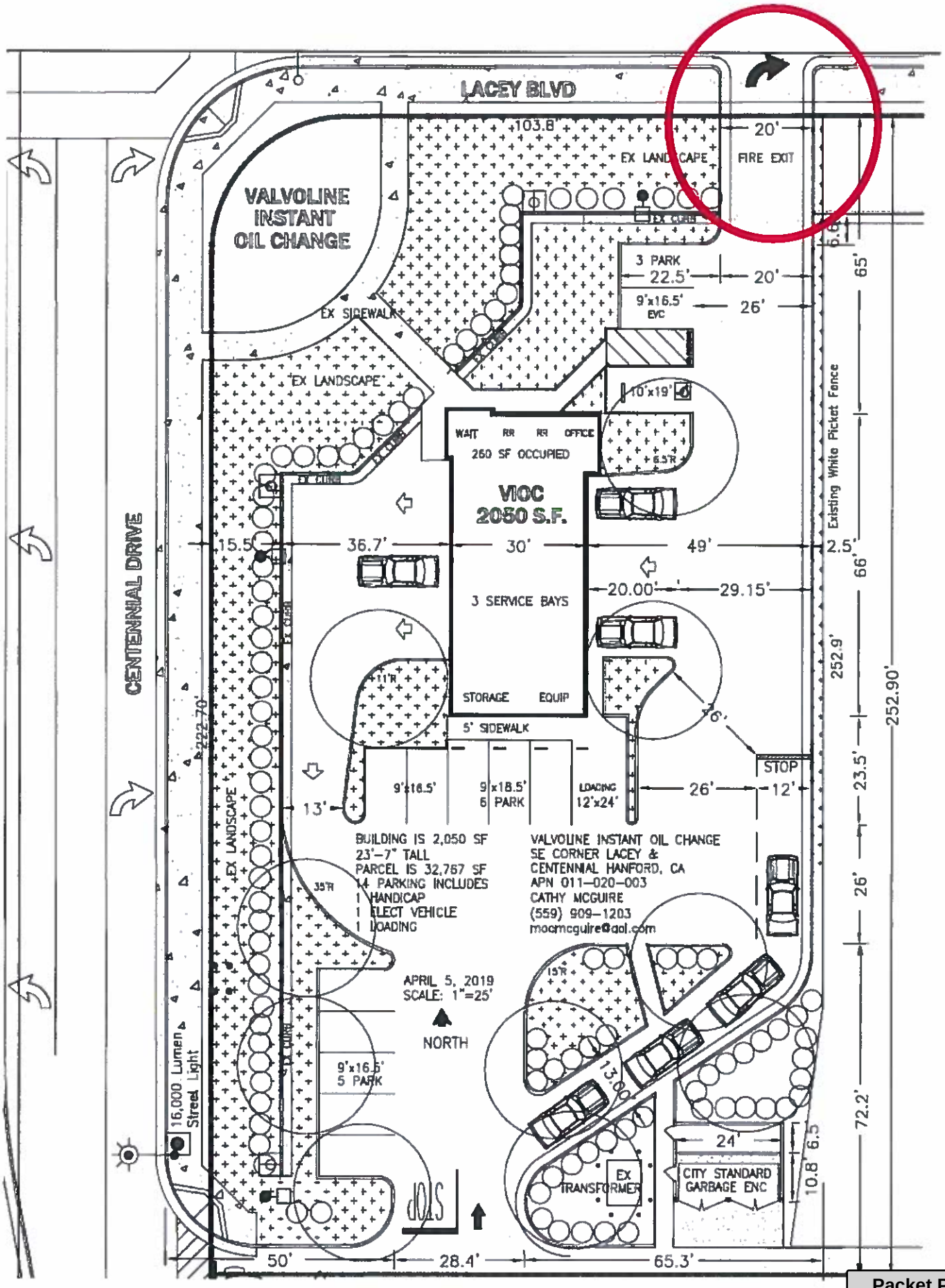
Darlene R. Mata, Secretary

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

Exhibit A
Site Plan No. 2019-16

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

Fire Exit to be eliminated – per Public Works



Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

Exhibit B
Site Plan Review No. 2019-16 Conditions of Approval

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

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: May 23, 2019

PROJECT: Site Plan Review 2019-16

APPLICANT: Cathy McGuire - Valvoline

LOCATION: Southeast corner of Lacey Blvd and Centennial Drive (APN 011-020-003)

PROPOSAL: Construct a 2,050 sq. ft. shop for the minor repair and service of motor vehicles

ZONING: C-R Regional Commercial zone district

SITE PLAN REVIEW COMMITTEE REVIEW DATE: April 17, 2019

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

☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.

☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:

- ☐ Planning
- ☐ Fire
- ☐ Solid Waste
- ☐ Wastewater
- ☐ Building
- ☐ Engineering
- ☐ Police
- ☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

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

Signed,

Gabrielle Myers

Gabrielle Myers, Senior Planner
Community Development Department

May 23, 2019
DATE

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

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. 2019-16 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

_____

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: April 17, 2019
SITE PLAN NUMBER: SPR 2019-16 (502-1066); CUP 2019-05 (508-0212)
CONTACT: Gabrielle de Silva, 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 – Motor vehicle repair and service, minor requires a Conditional Use Permit in the C-R Regional Commercial zone district

C-R Zone Requirements (all checked shall apply)

☒ That the business be limited to services permitted under the definition of "Motor vehicle repair or service, minor" which is an establishment that provides minor repair or servicing of motor vehicles, such as the replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, and fluid flushing, refill, or replacement.

☒ **Building Setback Areas (17.18.060)**

That the following building setbacks be maintained:

Front	15 feet – along Lacey Boulevard
Rear	Zero
Side	Zero
Street Side	15 feet – Along Centennial Drive

Off Street Parking: (Section 17.54).

☒ That the applicant shall provide six parking stalls, one of which is ADA-accessible, based on the ratio for integrated shopping centers, one space per 350 sq. ft.:

Calculation:

2,050 sq. ft. ÷ 350 sq. ft. = 5.86 (6 spaces minimum)

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).

☒ There shall be no more than four compact spaces adjacent to each other.

☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. **Parking areas are to have one tree placed at every four lineal parking stalls.**

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) – existing along Centennial Drive and Lacey Boulevard

☒ Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.

☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:

☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.

☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.

☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.

☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.

☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.

☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.

☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.

☒ The size of groundcover at planting shall be one (1) gallon or larger.

☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.

☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.28.130)

☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.

☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

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.

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

BUILDING DIVISION
SPR 2019-016(502-1066) Oil Change
4-15-19
1993 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 Grading Plan (Civil Drawings, for reference)
   - 4.2.2 Site Plan
   - 4.2.3 Architectural Drawings
   - 4.2.4 Structural Drawings
   - 4.2.5 Electrical Drawings
   - 4.2.6 Mechanical Drawings
   - 4.2.7 Plumbing Drawings
   - 4.2.8 Landscape Plan (for reference)
   - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
   - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
   - 4.2.11 **1 copy of the Construction and Demolition plan**

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

   4.3 2 complete sets of documentation, unless noted, including:
   - 4.3.1 Architectural Specifications
   - 4.3.2 Structural Calculations
   - 4.3.3 Electrical Calculations, if not included on the drawings
   - 4.3.4 Mechanical Calculations, if not included on the drawings
   - 4.3.5 Plumbing Calculations, if not included on the drawings
   - 4.3.6 Energy Calculations, if not included on the drawings
   - 4.3.7 CalGreen Compliance, if not included on plans
   - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
   - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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.**

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.

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

8. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.

9. That Kings County Impact Fees shall apply at current rates.

10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

13. That the address will be 1993 W Lacey Blvd

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

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: 2019-16, 502-1066

Date: 05-21-19

Project #: CUP 2019-05,508-0212 Valvoline Oil Change

General Instructions

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

The following comments are applicable if checked:

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

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
   - At least one man door shall be provided - only exterior door(s) are allowed,
   - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
   - One-hour rated construction,
   - Fire sprinkler head coverage required,
   - Normal and emergency back-up lighting shall be installed inside the fire riser room,
   - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
   - For existing buildings: please contact the fire department for requirements.

8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. ***A separate fire department permit is required*** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.

9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.

10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.

11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.

12. ☐ No additional hydrants are necessary for this project.

13. ☐ Number of additional hydrants necessary for this project:

14. ☐ Fire hydrant spacing shall be as follows:

    a. **Residential development**: one hydrant shall be installed at 500 foot intervals.
    b. **Commercial development**: one hydrant shall be installed at 300 foot intervals.
    c. Or as required by Appendix C of the California Fire Code

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

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.

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.

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

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-

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

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.

- ❖ HAZMAT permit needed
- ❖ Hazardous Materials Management Plan (HMMP) CFC 2701.5.1

With the removal of the single parking stall adjacent to the service lane a second entrance/exit lane is NOT required.

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Utilities Division Comments

PROJECT: SPR# 19-16 – Valvoline Oil Change – Lacey Boulevard and Centennial Drive

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Utilities and Engineering Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.

2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required.

3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.

4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.

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.

2. That the developer shall furnish, install and maintain a grease trap assembly on all sewer laterals receiving run off from shop area floor drains. Grease trap assemblies shall conform

Mike Cosenza — 5/23/19
UTILITIES SUPERINTENDENT (559) 585-2564 — DATE

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

City of Hanford
Department of Public Works

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

to the requirements of the Uniform Plumbing Code, latest edition, and shall be approved by the City Building Official prior to installation.

Mike Cosenza — 5/23/19

UTILITIES SUPERINTENDENT (559) 585-2564 — DATE

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

City of Hanford
Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 19-16 – Valvoline Oil Change – Lacey Boulevard and Centennial Drive

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.

2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That the development is subject to a **$4,200.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.

4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Joshua Tullsen — 5/23/19

Assistant Engineer (559) 585-2582 — DATE

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

City of Hanford
Department of Public Works

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

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

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

3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.

4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

Joshua Tullsen — 5/23/19

Assistant Engineer (559) 585-2582 — DATE

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Curb, Gutter and Sidewalk Requirements:

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

Drive Approach Requirements:

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

Parking Lot Requirements:

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

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits. **(Building area: 2,050 sf – Commercial – Site Area: 0.53 Acres)**

A. That the development is subject to a **$10,120.77 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is subject to a **$2,746.59 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is subject to a **$3,010.84 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is subject to a **$7,874.46 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is subject to a **$1,325.74 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is subject to a **$835.17 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

Joshua Tullsen — 5/23/19
Assistant Engineer (559) 585-2582 — DATE

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

City of Hanford
Department of Public Works

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

G. That the development is subject to a **$2,003.42 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

H. That the development is subject to a **$511.39 12th Ave Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Joshua Tullsen — 5/23/19
Assistant Engineer (559) 585-2582 — DATE

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Refuse Division Comments

PROJECT: SPR# 19-16 – Valvoline Oil Change – Lacey Boulevard and Centennial Drive

General Requirements:

1. That a 10' x 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure If enclosure will be used to service restaurants or hold grease, then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.

4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service**.

Jason Ridgeway — 5/23/19
REFUSE SUPERINTENDENT (559) 585-2569 — DATE

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

Exhibit C
Elevations

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

Attachment: Resolution No. 2019-09 (Valvoline - CUP 2019-05)

PEOPLE. CARS. GREATNESS.

OPERATIONAL STATEMENT

For a new store at the SE Corner of Lacey and Centennial in Hanford

Valvoline Instant Oil Change provides preventative maintenance services for many different types of automobiles. These services include oil changes, antifreeze changes, differential fluid changes, batteries, belts, fuel system cleaning service, lights, wipers and transmission fluid changes. Valvoline oils and products are featured at all of our locations.

We are MOO Inc (McGuire's Oil Operation), a family owned Valvoline Instant Oil Change Franchisee.

We provide quick, easy and trusted automotive services.

We have 8 service centers in Central California as well as 2 in Flagstaff Arizona.

We have been doing business for more than 18 years.

Catherine McGuire is submitting plans to the City of Hanford, on behalf of MOO Inc, for a new Valvoline Instant Oil Change service center at the SE corner of Lacey and Centennial in Hanford. Our APN number is 011-020-003. Our building will be 2,050 square feet on a parcel which includes 32,767 SF. The property is zoned CR and we are required to obtain a Conditional Use Permit.

We will have 15 parking spaces. This includes: a van accessible handicapped spot, an electric vehicle capable spot, and a 12' wide x 24' loading spot, which will prevent delivery trucks from blocking any roads. We get product deliveries once or twice a week and waste oil pick-up once a week. Other parking spots are 9'x18.5'. Those that overhang planters are 9'x16.5'. Additionally, we are including a bike rack at the exit side of the store for employees.

Customers will approach from the south, through an angled drive aisle. There will be a stop before they turn left to enter the building, keeping the driveway clear for cars using the northern parking area. We have room for 8 stacked cars which is MORE than adequate because we rarely see more than 5 people who are willing to wait for an oil change.

The proposed hours of operation are from 7 AM to 7 PM, seven days a week. We hope to start servicing about 32 cars per day and get up to 50 cars in a few years. We will start with 5 employees working on a shift, going up to 8 as our car count increases. We will eventually have a total of 12 to 15 employees here.

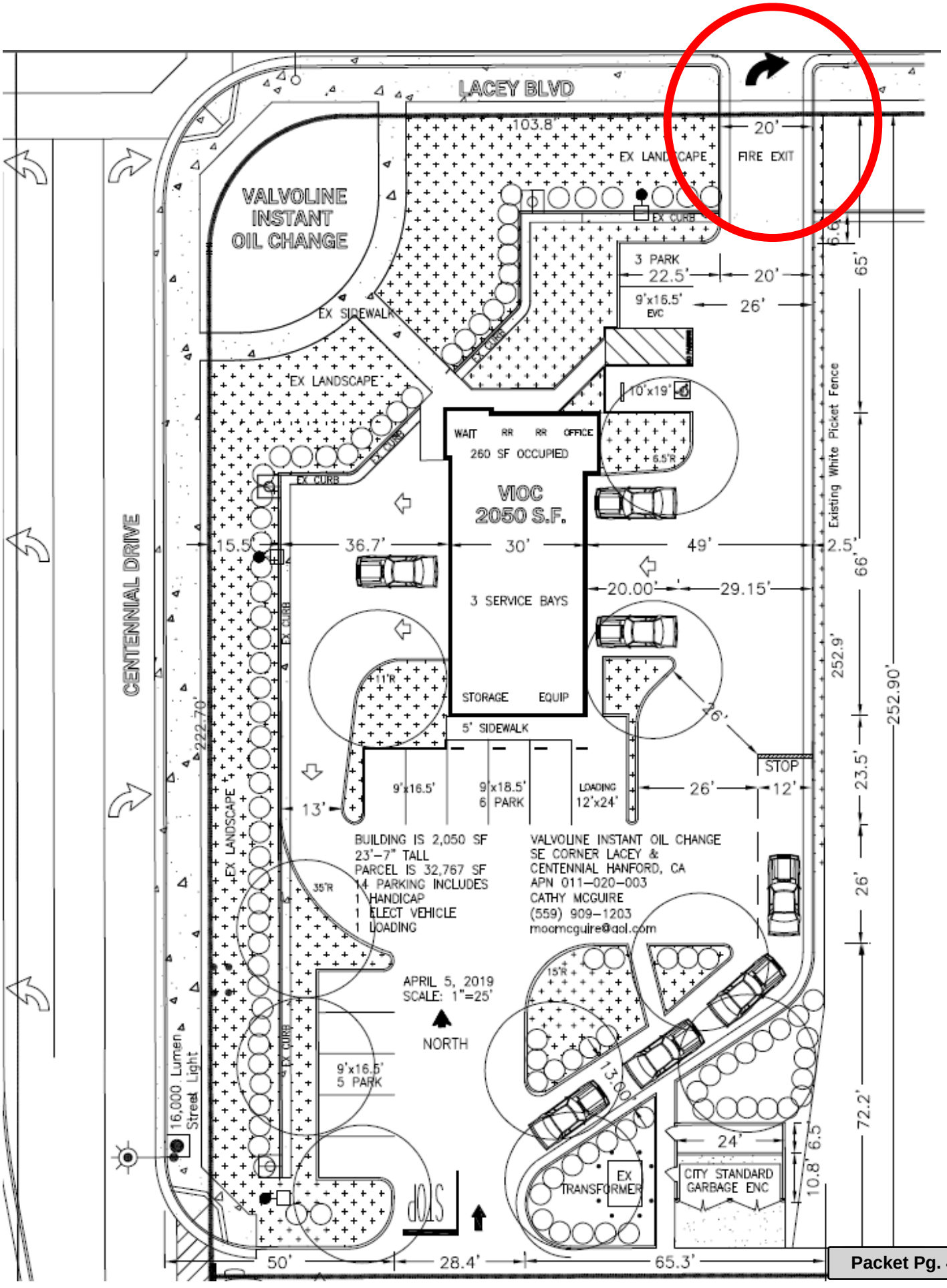
Our liquid products are stored in the sealed basement, which functions as a secondary containment area. We run clean and tidy stores. Our employees are very professional and get the job done quickly and efficiently.

Our stores are BEAUTIFUL

MOO Inc Regional Office: 5424 W Cypress Ave, Visalia CA 9327 Cathy McGuire (559) 909-1203, moomcguire@aol.com

Attachment: Attachment 1 - Operational Statement (Valvoline - CUP 2019-05)

Fire Exit to be eliminated – per Public Works



Attachment: Attachment 2 - Site Plan No. 2019-16 (Valvoline - CUP 2019-05)

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: May 23, 2019

PROJECT: Site Plan Review 2019-16

APPLICANT: Cathy McGuire - Valvoline

LOCATION: Southeast corner of Lacey Blvd and Centennial Drive (APN 011-020-003)

PROPOSAL: Construct a 2,050 sq. ft. shop for the minor repair and service of motor vehicles

ZONING: C-R Regional Commercial zone district

SITE PLAN REVIEW COMMITTEE REVIEW DATE: April 17, 2019

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

☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.

☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:

- ☐ Planning
- ☐ Fire
- ☐ Solid Waste
- ☐ Wastewater
- ☐ Building
- ☐ Engineering
- ☐ Police
- ☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

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

Signed,

Gabrielle Myers

Gabrielle Myers, Senior Planner
Community Development Department

May 23, 2019
DATE

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

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. 2019-16 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

_____

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: April 17, 2019
SITE PLAN NUMBER: SPR 2019-16 (502-1066); CUP 2019-05 (508-0212)
CONTACT: Gabrielle de Silva, 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 – Motor vehicle repair and service, minor requires a Conditional Use Permit in the C-R Regional Commercial zone district

C-R Zone Requirements (all checked shall apply)

☒ That the business be limited to services permitted under the definition of "Motor vehicle repair or service, minor" which is an establishment that provides minor repair or servicing of motor vehicles, such as the replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, and fluid flushing, refill, or replacement.

☒ **Building Setback Areas (17.18.060)**

That the following building setbacks be maintained:

Front	15 feet – along Lacey Boulevard
Rear	Zero
Side	Zero
Street Side	15 feet – Along Centennial Drive

Off Street Parking: (Section 17.54).

☒ That the applicant shall provide six parking stalls, one of which is ADA-accessible, based on the ratio for integrated shopping centers, one space per 350 sq. ft.:

Calculation:

2,050 sq. ft. ÷ 350 sq. ft. = 5.86 (6 spaces minimum)

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).

☒ There shall be no more than four compact spaces adjacent to each other.

☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. **Parking areas are to have one tree placed at every four lineal parking stalls.**

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) – existing along Centennial Drive and Lacey Boulevard

☒ Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.

☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:

☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.

☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.

☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.

☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.

☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.

☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.

☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.

☒ The size of groundcover at planting shall be one (1) gallon or larger.

☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.

☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.28.130)

☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.

☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

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.

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

BUILDING DIVISION
SPR 2019-016(502-1066) Oil Change
4-15-19
1993 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 Grading Plan (Civil Drawings, for reference)
      4.2.2 Site Plan
      4.2.3 Architectural Drawings
      4.2.4 Structural Drawings
      4.2.5 Electrical Drawings
      4.2.6 Mechanical Drawings
      4.2.7 Plumbing Drawings
      4.2.8 Landscape Plan (for reference)
      4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
      4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
      4.2.11 **1 copy of the Construction and Demolition plan**

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

   4.3 2 complete sets of documentation, unless noted, including:
      4.3.1 Architectural Specifications
      4.3.2 Structural Calculations
      4.3.3 Electrical Calculations, if not included on the drawings
      4.3.4 Mechanical Calculations, if not included on the drawings
      4.3.5 Plumbing Calculations, if not included on the drawings
      4.3.6 Energy Calculations, if not included on the drawings
      4.3.7 CalGreen Compliance, if not included on plans
      4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
      4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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.**

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.

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

8. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.

9. That Kings County Impact Fees shall apply at current rates.

10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

13. That the address will be 1993 W Lacey Blvd

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

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: 2019-16, 502-1066

Date: 05-21-19

Project #: CUP 2019-05,508-0212 Valvoline Oil Change

General Instructions

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

The following comments are applicable if checked:

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

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
   - At least one man door shall be provided - only exterior door(s) are allowed,
   - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
   - One-hour rated construction,
   - Fire sprinkler head coverage required,
   - Normal and emergency back-up lighting shall be installed inside the fire riser room,
   - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
   - For existing buildings: please contact the fire department for requirements.

8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. ***A separate fire department permit is required*** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.

9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.

10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.

11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.

12. ☐ No additional hydrants are necessary for this project.

13. ☐ Number of additional hydrants necessary for this project:

14. ☐ Fire hydrant spacing shall be as follows:

    a. **Residential development**: one hydrant shall be installed at 500 foot intervals.
    b. **Commercial development**: one hydrant shall be installed at 300 foot intervals.
    c. Or as required by Appendix C of the California Fire Code

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

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.

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.

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

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-

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

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.

- ❖ HAZMAT permit needed
- ❖ Hazardous Materials Management Plan (HMMP) CFC 2701.5.1

With the removal of the single parking stall adjacent to the service lane a second entrance/exit lane is NOT required.

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Utilities Division Comments

PROJECT: SPR# 19-16 – Valvoline Oil Change – Lacey Boulevard and Centennial Drive

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Utilities and Engineering Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.

2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required.

3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.

4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.

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.

2. That the developer shall furnish, install and maintain a grease trap assembly on all sewer laterals receiving run off from shop area floor drains. Grease trap assemblies shall conform

Mike Cosenza — 5/23/19
UTILITIES SUPERINTENDENT (559) 585-2564 — DATE

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

to the requirements of the Uniform Plumbing Code, latest edition, and shall be approved by the City Building Official prior to installation.

Mike Cosenza — 5/23/19
UTILITIES SUPERINTENDENT (559) 585-2564 — DATE

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

City of Hanford
Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 19-16 – Valvoline Oil Change – Lacey Boulevard and Centennial Drive

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.

2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That the development is subject to a **$4,200.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.

4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Joshua Tullsen — 5/23/19

Assistant Engineer (559) 585-2582 — DATE

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

City of Hanford
Department of Public Works

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

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

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

3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.

4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

Joshua Tullsen — 5/23/19
Assistant Engineer (559) 585-2582 — DATE

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

City of Hanford
Department of Public Works

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

Curb, Gutter and Sidewalk Requirements:

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

Drive Approach Requirements:

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

Parking Lot Requirements:

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

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits. **(Building area: 2,050 sf – Commercial – Site Area: 0.53 Acres)**

A. That the development is subject to a **$10,120.77 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is subject to a **$2,746.59 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is subject to a **$3,010.84 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is subject to a **$7,874.46 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is subject to a **$1,325.74 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is subject to a **$835.17 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

Joshua Tullsen — 5/23/19
Assistant Engineer (559) 585-2582 — DATE

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

City of Hanford
Department of Public Works

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

G. That the development is subject to a **$2,003.42 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

H. That the development is subject to a **$511.39 12th Ave Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Joshua Tullsen — 5/23/19

Assistant Engineer (559) 585-2582 — DATE

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Refuse Division Comments

PROJECT: SPR# 19-16 – Valvoline Oil Change – Lacey Boulevard and Centennial Drive

General Requirements:

1. That a 10' x 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure If enclosure will be used to service restaurants or hold grease, then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.

4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service**.

Jason Ridgeway — 5/23/19
REFUSE SUPERINTENDENT (559) 585-2569 — DATE

Attachment: Attachment 3 - Site Plan Approval Letter (Valvoline - CUP 2019-05)

1' x 14' Letters
- racewall
- re face/silver returns

25sf flat wall sign
3'11" x 6'4"

31.3sf flat wall sign
4'11" x 6'4"

1' x 14' Letters
- racewall
- re face/silver returns

31.3sf flat wall sign
4'11" x 6'4"

Notice of Exemption 2019-20

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

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

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

Project Title: Conditional Use Permit No. 2019-05

Project Location – City of Hanford

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 2019-05, a request to construct a 2,050 sq. ft. shop for the minor repair and service of motor vehicles on a vacant pad within an existing shopping center in the C-R Regional Commercial zone district.

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

Name of Person or Agency Carrying Out Project: Cathy McGuire - Valvoline

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: 15332 In-Fill Development
☐ Statutory Exemption. State code number:

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

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

Signature: _____ Date: May 28, 2019 Title: Senior Planner

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

Attachment: Attachment 5 - Notice of Exemption (Valvoline - CUP 2019-05)

AGENDA
STAFF REPORT

MEETING DATE: 5/28/2019	**AGENDA SECTION:** 2

SUBJECT:
Conditional Use Permit No. 2019-04, a request to construct a gated, 56-stall off-site parking facility for FAST Credit Union in the MX-D Downtown Mixed Use zone district. The project is located at the northwest corner of Sixth Street and Phillips Street, 416 W. Sixth Street (APN 012-064-005 and 012-064-006).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:
Staff Report - FAST Parking Lot
Resolution No. 2019-10
Attachment 1 - Parking Lot Site Plan
Attachment 2- Site Plan Review 2019-15 Approval Letter
Attachment 3 - Notice of Exemption

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, May 28, 2019

PROJECT: **Conditional Use Permit No. 2019-04,** a request to construct a gated, 56-stall off-site parking facility for FAST Credit Union in the MX-D Downtown Mixed Use zone district.

LOCATION: The project is located at the northwest corner of Sixth Street and Phillips Street, 416 W. Sixth Street (APN 012-064-005 and 012-064-006).

PLANNER: Gabrielle Myers, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-10, approving Conditional Use Permit No. 2019-04.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2019-10, approving Conditional Use Permit No. 2019-04.

PROJECT DESCRIPTION

The project is a request filed by FAST Credit Union to construct a gated, 56-stall, off-site parking facility on the northwest corner of Sixth Street and Phillips Street in the MX-D Downtown Mixed Use zone district. The use of an off-site parking facility requires approval of a Conditional Use Permit by the Planning Commission in the MX-D Downtown Mixed Use zone district.

Project Location

The project is located on a vacant parcel on the northwest corner of Sixth Street and Phillips Street, 416 W. Sixth Street (APNs 012-064-005 and 012-064-006). The project site is designated as Downtown Mixed Use by the General Plan. The zoning for the property is MX-D Downtown Mixed Use.

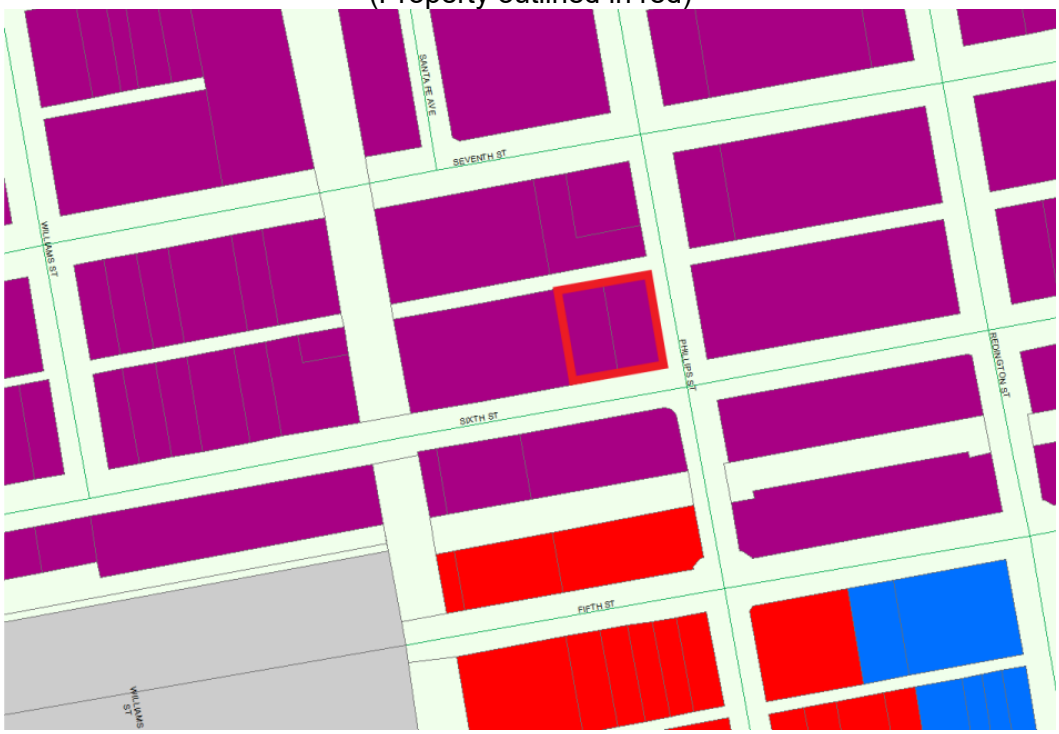
Entitlement

The applicant has submitted Site Plan Review No. 2019-15 for the project, proposing to develop the vacant site as an off-site parking facility. See Site Plan Review No. 2019-15, attached as **Attachment 1.** Site Plan Review No. 2019-15 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter, attached as **Attachment 2.** All conditions of approval cited in the approval letter are also conditions of approval of this Conditional Use Permit application.

Attachment: Staff Report - FAST Parking Lot (FAST Parking Lot - CUP 2019-04)

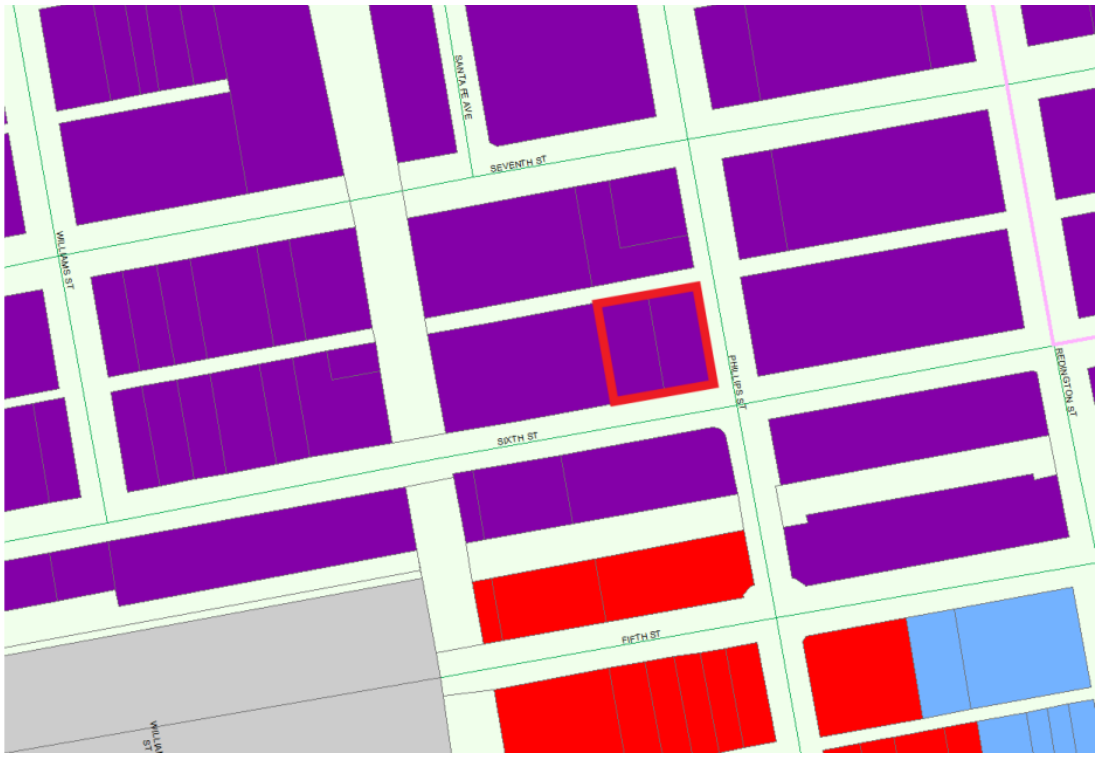
Figure 1: Land Use
(Property outlined in red)

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



Attachment: Staff Report - FAST Parking Lot (FAST Parking Lot - CUP 2019-04)

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



BACKGROUND INFORMATION

General Plan Designation

The General Plan designated the property as Downtown Mixed Use. The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Designation. According to the General Plan Section 4.4 Parking, “vehicle parking policies encourage efficient and adequate parking, avoid negative effects on the pedestrian environment or surrounding neighborhoods and support the City’s goals for complete streets, walkability, bikeability and effective transit. Goal T7 of the General Plan is for “adequate parking and loading facilities, especially in the Downtown.” The off-site parking facility is consistent with Goal T7 of the General Plan by proposing a parking facility for use by FAST Credit Union in the Downtown Mixed Use designation.

Zoning Designation

The applicant seeks to construct an off-site parking facility on a vacant lot in the MX-D Downtown Mixed Use zone district. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, the use of a parking facility, off-site is subject to approval of a Conditional Use Permit by the Planning Commission in the MX-D Downtown Mixed Use zone district.

Attachment: Staff Report - FAST Parking Lot (FAST Parking Lot - CUP 2019-04)

Figure 4:
Land Use Table

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
K6	Mini-warehouse or self-storage facility			P	C		C				C					
K7	Parking facility, off-site		C	C				C		C						

According to the Hanford Municipal Code Section 17.96.020 Definition of Land Uses, parking facility, off-site means an area, lot, or structure with one or more levels, other than a street or other public right-of-way, that provides for the parking of motor vehicles as a primary use on the site. This does not include parking areas or lots that are ancillary and specifically intended to provide parking for the primary use on the site.

PROJECT EVALUATION

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

17.28.030 Site Area

In the MX-D Downtown Mixed Use zone district, the minimum site area shall be 5,000 square feet. The vacant lot totals 22,500 square feet, which exceeds the minimum site area requirements of the MX-D Downtown Mixed Use zone district.

17.28.040 Lot Dimensions

The minimum lot frontage in the MX-D Downtown Mixed Use zone district shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. The property has 149.93 feet of street frontage along West Sixth Street and 150.11 feet of street frontage along South Phillips Street. The parcel meets and exceeds the lot frontage requirement for the MX-D Downtown Mixed Use zone district.

Attachment: Staff Report - FAST Parking Lot (FAST Parking Lot - CUP 2019-04)

17.28.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All requirements for open space and off-street parking and loading are met.

17.28.060 Building-Setback Area

No structure is permitted to be placed within a building setback area.

Front Building Setback

In the MX-D Downtown Mixed Use zone district, there is no front building setback area required. On a corner lot, the shortest street frontage shall be the front building setback area. On this lot, the shortest street frontage is along West Sixth Street; therefore, the lot line along West Sixth Street is deemed the front property line.

Rear Building Setback

In the MX-D Downtown Mixed Use zone district, the rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street, an R-L, R-M, R-H, O-R, PF, AP, or CO zone district, then the rear building setback shall be 15 feet. The rear lot line does not abut a public street, an R-L, R-M, R-H, O-R, PF, AP, or CO zone district; therefore, the rear building setback may be zero feet.

Side Building Setback Area

In the MX-D Downtown Mixed Use zone district, the side building setback area shall be zero feet, except where the side lot line abuts an R-L, R-M, R-H, O-R, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. The side property lines do not abut an R-L, R-M, R-H, O-R, PF, AP, or CO zone district; therefore, the side building setback may be zero feet.

17.28.070 Distances Between Structures

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

17.28.080 Height of Structures

The maximum height of structures in the MX-D Downtown Mixed Use zone district is 100 feet. The only structures on site will be the fence and gates, which will not exceed seven feet.

17.28.090 Driveways

Whenever possible, developments in the MX-D Downtown Mixed Use zone district shall share driveways to minimize the number of driveways on public streets. The Engineering Division has approved one driveway for the parking structure, to be located along West Sixth Street. Additional access to the site is located in the alley north of the project site.

Attachment: Staff Report - FAST Parking Lot (FAST Parking Lot - CUP 2019-04)

17.28.100 Off-Street Parking

FAST Credit Union is proposing the off-site parking facility to provide additional parking for their employees for their existing building, located at 312 W. Seventh Street. The applicant proposes a 56-stall, gated parking facility for use by FAST Credit Union employees. The gates will be operated by a lift master high-traffic commercial slide gate with internet gateway for Bluetooth access. Remote access will also be provided, as well as a click-to-enter system for the Fire Department and emergency access.

According to the Hanford Municipal Code Section 17.54.090, location of parking spaces, off-street parking and off-street loading shall be located on the same site as the use for which they are required or on an adjoining site, except that within the Central Parking and Business Improvement District, required off-street parking may be located within 600 feet of the use for which the spaces are required, measured by the shortest route of pedestrian access. The proposed off-site parking facility is within the Central Parking and Business Improvement District and located within a walkable distance of less than 600 feet from the FAST Credit Union building.

According to Section 17.54.180, parking areas are to have one tree placed at every four lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least 10 feet. The applicant provides one tree for every four lineal stalls. A minimum of 10 feet of landscaping is provided along West Sixth Street and South Phillips Street.

The applicant's parking facility meets all requirements of Section 17.54 Parking and Loading Standards of the Hanford Municipal Code.

17.28.110 Usable Open Space

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

All requirements of the MX-D Downtown Mixed Use zone district are satisfied.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2018-15

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

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

   ANALYSIS: That the proposed off-site parking facility will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. There are several stand-alone parking lots throughout the downtown area. The use of an off-site parking facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown

Attachment: Staff Report - FAST Parking Lot (FAST Parking Lot - CUP 2019-04)

Mixed Use zone district. A parking facility, off-site is listed as a permitted use, with the approval of a conditional use permit, in the MX-D Downtown Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

   ANALYSIS: That the proposed off-site parking facility is compatible with existing and future planned land uses in the MX-D Downtown Mixed Use zone district. There are several stand-alone parking lots throughout the downtown area. The use of an off-site parking facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. A parking facility, off-site is listed as a permitted use, with the approval of a Conditional Use Permit, in the MX-D Downtown Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

   ANALYSIS: The General Plan designated the property as Downtown Mixed Use. The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Designation. According to the General Plan Section 4.4 Parking, “vehicle parking policies encourage efficient and adequate parking, avoid negative effects on the pedestrian environment or surrounding neighborhoods and support the City’s goals for complete streets, walkability, bikeability and effective transit. Goal T7 of the General Plan is for “adequate parking and loading facilities, especially in the Downtown.” The off-site parking facility is consistent with Goal T7 of the General Plan by proposing a parking facility for use by FAST Credit Union in the Downtown Mixed Use designation.

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

   ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **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 17.28 for the MX-D Downtown Mixed Use zone district. The proposed off-site parking facility is compliant with the Hanford Municipal Code. Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2019-15 and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on May 17, 2019 and mailed to property owners within 300 feet of the project site on May 16, 2019. No comments were received, as of the date of preparation of this report.

Attachment: Staff Report - FAST Parking Lot (FAST Parking Lot - CUP 2019-04)

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3.**

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-10, approving Conditional Use Permit No. 2019-04.

Applicant:
Paula Lehn
312 W. Seventh Street
Hanford, CA 93230

Property Owner:
City of Hanford
317 N. Douty Street
Hanford, CA 93230

Attachment: Staff Report - FAST Parking Lot (FAST Parking Lot - CUP 2019-04)

RESOLUTION NO. 2019-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2019-04, A REQUEST TO CONSTRUCT A GATED, 56-STALL OFF-SITE PARKING FACILITY FOR FAST CREDIT UNION IN THE MX-D DOWNTOWN MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT THE NORTHWEST CORNER OF SIXTH STREET AND PHILLIPS STREET, 416 W. SIXTH STREET (APN 012-064-005 AND 012-064-006).

At a regular meeting of the City of Hanford Planning Commission duly called and held on May 28, 2019 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2019-04, a request to construct a gated, 56-stall off-site parking facility for FAST Credit Union in the MX-D Downtown Mixed Use zone district, has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located at the northwest corner of Sixth Street and Phillips Street, 416 W. Sixth Street (APN 012-064-005 and 012-064-006); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2019-15, attached as **Exhibit A;** and

WHEREAS, all conditions of approval for Site Plan Review No. 2019-15, attached as **Exhibit B,** shall also become conditions of approval for Conditional Use Permit No. 2019-04; and

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

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

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) guidelines Section 15332 In-Fill Development, the project is exempt from further environmental review; and

THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the following findings pursuant to Section 17.80.050 of the Hanford Municipal Code:

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

   ANALYSIS: That the proposed off-site parking facility will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. There are several stand-alone parking lots throughout the downtown area. The use of an off-site parking facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. A parking facility, off-site is listed as a permitted use, with the approval of a conditional use permit, in the MX-D Downtown Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030.

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

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

   ANALYSIS: That the proposed off-site parking facility is compatible with existing and future planned land uses in the MX-D Downtown Mixed Use zone district. There are several stand-alone parking lots throughout the downtown area. The use of an off-site parking facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. A parking facility, off-site is listed as a permitted use, with the approval of a Conditional Use Permit, in the MX-D Downtown Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

   ANALYSIS: The General Plan designated the property as Downtown Mixed Use. The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Designation. According to the General Plan Section 4.4 Parking, "vehicle parking policies encourage efficient and adequate parking, avoid negative effects on the pedestrian environment or surrounding neighborhoods and support the City's goals for complete streets, walkability, bikeability and effective transit. Goal T7 of the General Plan is for "adequate parking and loading facilities, especially in the Downtown." The off-site parking facility is consistent with Goal T7 of the General Plan by proposing a parking facility for use by FAST Credit Union in the Downtown Mixed Use designation.

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

   ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

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

   ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. The proposed off-site parking facility is compliant with the Hanford Municipal Code. Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2019-15 and the resolution.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Conditional Use Permit No. 2019-04 be approved, subject to the conditions of approval for Site Plan Review No. 2019-15, attached as **Exhibit B,** and the following conditions:

1. That an approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration a building permit is issued and construction commenced or the use has commented.

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

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)

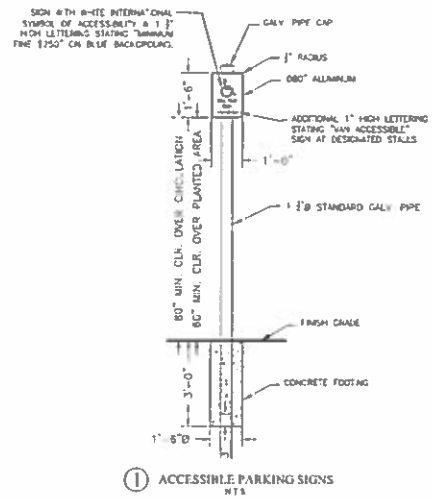
I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 28th day of May 2019.

Darlene R. Mata, Secretary

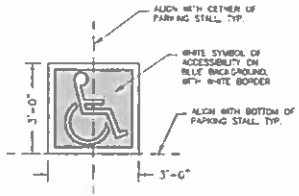
Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

Exhibit A
Site Plan No. 2019-15

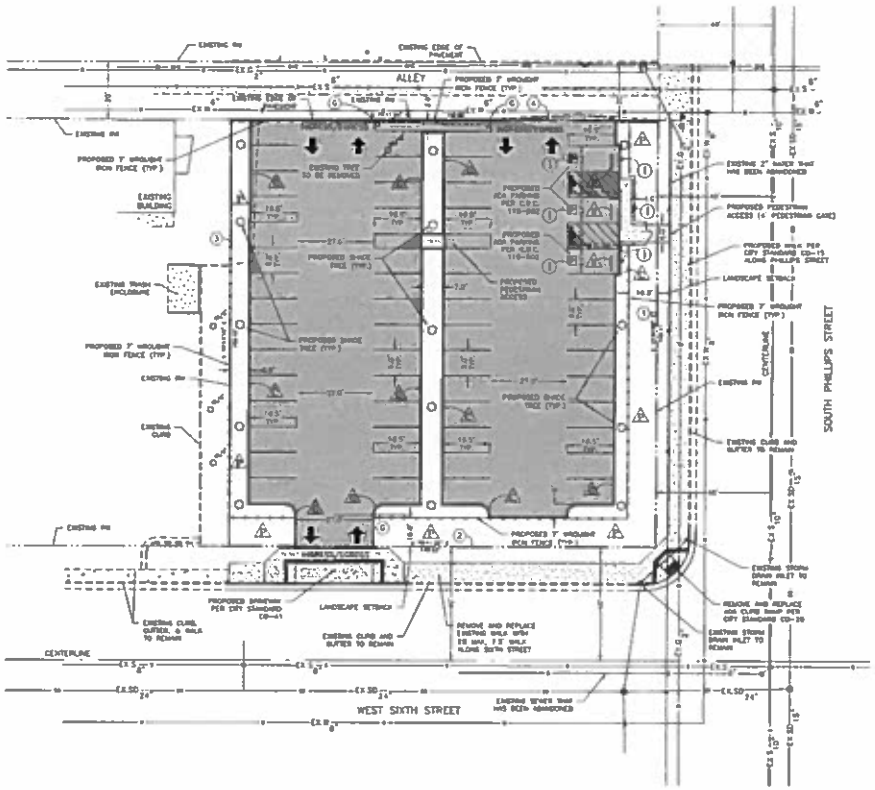
Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)



① ACCESSIBLE PARKING SIGNS
NTS



② TYPICAL ADA PARKING SYMBOL
NTS



VICINITY MAP
NTS

LEGAL DESCRIPTION

LOTS 11, 12, 13, 14, 15 AND 16 IN BLOCK 112 OF THE CITY OF HANFORD, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 1 OF PAGE 35 OF MAPS, KINGS COUNTY RECORDS.

APN #'S 004-025-008 (LOTS 14, 15 AND 16) AND 013-064-006 (LOTS 11, 12 AND 13)

NOTES

1. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
2. ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED AND IF DISTURBED, SHALL BE RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
3. TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATION WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA). CALL 1-800-642-2444.
4. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 12-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
5. ALL ACCESSIBLE STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE DISABLED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
6. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE (GLARE TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
7. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
8. DESIGNATE FIRE LANES PER CALIFORNIA VEHICLE CODE, SECTION 22500.1 AS RED CURB WITH "FIRE LANE" OR 2" WHITE LETTERS EVERY 30 FEET OR APPROVED SIGNS EVERY 50 FEET.
9. ALL PEDESTRIAN GATES, WHERE REQUIRED FOR COMPLIANCE WITH THE "150 FOOT RULE", SHALL REMAIN UNLOCKED OR BE PROVIDED WITH POLICE/FIRE BYPASS LOCKS (BEST LOCKS PADLOCK #1B700 SERIES OR CYLINDER LOCK 1W7B2). GATES/FENCES SHALL NOT OBSTRUCT THE MINIMUM WIDTH REQUIRED FOR FIRE LANES AND ARE NOT TO BE WITHIN 3FT3 THE PUBLIC RIGHT-OF-WAY.
10. PROVIDE A SIGN 12" X 22" MINIMUM) AT PUBLIC ENTRANCE DRIVE TO THE PROPERTY, WHICH STATES "WARNING - VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 22658(a) CALIFORNIA VEHICLE CODE"
11. TREES SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
12. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR LAND PREPARATION, WORK SHALL STOP IMMEDIATELY.
13. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A PREFERRAL LIST OF RECOGNIZED ARCHEOLOGISTS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
14. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF ACCREDITED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
15. THE APPROVAL OF THIS SPECIAL PERMIT MAY BE CONSIDERED NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY OMISSIONS OR OVERSIGHTS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
16. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
17. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
18. ALL FUTURE PROPOSED FENCES, HEDGES, AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION BY THE CITY OF HANFORD, DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
19. LIGHTING WHERE PROVIDED TO ILLUMINATE PROPOSED OPEN SPACE AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO VEHICULAR TRAFFIC OR TO THE LIVING ENVIRONMENT.
20. APPLICANTS ARE ENCOURAGED TO PROVIDE SHARED VEHICLE AND PEDESTRIAN ACCESS BETWEEN ADJACENT PROPERTIES FOR CONVENIENCE, SAFETY, AND EFFICIENT CIRCULATION. A JOINT ACCESS COVENANT SHALL BE REQUIRED.
21. EASEMENTS OR AGREEMENTS FOR THE REQUIRED DEDICATIONS SHALL BE PREPARED BY THE OWNER'S/DEVELOPER'S ENGINEER AND EXECUTED COPIES SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
22. ALL EXISTING SIDEWALKS IN EXCESS OF SIX MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
23. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK TO MATCH ADJACENT STREET IMPROVEMENTS.

SITE INFO:

EXISTING GENERAL PLAN:	PARKING SURFACE
DOWNTOWN MIXED USE	17,150 SF
EXISTING ZONING:	LANDSCAPED AREA
MX-D	4,192 SF
PROPOSED ZONING:	SUMMARY OF PARKING
MX-D	
APN:	
012-064-005-000	
013-064-006-000	
SITE ADDRESS	
618 WEST SIXTH STREET	
HANFORD, CA 93230	
SITE AREA	
22,500± SF	

	REQUIRED	PROVIDED
STANDARD STALLS	-	53
ADA STALLS	3	3
TOTAL PARKING	-	56

LEGEND:

- PROPOSED AC PAVEMENT (DRAINAGE IS PLANNED TO FLOW OUT TO EXISTING PERIMETER FACILITIES)
- PROPOSED CAR PORT WITH SOLAR (SEE DETAIL 3)
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPING AREA
- PROPOSED 6" HIGH CONCRETE CURB
- PROPOSED 6" HIGH WHEEL STOP
- EXISTING ELECTRIC BOX
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING POWER POLE
- PROPOSED SHADE TREE
- DIRECTIONAL ARROWS
- (6) PROPOSED VEHICULAR GATE - HEIGHT = 7' - MATERIAL = ORNAMENTAL IRON - TO BE OPERATED BY LIFTMASTER SLIDEMATE LM 1 HP AC HIGH TRAFFIC COMMERCIAL SLIDE GATE WITH INFRARED CARD-KEY FOR BLUE-GRAY ACCESS. REMOTE ACCESS TO BE PROVIDED TO BE EQUIPPED WITH CLICK TO ENTER SYSTEM FOR FIRE AND EMERGENCY ACCESS - TO BE EQUIPPED WITH 20" OPEN ENCROACHMENT PROTECT GATE MOTORS WITH ENCLOSURES

SCALE 1" = 20'

CUP SITE PLAN

OWNER/APPLICANT
FAST CREDIT UNION
745 WEST SEVENTH STREET
HANFORD CA 93230

Harbour & Associates
Civil Engineers
200 Clovis Avenue, Suite 203 • Clovis, California 93612
(559) 325-7674 • fax (559) 325-7699

DATE: 6-30-19 | SCALE: 1"=20'
REVISIONS
SHEET NO. C-1

D-045

Exhibit B
Site Plan Review No. 2019-15 Conditions of Approval

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

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: May 23, 2019

PROJECT: Site Plan Review 2019-15

APPLICANT: Paula Lehn – FAST Credit Union

LOCATION: northwest corner of Sixth Street and Phillips Street, 416 W. Sixth Street (APN 012-064-005 and 012-064-006).

PROPOSAL: Construct a 56-stall, gated, off-site parking facility

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: April 17, 2019

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

☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.

☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:

- ☐ Planning
- ☐ Fire
- ☐ Solid Waste
- ☐ Wastewater
- ☐ Building
- ☐ Engineering
- ☐ Police
- ☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

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

Signed,

Gabrielle Myers

Gabrielle Myers, Senior Planner
Community Development Department

May 23, 2019
DATE

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

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. 2019-15 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

_____

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: April 17, 2019
SITE PLAN NUMBER: 2019-15
CONTACT: Gabrielle Myers, Associate Planner: (559) 585-2578

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

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 – Off-Site Parking Facility
- Lot line adjustment – removing the lot line between the two properties

MX-D Downtown Mixed Use

General: (all comments checked shall apply)

☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.

☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-15 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Height of Structures (Section 17.28.080)

☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54).

☒ That the applicant provide 56 parking stalls, as shown on the approved site plan, three of which are ADA-accessible. **That an additional off-site parking lot be provided for the use proposed. Parking shall be provided at a ratio of one space per employee and one space per five students:**

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).

☒ There shall be no more than four compact spaces adjacent to each other.

☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. **Parking areas are to have one tree placed at every four lineal parking stalls.**

Usable Open Space: (Section 17.28.110).

☒ That there is no standard requirement for minimum usable open space.

☐ Conditional uses may be required to provide usable open space as a condition of approval.

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

Signage: (Section 17.56).

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

Landscaping: (Section 17.20.120 and 17.52).

☒ **Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.**

☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:

- ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
- ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
- ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
- ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
- ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
- ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

- ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.28.130)

☒ **That no fence or wall shall be placed in front of or within any landscaped area located next to a street.**

☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Outdoor Lighting Standards (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

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.

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

BUILDING DIVISION
SPR 2019-015(502-1065) Parking Lot
4-17-19
416 W. Sixth Street

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

    4.1 1 copy of the City of Hanford Permit Application form
    4.2 6 complete sets of Drawings, unless noted, including:
        4.2.1 Grading Plan (Civil Drawings, for reference)
        4.2.2 Site Plan
        4.2.3 Reserved
        4.2.4 Reserved
        4.2.5 Reserved
        4.2.6 Reserved
        4.2.7 **Construction Waste and Demolition Recycle Plan**
        4.2.8 Landscape Plan
        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 Reserved
        4.3.2 **Compliance with the City of Hanford Landscape Ordinance**
        4.3.3 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 shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

7. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

8. That Compliance with CalGreen includes minimum 6 Clean Air Vehicle Stalls and min 4 EV Ready stalls.

9. That the address will be 416 W Sixth St.

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

Hanford Fire Department

Contact Hanford Fire Department @ 559-585-2545
concerning questions that you may have on the following conditions.

Site Plan Review

Date: 04/09/2019

Project #: SPR 2019-15 502-1065 FAST Parking Lot

General Instructions

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

The following comments are applicable if checked:

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

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
   - At least one man door shall be provided - only exterior door(s) are allowed,
   - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
   - One-hour rated construction,
   - Fire sprinkler head coverage required,
   - Normal and emergency back-up lighting shall be installed inside the fire riser room,
   - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
   - For existing buildings: please contact the fire department for requirements.

8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. ***A separate fire department permit is required*** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.

9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.

10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.

11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.

12. ☐ No additional hydrants are necessary for this project.

13. ☐ Number of additional hydrants necessary for this project:

14. ☐ Fire hydrant spacing shall be as follows:

    a. **Residential development**: one hydrant shall be installed at 500 foot intervals.
    b. **Commercial development**: one hydrant shall be installed at 300 foot intervals.
    c. Or as required by Appendix C of the California Fire Code

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

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.

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.

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

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.

28. 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.

29. ☐ 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.

30. ☐ 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.

31. ☐ ***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.

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

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

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

Proposed pedestrian Access on east side, what type on exiting hardware will be installed?

Access/Egress off of West Sixth street, what type of gate will be installed? Manual or mechanical?

Access on the alley side of project, are gates to be installed and what type manual or mechanical?

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

City of Hanford
Department of Public Works

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

Utilities Division Comments

PROJECT: SPR# 19-15 – FAST Credit Union Parking – 416 West 6th Street

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Utilities and Engineering Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.

2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required.

3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.

4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.

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.

Mike Cosenza — 5/23/19

UTILITIES SUPERINTENDENT (559) 585-2564 — DATE

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

City of Hanford
Department of Public Works

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

Mike Cosenza — 5/23/19

UTILITIES SUPERINTENDENT (559) 585-2564 — DATE

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

City of Hanford
Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 19-15 – FAST Credit Union Parking – 416 West 6th Street

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.

2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That the development is subject to a **$4,200.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.

4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Joshua Tullsen — 5/23/19

Assistant Engineer (559) 585-2582 — DATE

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

City of Hanford
Department of Public Works

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

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

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

3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.

4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

Joshua Tullsen — 5/23/19

Assistant Engineer (559) 585-2582 — DATE

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

City of Hanford
Department of Public Works

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

Curb and Gutter Requirements:

1. That the existing concrete curbs and gutters located along the South Phillips Street and West 6th Street project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs & gutters installed in conformance with City Standard CO-11. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.

Sidewalk Requirements

1. That sidewalks along the Phillips Street and Sixth Street frontages shall conform to City Standard CO-16 including tree wells spaced at 30 feet o/c or as approved by the Parks and Recreation Department. Tree wells shall be connected to separate irrigation system and meter and shall have 120v electrical run to each well for tree lighting to be installed by others.

Alley Requirements:

1. That the Alley being used as access to the property be upgraded to City Standard CO-26 along the property frontage and to the intersection of the alley and South Phillips Street, including a the alley approach at South Phillips Street. If drainage will not work for that section of alley, developer shall reconstruct alley as necessary to facilitate adequate drainage from parking lot.

Street Lighting Requirements

1. A streetlight conforming to City Standard GE-56 shall be installed on the Phillips Street side of the intersection pf South Phillips Street and West 6th Street.

Drive Approach Requirements:

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

Parking Lot Requirements:

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

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits.

Joshua Tullsen — 5/23/19

Assistant Engineer (559) 585-2582 — DATE

Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

City of Hanford
Department of Public Works

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

(Commercial – Site Area: 0.52 Acres)

A. That the development is **NOT** subject to a **Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is **NOT** subject to a **Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is **NOT** subject to **Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is subject to a **$3,817.79 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is **NOT** subject to a **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

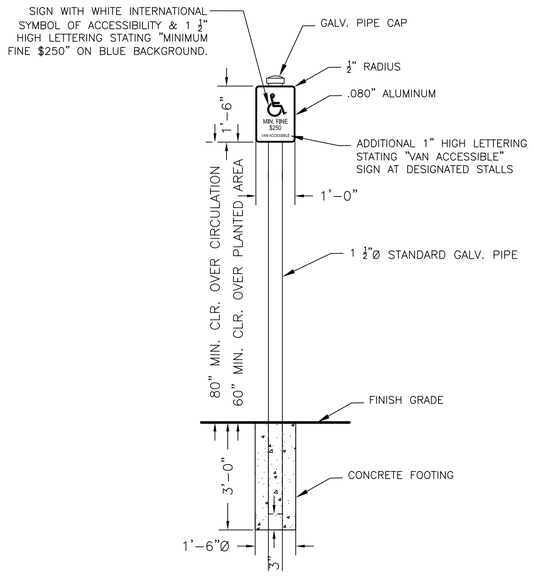
F. That the development is **NOT** subject to a **Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That the development is **NOT** subject to a **Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

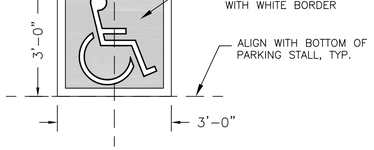
Joshua Tullsen — 5/23/19

Assistant Engineer (559) 585-2582 — DATE

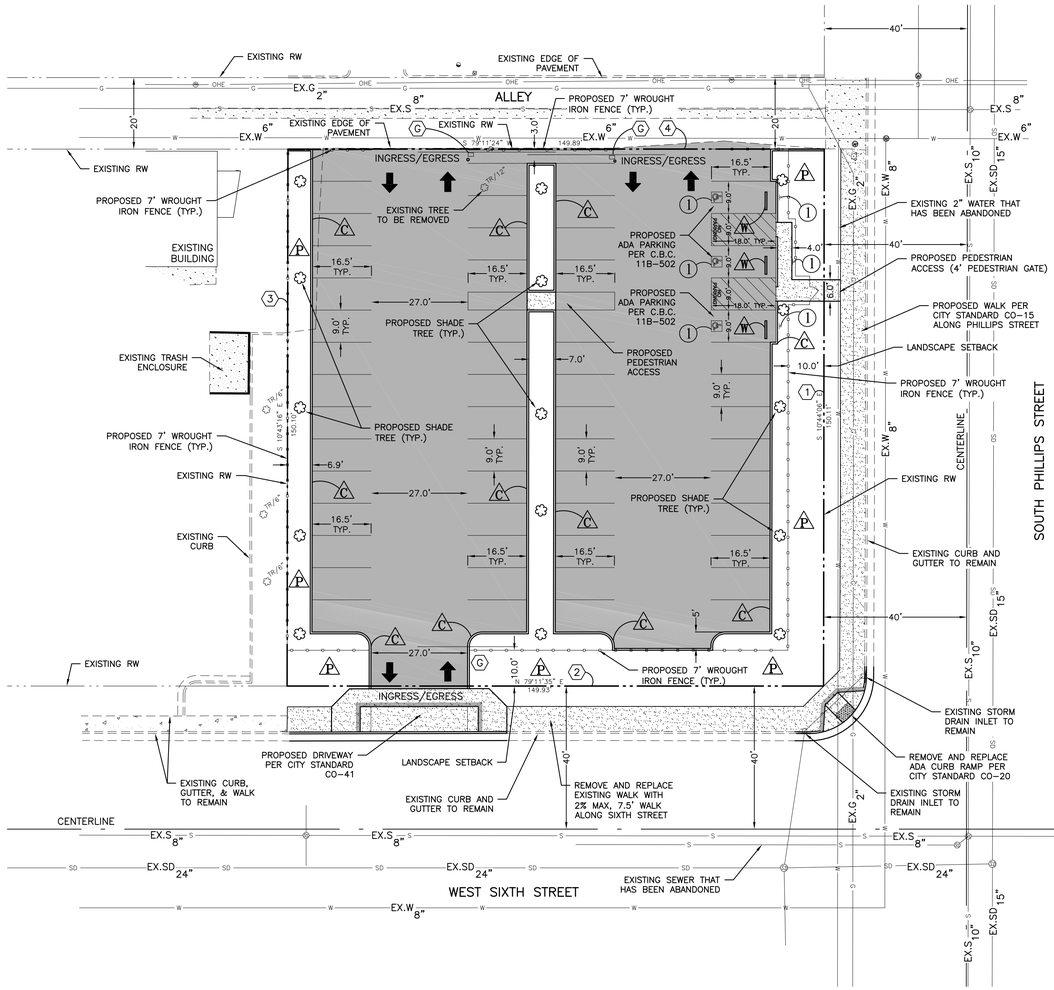
Attachment: Resolution No. 2019-10 (FAST Parking Lot - CUP 2019-04)

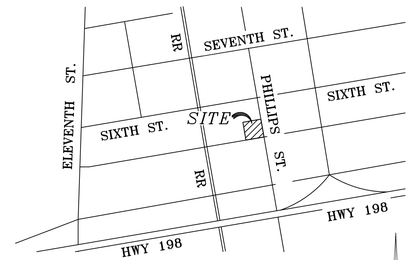


1 ACCESSIBLE PARKING SIGNS
N.T.S.



2 TYPICAL ADA PARKING SYMBOL
N.T.S.





VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

LOTS 11, 12, 13, 14, 15 AND 16 IN BLOCK 112 OF THE CITY OF HANFORD, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 1 AT PAGE 35 OF MAPS, TULARE COUNTY RECORDS.

APN: 012-064-005-000 (LOTS 14, 15 AND 16) AND 012-064-006 (LOTS 11, 12 AND 13)

NOTES

1. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
2. ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED AND IF DISTURBED, SHALL BE RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
3. TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATION WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA). CALL 1-800-642-2444.
4. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
5. ALL ACCESSIBLE STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE DISABLED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
6. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
7. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
8. DESIGNATE FIRE LANES PER CALIFORNIA VEHICLE CODE, SECTION 22500.1 AS RED CURB WITH "FIRE LANE" IN 3" WHITE LETTERS EVERY 50 FEET OR APPROVED SIGNS EVERY 50 FEET.
9. ALL PEDESTRIAN GATES, WHERE REQUIRED FOR COMPLIANCE WITH THE "150 FOOT RULE", SHALL REMAIN UNLOCKED OR BE PROVIDED WITH POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 21B700 SERIES OR CYLINDER LOCK 1W7B2). GATES/FENCES SHALL NOT OBSTRUCT THE MINIMUM WIDTH REQUIRED FOR FIRE LANES AND ARE NOT TO SWING INTO THE PUBLIC RIGHT-OF-WAY.
10. PROVIDE A SIGN (17" X 22" MINIMUM) AT PUBLIC ENTRANCE DRIVE TO THE PROPERTY, WHICH STATES "WARNING - VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 22658(a) CALIFORNIA VEHICLE CODE"
11. TREES SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
12. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
13. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHEOLOGISTS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
14. 17. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
15. 18. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
16. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
17. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
18. ALL FUTURE PROPOSED FENCES, HEDGES, AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION BY THE CITY OF FRESNO, DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
19. LIGHTING WHERE PROVIDED TO ILLUMINATE PROPOSED OPEN SPACE AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO VEHICULAR TRAFFIC OR TO THE LIVING ENVIRONMENT.
20. APPLICANTS ARE ENCOURAGED TO PROVIDE SHARED VEHICLE AND PEDESTRIAN ACCESS BETWEEN ADJACENT PROPERTIES FOR CONVENIENCE, SAFETY, AND EFFICIENT CIRCULATION. A JOINT ACCESS COVENANT SHALL BE REQUIRED.
21. DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATIONS(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND EXECUTED COPIES SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
22. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
23. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK TO MATCH ADJACENT STREET IMPROVEMENTS.

SITE INFO:

EXISTING GENERAL PLAN:
DOWNTOWN MIXED USE

EXISTING ZONING:
MX-D

PROPOSED ZONING:
MX-D

APN:
012-064-005-000
012-064-006-000

SITE ADDRESS
416 WEST SIXTH STREET
HANFORD, CA 93230

SITE AREA
22,500± SF

PARKING SURFACE
17,150 SF

LANDSCAPED AREA
4,192 SF

SUMMARY OF PARKING

	REQUIRED	PROVIDED
STANDARD STALLS	-	53
ADA STALLS	3	3
TOTAL PARKING	-	56

LEGEND:

- PROPOSED AC PAVEMENT. DRAINAGE IS PLANNED TO FLOW OUT TO EXISTING PERMANENT FACILITIES
- PROPOSED CAR PORT WITH SOLAR (SEE DETAILS)
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPING AREA
- PROPOSED 6" HIGH CONCRETE CURB
- PROPOSED 6" HIGH WHEEL STOP
- EXISTING ELECTRIC BOX
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING GUY WIRE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING POWER POLE
- PROPOSED SHADE TREE
- DIRECTIONAL ARROWS
- PROPOSED VEHICULAR GATE
  - HEIGHT - 7'
  - MATERIAL - WROUGHT IRON
  - TO BE OPERATED BY LIFTMASTER SL3000UL ½ OR 1 HP AC HIGH TRAFFIC COMMERCIAL SLIDE GATE WITH INTERNET GATEWAY FOR BLUETOOTH ACCESS. REMOTE ACCESS TO ALSO BE PROVIDED.
  - TO BE EQUIPPED WITH "CLICK TO ENTER" SYSTEM FOR FIRE AND EMERGENCY ACCESS
  - TO BE EQUIPPED WITH BATTERY BACKUP
  - PROTECT GATE MOTORS WITH BOLLARDS

SCALE: 1" = 20'

CUP SITE PLAN

OWNER/APPLICANT
FAST CREDIT UNION
312 WEST SEVENTH STREET
HANFORD CA 93230

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699

DATE: 4-30-19
SCALE: 1"=20'
REVISIONS
SHEET NO. C-1

W.O. #18-043

D-945

Attachment: Attachment 1 - Parking Lot Site Plan (FAST Parking Lot - CUP 2019-04)

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: May 23, 2019

PROJECT: Site Plan Review 2019-15

APPLICANT: Paula Lehn – FAST Credit Union

LOCATION: northwest corner of Sixth Street and Phillips Street, 416 W. Sixth Street (APN 012-064-005 and 012-064-006).

PROPOSAL: Construct a 56-stall, gated, off-site parking facility

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: April 17, 2019

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

☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.

☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:

- ☐ Planning
- ☐ Fire
- ☐ Solid Waste
- ☐ Wastewater
- ☐ Building
- ☐ Engineering
- ☐ Police
- ☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

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

Signed,

Gabrielle Myers

Gabrielle Myers, Senior Planner
Community Development Department

May 23, 2019
DATE

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

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. 2019-15 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

_____

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: April 17, 2019
SITE PLAN NUMBER: 2019-15
CONTACT: Gabrielle Myers, Associate Planner: (559) 585-2578

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

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 – Off-Site Parking Facility
- Lot line adjustment – removing the lot line between the two properties

MX-D Downtown Mixed Use

General: (all comments checked shall apply)

☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.

☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-15 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Height of Structures (Section 17.28.080)

☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54).

☒ That the applicant provide 56 parking stalls, as shown on the approved site plan, three of which are ADA-accessible. **That an additional off-site parking lot be provided for the use proposed. Parking shall be provided at a ratio of one space per employee and one space per five students:**

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).

☒ There shall be no more than four compact spaces adjacent to each other.

☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. **Parking areas are to have one tree placed at every four lineal parking stalls.**

Usable Open Space: (Section 17.28.110).

☒ That there is no standard requirement for minimum usable open space.

☐ Conditional uses may be required to provide usable open space as a condition of approval.

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

Signage: (Section 17.56).

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

Landscaping: (Section 17.20.120 and 17.52).

☒ **Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.**

☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:

- ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
- ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
- ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
- ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
- ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
- ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

- ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.28.130)

☒ **That no fence or wall shall be placed in front of or within any landscaped area located next to a street.**

☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Outdoor Lighting Standards (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

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.

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

BUILDING DIVISION
SPR 2019-015(502-1065) Parking Lot
4-17-19
416 W. Sixth Street

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

4.1 1 copy of the City of Hanford Permit Application form
4.2 6 complete sets of Drawings, unless noted, including:
- 4.2.1 Grading Plan (Civil Drawings, for reference)
- 4.2.2 Site Plan
- 4.2.3 Reserved
- 4.2.4 Reserved
- 4.2.5 Reserved
- 4.2.6 Reserved
- 4.2.7 **Construction Waste and Demolition Recycle Plan**
- 4.2.8 Landscape Plan
- 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 Reserved
- 4.3.2 **Compliance with the City of Hanford Landscape Ordinance**
- 4.3.3 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 shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

7. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

8. That Compliance with CalGreen includes minimum 6 Clean Air Vehicle Stalls and min 4 EV Ready stalls.

9. That the address will be 416 W Sixth St.

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

Hanford Fire Department

Contact Hanford Fire Department @ 559-585-2545
concerning questions that you may have on the following conditions.

Site Plan Review

Date: 04/09/2019

Project #: SPR 2019-15 502-1065 FAST Parking Lot

General Instructions

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

The following comments are applicable if checked:

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

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
   - At least one man door shall be provided - only exterior door(s) are allowed,
   - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
   - One-hour rated construction,
   - Fire sprinkler head coverage required,
   - Normal and emergency back-up lighting shall be installed inside the fire riser room,
   - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
   - For existing buildings: please contact the fire department for requirements.

8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. ***A separate fire department permit is required*** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.

9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.

10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.

11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.

12. ☐ No additional hydrants are necessary for this project.

13. ☐ Number of additional hydrants necessary for this project:

14. ☐ Fire hydrant spacing shall be as follows:

    a. **Residential development**: one hydrant shall be installed at 500 foot intervals.
    b. **Commercial development**: one hydrant shall be installed at 300 foot intervals.
    c. Or as required by Appendix C of the California Fire Code

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

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.

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.

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

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.

28. 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.

29. ☐ 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.

30. ☐ 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.

31. ☐ ***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.

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

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

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

Proposed pedestrian Access on east side, what type on exiting hardware will be installed?

Access/Egress off of West Sixth street, what type of gate will be installed? Manual or mechanical?

Access on the alley side of project, are gates to be installed and what type manual or mechanical?

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

City of Hanford
Department of Public Works

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

Utilities Division Comments

PROJECT: SPR# 19-15 – FAST Credit Union Parking – 416 West 6th Street

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Utilities and Engineering Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.

2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required.

3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.

4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.

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.

Mike Cosenza — 5/23/19

UTILITIES SUPERINTENDENT (559) 585-2564 — DATE

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

City of Hanford
Department of Public Works

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

Mike Cosenza — 5/23/19

UTILITIES SUPERINTENDENT (559) 585-2564 — DATE

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

City of Hanford
Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 19-15 – FAST Credit Union Parking – 416 West 6th Street

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.

2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That the development is subject to a **$4,200.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.

4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Joshua Tullsen — 5/23/19

Assistant Engineer (559) 585-2582 — DATE

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

City of Hanford
Department of Public Works

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

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

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

3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.

4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

Joshua Tullsen — 5/23/19
Assistant Engineer (559) 585-2582 — DATE

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

City of Hanford
Department of Public Works

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

Curb and Gutter Requirements:

1. That the existing concrete curbs and gutters located along the South Phillips Street and West 6th Street project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs & gutters installed in conformance with City Standard CO-11. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.

Sidewalk Requirements

1. That sidewalks along the Phillips Street and Sixth Street frontages shall conform to City Standard CO-16 including tree wells spaced at 30 feet o/c or as approved by the Parks and Recreation Department. Tree wells shall be connected to separate irrigation system and meter and shall have 120v electrical run to each well for tree lighting to be installed by others.

Alley Requirements:

1. That the Alley being used as access to the property be upgraded to City Standard CO-26 along the property frontage and to the intersection of the alley and South Phillips Street, including a the alley approach at South Phillips Street. If drainage will not work for that section of alley, developer shall reconstruct alley as necessary to facilitate adequate drainage from parking lot.

Street Lighting Requirements

1. A streetlight conforming to City Standard GE-56 shall be installed on the Phillips Street side of the intersection pf South Phillips Street and West 6th Street.

Drive Approach Requirements:

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

Parking Lot Requirements:

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

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits.

Joshua Tullsen — 5/23/19
Assistant Engineer (559) 585-2582 — DATE

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

City of Hanford
Department of Public Works

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

(Commercial – Site Area: 0.52 Acres)

A. That the development is **NOT** subject to a **Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is **NOT** subject to a **Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is **NOT** subject to **Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is subject to a **$3,817.79 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is **NOT** subject to a **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is **NOT** subject to a **Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That the development is **NOT** subject to a **Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

Joshua Tullsen — 5/23/19

Assistant Engineer (559) 585-2582 — DATE

Attachment: Attachment 2- Site Plan Review 2019-15 Approval Letter (FAST Parking Lot - CUP 2019-04)

Notice of Exemption 2019-21

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

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

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

Project Title: Conditional Use Permit No. 2019-04

Project Location – City of Hanford

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 2019-04, a request to construct a 56-stall, gated, off-site parking facility.

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

Name of Person or Agency Carrying Out Project: FAST Credit Union

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: 15332 In-Fill Development
☐ Statutory Exemption. State code number:

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

Lead Agency
Contact Person: Gabrielle de Silva Myers Area Code/ Telephone: (559) 585-2590

Signature: _____ Date: May 28, 2019 Title: Senior Planner

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

Attachment: Attachment 3 - Notice of Exemption (FAST Parking Lot - CUP 2019-04)