



AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

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

CALL TO ORDER

ROLL CALL

INVOCATION

Pastor Jim Hanson, Hanford Church of the Nazarene

FLAG SALUTE

PUBLIC COMMENT

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

CONSENT CALENDAR

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

Approval of the Minutes of the June 11, 2019 Meeting

PUBLIC HEARING

Tentative Parcel Map No. 2019-02: a request to designate a 0.829-acre (36,122 sq. ft.) property for future office condominiums on a single-parcel in the O Office zone district. The property is located west of Kings County Drive, north of Lacey Boulevard (APN 010-310-031).

GENERAL BUSINESS

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: 7/23/2019	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the June 11, 2019 Meeting

RECOMMENDATION:

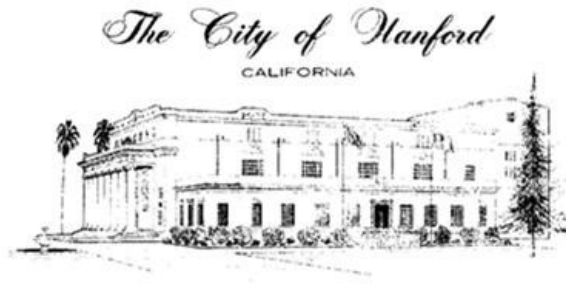
Approve the minutes of the June 11, 2019 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

06-11-19 Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, June 11, 2019

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	6:42 PM
Michael Johnston		Present	6:43 PM
Travis Paden		Present	6:39 PM
Savino Perico		Absent	
Angel Vee Galvan		Present	6:55 PM
Jacob Sanchez		Present	6:57 PM
Jason Kemp Van Ee		Present	6:58 PM

INVOCATION

Chairperson PADEN led the invocation.

FLAG SALUTE

Commissioner DOUGLAS led the flag salute.

PUBLIC COMMENT

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

Attachment: 06-11-19 Minutes (06-11-29 Minutes)

There were no public comments.

CONSENT CALENDAR

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

Motion to approve the Consent Calendar.

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

Approval of the Minutes of the May 28, 2019 Meeting

GENERAL BUSINESS

Five Year (FY 20-24) Capital Improvement Plan (CIP) Finding of Consistency with the General Plan in accordance with California Government Code Section 65401.

Senior Planner Myers presented the staff report and explained that the Commission's review was limited to determining whether the CIP is consistent with the adopted General Plan and Master Plans.

Utilities and Engineering Director John Doyel provided an overview of what the CIP is and a review of the Five-Year Plan, then answered Commissioners' questions.

Motion to find the Five-Year (2020-2024) Capital Improvement Plan (CIP) consistent with the City of Hanford's General Plan and Master Plans, pursuant to Government Code Section 65401.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jacob Sanchez
SECONDER:	Jason Kemp Van Ee
AYES:	Douglas, Johnston, Paden, Galvan, Sanchez, Kemp Van Ee
ABSENT:	Perico

DIRECTOR'S COMMENTS

In Director Mata's absence, Senior Planner Myers announced that there may not be a meeting June 25. Staff will notify the Commissioners as soon as that has been determined.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON

- asked about the palm trees at the Courthouse. Director Doyel replied that some had died. The City found a good price from a local vendor, and the trees are being replaced with new 35'-tall palm trees;
- noted the recent rainstorm that flooded areas of Downtown and asked if anything was being done to prevent flooding in the future. Director Doyel stated that it was an unusual downpour (1"-1 1/2" in 20 minutes) and that most of the water was gone within 30 minutes, which was excellent;
- asked what was going in next to Baskin-Robbins. Staff response: a tire store;

- stated that the railroad tracks on Elm Street are in terrible condition and asked if anything is being done improve that. Director Doyel replied that all repairs to the tracks must be done by the railroad;
- reported that some downtown areas, such as the station across from the Post Office, are full of weeds. Director Doyel stated that they can be reported to Code Compliance. Vacant lots can be reported to the Fire Department for weed abatement;
- noted that the City is not replacing the HVAC system in the Courthouse this year and asked if the City will help tenants find another location. Director Doyel replied that the City will help them get out of their lease early but does not locate alternate buildings for the tenants.

Chairperson PADEN

- asked what the new building(s) is that is going in at the Children's Storybook Garden. Staff replied that the project is in Phase 2;
- asked if a new traffic light is going in at 13th and Grangeville. Director Doyel replied that the intersection will be closed for six weeks this summer, and work will be completed before Sierra Pacific and Frontier schools start;
- asked why the new Chevron at 12th and Grangeville has been delayed. Staff did not know the reason.

Commissioner GALVAN had questions for clarification of the CIP review process.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 7/23/2019	AGENDA SECTION:
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SUBJECT:

Tentative Parcel Map No. 2019-02: a request to designate a 0.829-acre (36,122 sq. ft.) property for future office condominiums on a single-parcel in the O Office zone district. The property is located west of Kings County Drive, north of Lacey Boulevard (APN 010-310-031).

See staff report, attached.

FISCAL IMPACT:

Insert Fiscal Impact Here or Erase Completely

ATTACHMENTS:

Staff Report - TPM 2019-02

Resolution No. 2019-11

Attachment 1- Tentative Parcel Map No. 2019-02

Attachment 2- Site Plan Review No. 2000-09

Attachment 3 - Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: Tuesday, July 23, 2019

PROJECT: **Tentative Parcel Map No. 2019-02:** a request to designate a 0.829-acre (36,122 sq. ft.) property for future office condominiums on a single-parcel.

LOCATION: The property is located west of Kings County Drive, north of Lacey Boulevard (APN 010-310-031).

PROJECT PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-11, approving Tentative Parcel Map No. 2019-02.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2019-11, approving Tentative Parcel Map No. 2019-02.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2019-02 is a request by True North Properties to designate the property located at APN 010-310-031 for the future subdivision into office condominiums on a single-parcel. The layout of the future condominium project will be determined and designated on the final map and described in a condominium plan.

See Tentative Parcel Map 2018-02 – **Attachment 1**.

Project Location

The project is located west of Kings County Drive, north of Lacey Boulevard (APN 010-310-031). The site is designated as Office by the General Plan and zoned O Office, in conformance with the General Plan Designation. The parcel is within Hanford Medical Plaza.

Figure 1: Land Use
(Property outlined in red)



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

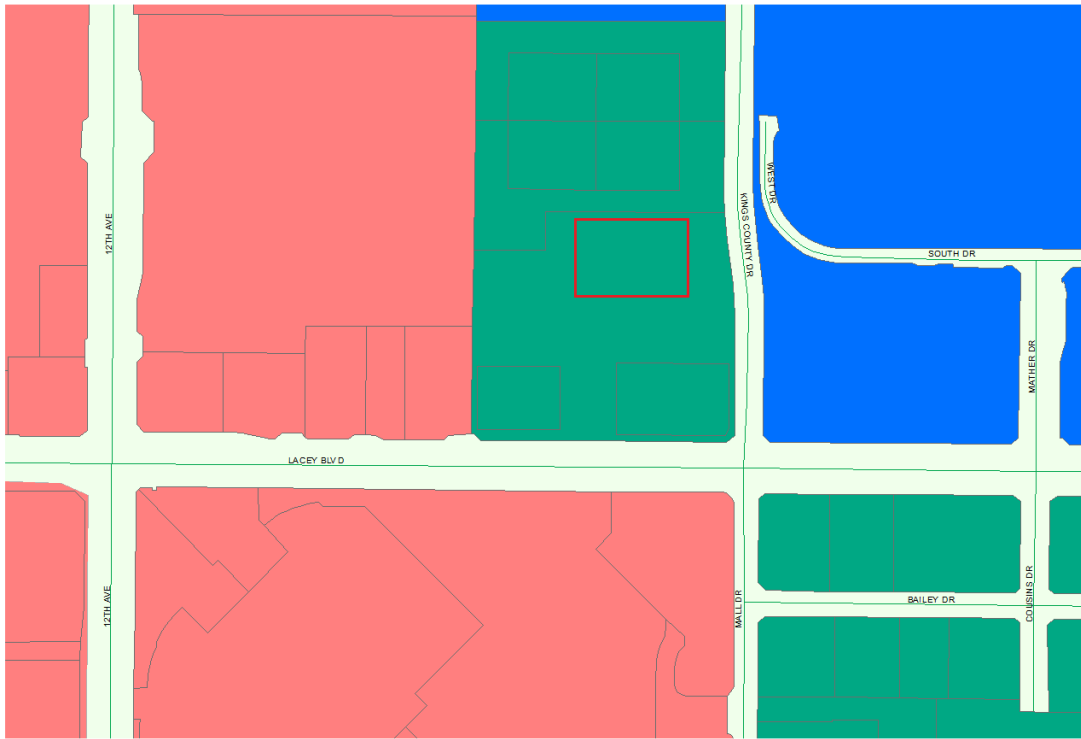
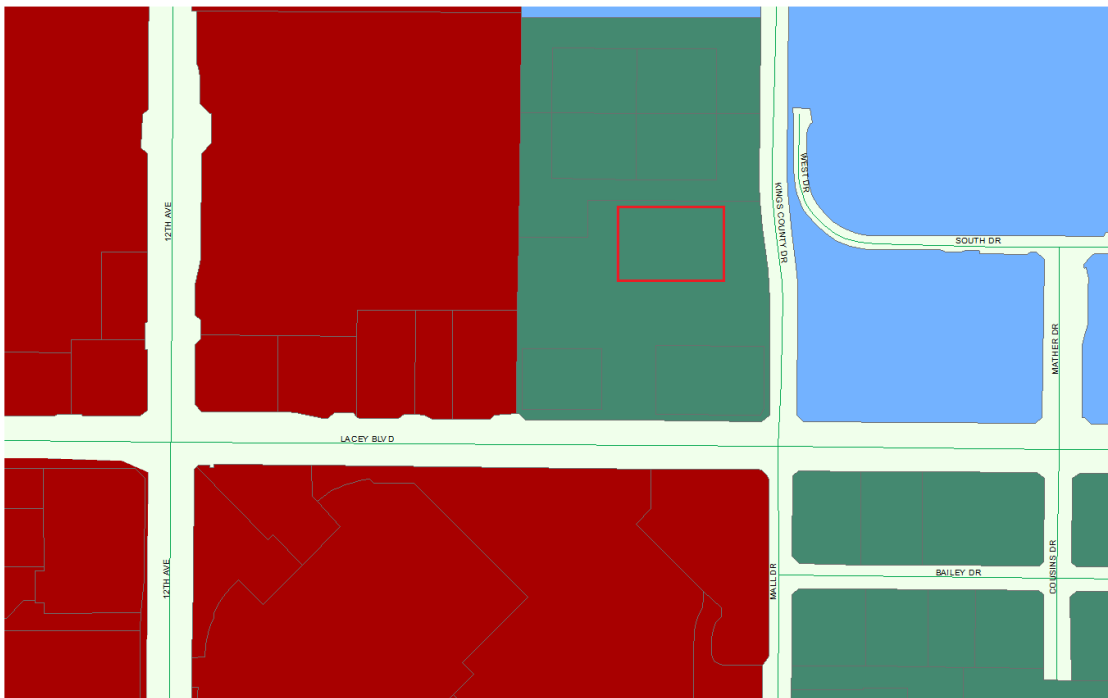


Figure 3: Zoning Designation
O Office
(Property outlined in red)



BACKGROUND

General Plan Designation

The General Plan designates the property as Office. The property is zoned O Office, which corresponds with the General Plan Designation. According to General Plan Policy L74, the purpose of the Office land use designation is to support professional, non-retail businesses, along with medical and health care needs in a large campus-style setting as part of a resilient economic base. According to General Plan Policy L75, typical uses in the Office land use designation would include professional and medical businesses and institutions typically found in an office building or campus environment. Typical uses include professional offices, medical offices, hospitals, and medical clinics. Future use of the condominiums will be consistent with the General Plan.

According to General Plan Policy L76, the Office land use designations shall be a minimum of 10 acres in size, regardless of individual property ownership, and designed as single-integrated campus or set of buildings with internal access within the campus and pedestrian access to other adjacent commercial and residential areas. The subject property is a single parcel within a 10-acre Office designation. The condominium project will function as part of an integrated campus with cross access and shared parking.

Zoning Designation

The site is zoned O Office. Future occupancy of the condominiums will be limited to the uses permitted and conditionally permitted in the O Office zone district, in accordance with the Land Use Table presented in Section 17.08 of the Hanford Municipal Code.

Hanford Medical Plaza

The Hanford Medical Plaza was developed in two phases between 1997 and 2000, under Site Plan Review No. 1997-16 and 2000-09. The Hanford Medical Plaza encompasses an approximately 10-acre parcel on the northwest corner of Kings County Drive and Lacey Boulevard. The development featured reciprocal access and parking, shared landscaping, lighting, and improvements. The buildings within the Plaza are individually owned. There are two undeveloped parcels in the development, including the subject site (APN 010-310-031) and .54-acre parcel (APN 010-310-026).

See Site Plan Review No. 2000-09 – **Attachment 2**.

Subdivision Map Act

In accordance with Section 6542 of the Civil Code, “a ‘condominium project’ means a real property development consisting of condominiums. A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof. The area within these boundaries may be filled with air, earth, water, or fixtures, or any combination thereof, and need not be physically attached to land except by easements for access and, if necessary, support. The description of the unit may refer to (1) boundaries described in the recorded final map, parcel map, or condominium plan, (2) physical boundaries, either in existence, or to be constructed, such as walls, floors, and ceilings of a structure or any portion thereof, (3) an entire structure containing one or more units, or (4) any combination thereof. The portion or portions of the real property held in undivided interest may be all of the real property, except for the separate interests, or may include a

particular three-dimensional portion thereof, the boundaries of which are described on a recorded final map, parcel map, or condominium plan.”

According to the applicant, the development will be held as follows, “Following conveyance of the first condominium unit by the subdivider to another owner, ownership of the physical common area will be by an owners’ association, with the condominium plan also creating common area that will be owned by the unit owners in undivided interest as required by Civil Code Section 6542(b) for a portion of the project as described in 6542(c). There will be an owners association. We intend to form the condominium documentation in accordance with the Commercial and Industrial Common Interest Development Act (California Civil Code Section 6500 et seq.) which will require an owners association (which could be the existing one for the Center if the documents permit that arrangement or allow for amending to permit it) or otherwise it will be a separate owners association.”

The designation of the parcel for future condominium use through the parcel map process is the first step in development of a condominium. A parcel map is required for a condominium project, although the division of air space need not be shown on the map (Government Code Section 66426, 66427). The physical development of the site will be subject to the site plan review process, in accordance with Hanford Municipal Code Section 17.72.

PROJECT EVALUATION

In accordance with Section 66426 of the Subdivision Map Act, a tentative parcel map shall be required for all subdivisions creating five or more parcels, five or more condominiums as defined in Section 783 of the Civil Code, a community apartment project containing five or more parcels, or for the conversion of a dwelling to a stock cooperative containing five or more dwelling units.

Project Design:

For condominiums, the division of air space need not be shown on the Tentative Parcel Map. The purpose of the tentative parcel map is to designate the parcel for future condominium use. For that reason, all conditions of the parcel are existing:

	<u>Entire Site</u>	<u>Parcel A</u>
Area:	.829 acres; 36,122 sq. ft.	.829 acres; 36,122 sq. ft.
Street Frontage:	No street frontage for parcel; shared access connecting to Kings County Drive and Lacey Boulevard.	No street frontage for parcel; shared access connecting to Kings County Drive and Lacey Boulevard.
Width:	229.17 ft.	229.17 ft.
Depth:	157.62 ft.	157.62 ft.
Sidewalk:	No street frontage for the parcel, but through shared access, there is access to the sidewalk on	No street frontage for the parcel, but through shared access, there is access to the sidewalk on

	Kings County Drive and Lacey Boulevard.	Kings County Drive and Lacey Boulevard.
Existing Use:	Vacant	Vacant
Proposed Use:	Designate for office condominiums	Office condominiums

Conformance with the standards of Section 17.32 for the O Office zone district

17.32.030 Site Area

In the O Office zone district, the minimum site area shall be 20,000 square feet, unless a smaller site is approved with a conditional use permit. The parcel is 36,122 sq. ft., which exceeds the requirement of the O Office zone district. The division of the airspace into condominiums will not impact the parcel's ability to maintain the minimum site area.

17.32.040 Lot Dimensions

Lot Frontage

The minimum lot frontage in the O Office zone district shall be 60 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County's Recorder's Office. Hanford Medical Plaza owns and developed all parking spaces, landscaping, ingress and egress, and lighting within the development. Buildings are owned individually within the Hanford Medical Plaza and joint access is granted to those building occupants. Under Site Plan Review No. 1997-16 and Site Plan Review No. 2000-09, a recorded access agreement was required. This agreement will be applicable to the subject parcel, as well.

17.32.050 Coverage

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. Currently, the parcel is vacant. Setbacks and open space requirements will be analyzed and required at the time of submittal for the physical development of the subject site. Parking is addressed in Section 17.32.100, below. The maximum coverage of the lot is not exceeded.

17.32.060 Building Setback Area

Front-Yard Setback

No structure is permitted to be placed within a building setback area. In the O Office zone district, the front building setback area shall be a minimum of 15 feet.

Rear-Yard Setback

In the O Office 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, O, PF, AP, or CO zone district, then the rear building setback area shall be 15 feet.

Side-Yard Setback

In the O Office zone district, the side building setback area shall be zero feet, except where the rear lot line abuts a public street, 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 subject site is vacant and intended for future office condominiums. Development of the office space will be subject to the site plan review process, in accordance with Section 17.72 of the Hanford Municipal Code. At the time of submittal for the physical development of the building, all applicable building setbacks will be enforced.

17.32.070 Distances Between Structures

In the O Office zone district, 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. All structures within the Hanford Medical Plaza are for office use only. There are no residential structures on the site nor proposed.

17.32.080 Height of Structures

The maximum structure height in the O Office zone district shall be 50 feet. The maximum height of structures in the R-L-5 Low-Density Residential zone district shall be 35 feet. The subject site is vacant and intended for future office condominiums. Development of the office space will be subject to the site plan review process, in accordance with Section 17.72 of the Hanford Municipal Code. At the time of submittal for the physical development of the building, the maximum building height will be limited to 50 feet.

17.32.090 Driveways

In the O Office zone district, whenever possible, developments shall share driveways to minimize the number of driveways on public streets. The Hanford Medical Plaza has two shared driveways, one driveway is located along Kings County Drive and the other, along Lacey Boulevard. The existing driveways meet the intent to minimize the number of driveways on public streets.

17.10.140 Off-Street Parking

The Hanford Medical Plaza was developed in two phases between 1997 and 2000, under Site Plan Review No. 1997-16 and 2000-09. The development proposed approximately 110,977 sq. ft. of office space and 669 parking stalls for the overall medical plaza, 19 of which are ADA-accessible. Parking was proposed at a ratio of 4.29 stalls per 1,000 sq. ft. of building area, which meets the current parking requirement for all office uses, one stall per 250 sq. ft. The majority of the required parking spaces have been provided for the plaza. Additional parking is proposed east of Parcel A.

Figure 4: Existing site conditions



FINDINGS FOR APPROVAL

Pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, the Planning Commission is required to make the following findings:

1. Consistency Finding: That the proposed map is consistent with applicable general and specific plans.

Analysis: The General Plan designates the property as Office. According to General Plan Policy L74, the purpose of the Office land use designation is to support professional, non-retail businesses, along with medical and health care needs in a large campus-style setting as part of a resilient economic base. According to General Plan Policy L75, typical uses in the Office land use designation would include professional and medical businesses and institutions typically found in an office building or campus environment. Typical uses include professional offices, medical offices, hospitals, and medical clinics. Future use of the condominiums will be consistent with the General Plan. According to General Plan Policy L76, the Office land use designations shall be a minimum of 10 acres in size, regardless of individual property ownership, and designed as single-integrated campus or set of buildings with internal access within the campus and pedestrian access to other adjacent commercial and residential areas. The subject property is a single parcel within a 10-acre Office designation. The condominium project will function as part of the Hanford Medical Plaza, an integrated campus with cross access and shared parking.

2. Design Finding: That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Analysis: That the designation of the parcel for future condominium division is consistent with the applicable General Plan, specifically Policies L74, L75, and L76. Parcel A was evaluated for consistency with the requirements of Section 17.32 for the O Office zone district. At this time, there is not an application for the development of the office condominiums on Parcel A. Future development of the parcel will be evaluated by the Community Development Department for consistency with the General Plan and will be required to meet the standards of the O Office zone district.

3. Type of Development Finding: That the site is physically suitable for the type of development.

Analysis: That approval of the tentative parcel map will allow the site to be designated for future office condominium development. Any future development proposals for the parcel will be evaluated by the Community Development Department for consistency with the General Plan and the standards of the O Office zone district.

4. Density Finding: That the site is physically suitable for the proposed density of the development.

Analysis: Density means the number of dwelling units per gross acre for residential use. No residences are proposed for the site.

5. Environmental Finding: That the design of the subdivision or the proposed improvements is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: That this division of land is considered categorically exempt by California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions. A Notice of Exemption has been prepared for the project in accordance with CEQA guidelines. See Notice of Exemption – **Attachment 3**.

6. Public Health Finding: That the design of the subdivision or type of improvements is unlikely to cause serious public health problems.

Analysis: That this application has been reviewed by various City departments. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring

that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public.

7. Improvements and Access Findings: That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision.

Analysis: That the design of the proposed subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15315, Minor Land Divisions, of the California Environmental Quality Act (CEQA) Guidelines, this project is categorically exempt from further environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA.

Notice of Exemption – **Attachment 3.**

PUBLIC COMMENTS

A Notice of Public Hearing and Notice of a Tentative Parcel Map was published in the newspaper on July 12, 2019, and mailed to property owners within 500 feet of the project site on July 11, 2019. The Community Development Department has not received comments on the project, as of the preparation of this report.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-11, approving Tentative Parcel Map No. 2018-02.

Applicant	Owner
True North Properties	Village West Partners, LP
1155 W. Shaw #104	1155 W. Shaw #104
Fresno, CA 93711	Fresno, CA 93711

RESOLUTION 2019-11

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
APPROVING TENTATIVE PARCEL MAP NO. 2019-02, A REQUEST TO DESIGNATE A
0.829-ACRE PARCEL (36,122 SQ. FT.) PROPERTY FOR FUTURE OFFICE
CONDOMINIUMS ON A SINGLE-PARCEL IN THE O OFFICE ZONE DISTRICT. THE
PROPERTY IS LOCATED WEST OF KINGS COUNTY DRIVE, NORTH OF LACEY
BOULEVARD (APN 010-310-031).**

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

WHEREAS, on July 23, 2019, the Planning Commission of the City of Hanford conducted a public hearing, in accordance with Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, pertaining to Tentative Parcel Map No. 2019-02 a request to designate a 0.829-acre (36,122 sq. ft.) property for future office condominiums on a single-parcel; and

WHEREAS, the subject property is located west of Kings County Drive, north of Lacey Boulevard (APN 010-310-31); and

WHEREAS, Tentative Parcel Map No. 2019-02 has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the configuration of the proposed parcel is shown on attached **Exhibit A**; and

WHEREAS, the various governmental department agencies, staff, and the Planning Commission have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the project is categorically exempt from further environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions and a Notice of Exemption has been prepared in compliance with CEQA and the City of Hanford Municipal Code and Policies;

THEREFORE, BE IT RESOLVED, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act:

1. Consistency Finding: That the proposed map is consistent with applicable general and specific plans.

Analysis: The General Plan designates the property as Office. According to General Plan Policy L74, the purpose of the Office land use designation is to support professional, non-retail businesses, along with medical and health care needs in a large campus-style setting as part of a resilient economic base. According to General Plan Policy L75, typical uses in the Office land use designation would include professional and medical businesses and institutions typically found in an office building or campus environment. Typical uses include

professional offices, medical offices, hospitals, and medical clinics. Future use of the condominiums will be consistent with the General Plan. According to General Plan Policy L76, the Office land use designations shall be a minimum of 10 acres in size, regardless of individual property ownership, and designed as single-integrated campus or set of buildings with internal access within the campus and pedestrian access to other adjacent commercial and residential areas. The subject property is a single parcel within a 10-acre Office designation. The condominium project will function as part of the Hanford Medical Plaza, an integrated campus with cross access and shared parking.

2. Design Finding: That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Analysis: That the designation of the parcel for future condominium division is consistent with the applicable General Plan, specifically Policies L74, L75, and L76. Parcel A was evaluated for consistency with the requirements of Section 17.32 for the O Office zone district. At this time, there is not an application for the development of the office condominiums on Parcel A. Future development of the parcel will be evaluated by the Community Development Department for consistency with the General Plan and will be required to meet the standards of the O Office zone district.

3. Type of Development Finding: That the site is physically suitable for the type of development.

Analysis: That approval of the tentative parcel map will allow the site to be designated for future office condominium development. Any future development proposals for the parcel will be evaluated by the Community Development Department for consistency with the General Plan and the standards of the O Office zone district.

4. Density Finding: That the site is physically suitable for the proposed density of the development.

Analysis: Density means the number of dwelling units per gross acre for residential use. No residences are proposed for the site.

5. Environmental Finding: That the design of the subdivision or the proposed improvements is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: That this division of land is considered categorically exempt by California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions. A Notice of Exemption has been prepared for the project in accordance with CEQA guidelines.

6. Public Health Finding: That the design of the subdivision or type of improvements is unlikely to cause serious public health problems.

Analysis: That this application has been reviewed by various City departments. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public.

7. Improvements and Access Findings: That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision.

Analysis: That the design of the proposed subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

THEREFORE, BE IT RESOLVED that Tentative Parcel Map No. 2019-02 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the Community Development Department (559)585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. 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.

PLANNING DEPARTMENT

Contact Senior Planner Gabrielle Myers (559) 585-2578
concerning questions that you may have on the conditions listed below:

General:

1. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
2. That all approved proposals of the application be conditions of development if not mentioned herein.
3. That the general design of the parcel map be approved with minor modifications being approved by the Community Development and Public Works Departments.
4. That prior to recording the parcel map, it is to be submitted to the City Engineer and Community Development Department for compliance with the tentative approval.
5. That in accordance with California Government Code Section 66020, the applicant is hereby notified that the 90 day appeal period identified in California Government Code Section 66020 during which you may protest the imposition of the fees, dedications, reservations and other extractions identified in this Tentative Parcel Map No. 2019-02 will begin to run on the date of the approval of this application by the Planning Commission.

6. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
7. That any development of the site be subject to the applicable regulations of the Hanford Municipal Code, specifically the O Office zone district.
8. Future development of the office condominiums is subject to the Site Plan Review process, in accordance with Section 17.72 of the Hanford Municipal Code.

ENGINEERING DIVISION

Contact Utilities and Engineering Director John Doyel (559)585-2571
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That Applicant comply with the City of Hanford Public Works construction standards 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 construction in the public right-of-way be obtained from the Public Works Department prior to beginning construction.
3. That the development is subject to an Engineering review and inspection fee in accordance with City Resolution No. 92-58-R., or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.

Water System:

1. The reciprocal access easement needs to include access to the water service outside of parcel boundaries. If not, a new easement for utilities would be required.

Sewer Improvements:

2. The reciprocal access easement needs to include access to the sewer lateral outside of parcel boundaries. If not, a new easement for utilities would be required.

Storm Drainage Improvements:

1. That a Drainage/Site Improvement Plan be required for Parcel A prior to any construction. This improvement may be deferred until issuance of a building permit for Parcel A and shall be noted on the final parcel map.

Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
4. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
5. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

EXPIRATION

This Tentative Parcel Map becomes null and void after eighteen (18) months has elapsed from the date of approval if the map has not been recorded. The Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the Tentative Parcel Map is granted.

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

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

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

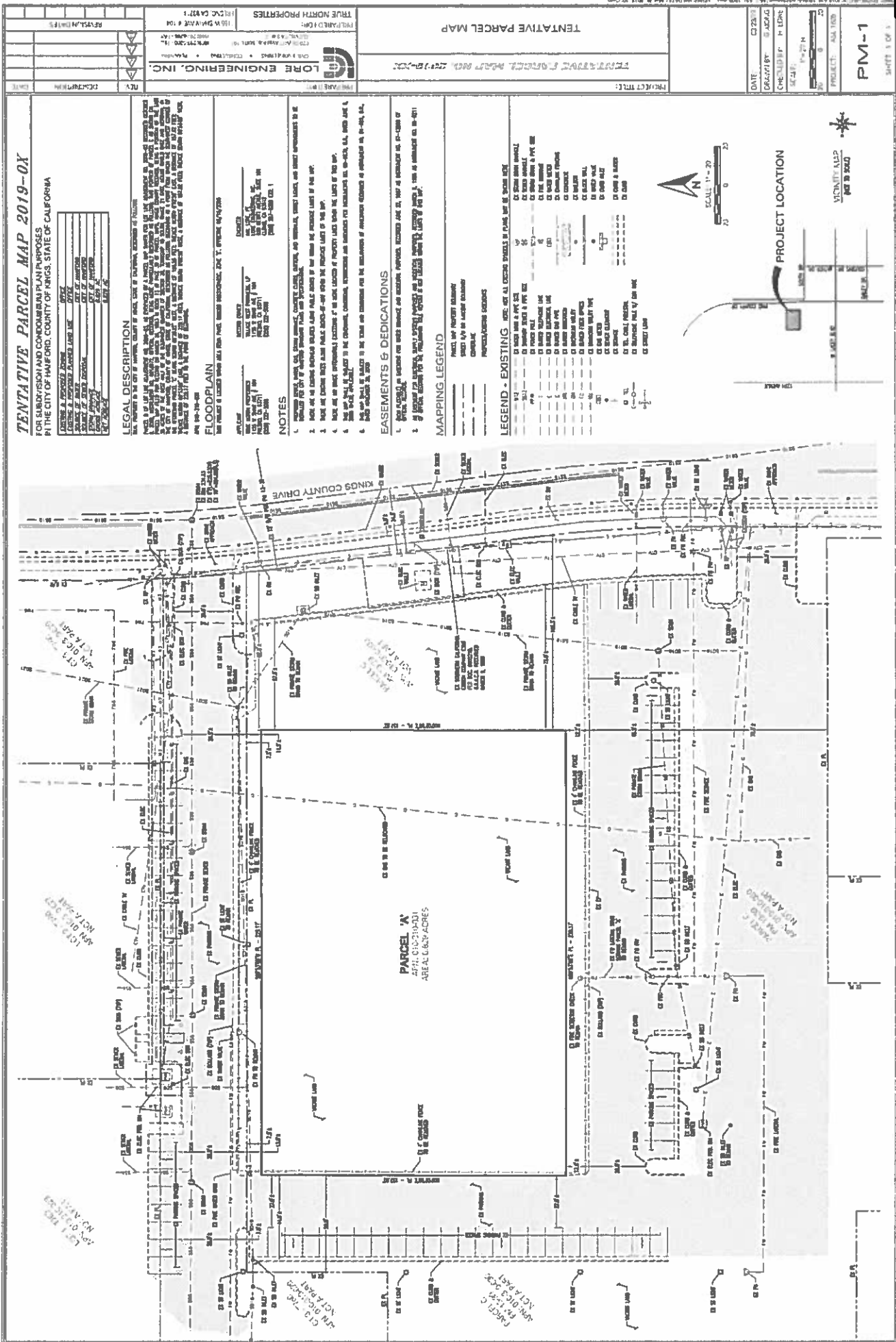
I, **DARLENE R. MATA** Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 23rd day of July, 2019.

Darlene R. Mata, Community Development Director
Secretary of the Planning Commission

Exhibit A
Tentative Parcel Map No. 2019-02

Attachment: Resolution No. 2019-11 (Tentative Parcel Map No. 2019-02)

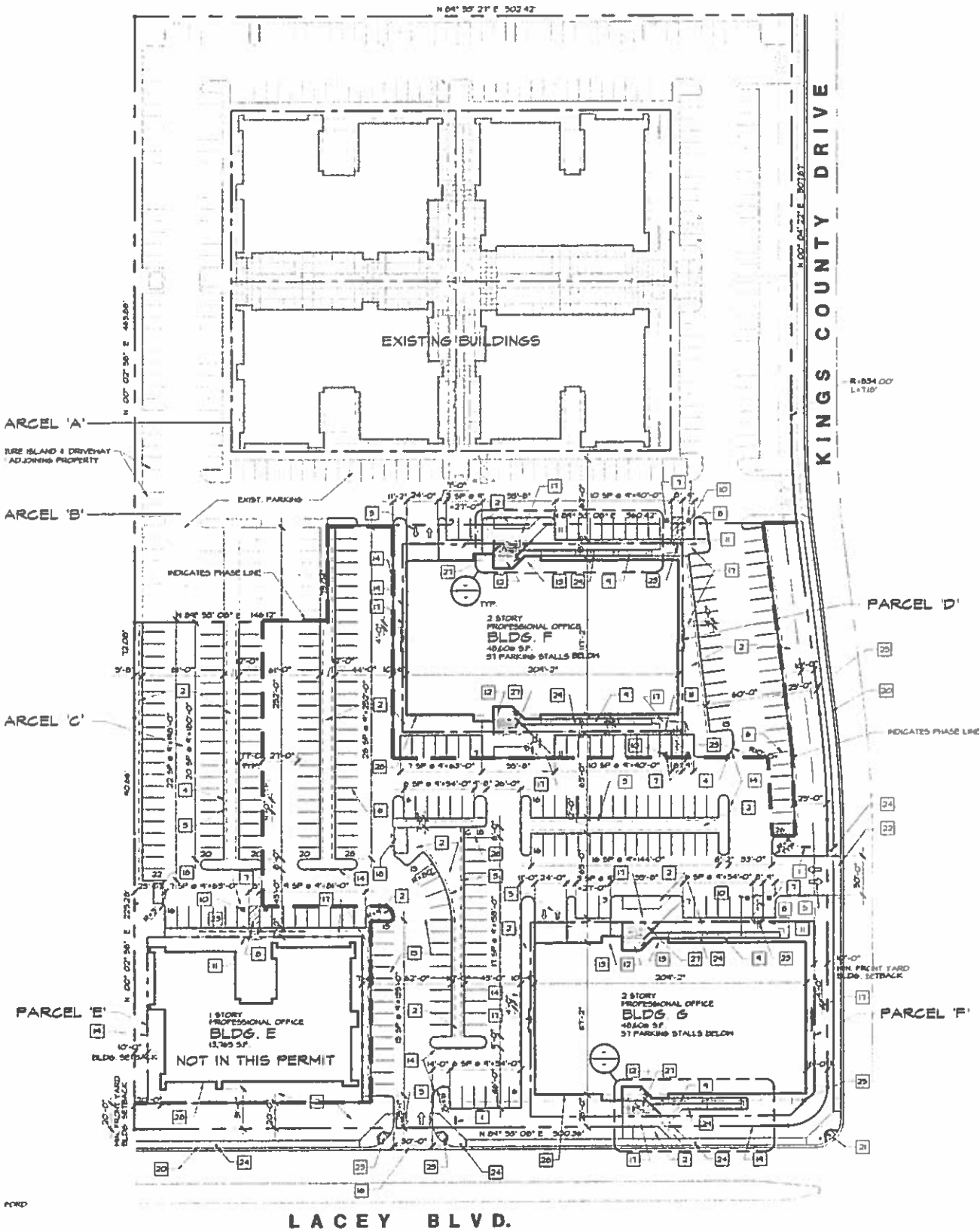




10 RIVER PARK PLACE,
SUITE 104
FRESNO, CA 93720
TEL. 569 433 3000
FAX 569 433 3010

PROPOSED 2-STORY OFFICE BUILDINGS FOR,
HANFORD MEDICAL PLAZA
HANFORD, CALIFORNIA

Attachment: Attachment 2- Site Plan Review No. 2000-09 (Tentative Parcel Map No. 2019-02)



SITE PLAN

SCALE: 1"=40'-0"



DRAWN BY
DATE
REVISIONS

0-9-00
0-21-00

SHEET NO.

A2

Notice of Exemption 2019-26

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: Tentative Parcel Map No. 2019-02

Project Location – North of Lacey Boulevard, West of Kings County Drive
APN 010-310-031

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

Description of Nature, Purpose and Beneficiaries of Project: Tentative Parcel Map No. 2019-02: a request to designate a 0.829-acre (36,122 sq. ft.) property for future office condominiums on a single-parcel.

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

Name of Person or Agency Carrying Out Project: True North Properties

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: 15315 Minor Land Divisions
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

Class 15 consists of the division of property into urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the general plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Lead Agency

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

Signature: _____ Date: July 23, 2019 Title: Senior Planner

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

Attachment: Attachment 3 - Notice of Exemption (Tentative Parcel Map No. 2019-02)