



AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, January 14, 2020

CALL TO ORDER

ROLL CALL

INVOCATION

Kathryn Enloe, Executive Director, Crossroads Pregnancy Center

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.*

ELECTION OF 2020 CHAIR AND VICE-CHAIR

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 December 10, 2019 Meeting

PUBLIC HEARING

Conditional Use Permit No. 2019-09, a request to convert a former auto center into an urgent care facility in the C-R Regional Commercial zone district and Variance No. 2019-03, a request to deviate from the standards of Section 17.18.130.B of the City of Hanford's Municipal Code, in order to remove the block wall requirement along the rear lot line. The project is located at 1545 Mall Drive (APN 011-060-032). [Continued from December 10, 2019.]

GENERAL BUSINESS

Discussion of 2020 Planning Commission Calendar

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: 1/14/2020	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the December 10, 2019 Meeting

RECOMMENDATION:

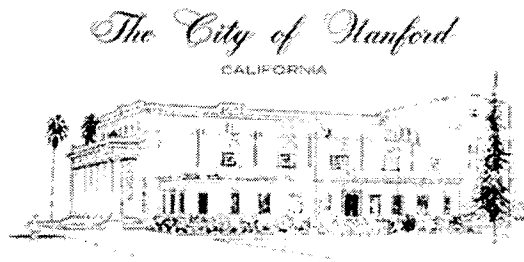
Approve the minutes of the December 10, 2019 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

12-10-19 Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, December 10, 2019

CALL TO ORDER

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	6:15 PM
Michael Johnston		Present	6:15 PM
Travis Paden		Present	6:14 PM
Savino Perico		Present	6:13 PM
Angel Vee Galvan		Present	6:17 PM
Jacob Sanchez		Present	6:11 PM
Jason Kemp Van Ee		Present	6:12 PM

INVOCATION

Chairperson PADEN led the invocation.

FLAG SALUTE

Commissioner DOUGLAS led the flag salute.

PUBLIC COMMENT

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None.

CONSENT CALENDAR

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

Motion to approve the Consent Calendar.

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

Approval of the Minutes of the November 12, 2019 Meeting

PUBLIC HEARING

1. **Conditional Use Permit No. 2019-09, a request to convert a former auto center into an urgent care facility in the C-R Regional Commercial zone district and Variance No. 2019-03, a request to deviate from the standards of Section 17.18.130.B of the City of Hanford's Municipal Code, in order to remove the block wall requirement along the rear lot line. The project is located at 1545 Mall Drive (APN 011-060-032). [The applicant requests that the item be continued to January 14, 2020.]**

Motion to approve the applicant's request to continue the item to the January 14, 2020 meeting.

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

2. **Conditional Use Permit No. 2019-10: a request by Nc3 dba Caliva to allow a Commercial Cannabis Business for a storefront dispensary for retail and delivery of cannabis products in the MX-D zone district. The project is located at at 104 N Douty (APN 012-054-011).**

Chairperson PADEN opened the public hearing at 7:05 p.m. and called for the staff report.

Director Mata presented the staff report, recommending approval of the project and amending the resolution by deleting references to Idaho Avenue and Power Way in Conditions of Approval 19 and 21. She then answered questions from Commissioners.

Public Comment:

FAVOR

Rand Martin, with Caliva, expounded on the tight security/public safety measures that will be in place with the dispensary, as well as visual improvement to that corner.

OPPOSED

None.

Director Mata noted that the City is very happy with the security plan. Mr. Martin answered questions from the Commissioners and addressed their concerns.

Commissioner SANCHEZ commented that at a recent Main Street Hanford meeting, security downtown was a major concern. He thanked Caliva and Director Mata, and he expressed excitement that the 24-hour security at Caliva may help improve the situation.

Chairperson PADEN closed the public hearing at 7:45 p.m. and called for a motion.

Motion to adopt Resolution 2019-29, as amended, approving Conditional Use Permit No. 2019-10.

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

3. **Vesting Tentative Tract 927: A request by Lennar Homes to utilize the small lot provisions of Section 17.10.100 and 17.12.100 of the Hanford Municipal Code to subdivide 24.93 acres into 133 single-family residential lots in the R-L-5 Low-Density Residential and R-M Medium-Density Residential zone districts. Mitigated Negative Declaration No. 2019-51: An initial study was prepared and it was determined that the project will not result in significant impacts. The project is located at the northeast corner of Grangeville Boulevard and 13th Avenue (APN 009-030-146)**

Chairperson PADEN recused himself and passed the gavel to Vice-Chairperson DOUGLAS to conduct this public hearing.

Vice-Chairperson DOUGLAS opened the public hearing at 7:47 p.m. and called for the staff report. Senior Planner Myers presented the staff report, recommended approval, and answered questions of staff.

Public Comment:

FAVOR

Alex Dwiggins, of Zumwalt-Hansen, representing the applicant, stated that applicants Jeff Calloway and Jack Williams were present and available to answer questions. He noted that they are the first applicants to use the small-lot provisions. He explained improvements that will be made with this development and encouraged the Commissioners to approve the project.

OPPOSED

Mike Garcia, lives near the project. He expressed concerns regarding increased traffic, stating that he and his wife were unable to leave their driveway during the recent road work and traffic will only get worse. He was also concerned about decreased property values, due to the small homes proposed.

Sylvia Garcia shared the concerns expressed by her husband and was also concerned about rapid spread of fire, should one occur, due to the close proximity of the houses.

Mr. Dwiggins answered Commissioners' questions.

Senior Planner Myers provided the following information, in response to questions:

- The building square footages range from 1,450 sq.ft. to 2,223 sq.ft.
- There is a drainage basin east of the project site.
- The project meets the density requirements of the General Plan.
- City Engineering conducted a traffic study of the project area and determined that a signal at Devon and 13th was not warranted.
- Fire sprinklers are required.

Director Mata responded to additional questions from Commissioners.

Vice-Chairperson DOUGLAS closed the public hearing at 8:24 p.m.

Motion to certify Mitigated Negative Declaration No. 2019-51 for the project.

RESULT:	APPROVED [5 TO 1]
MOVER:	Michael Johnston
SECONDER:	Savino Perico
AYES:	Douglas, Johnston, Perico, Galvan, Sanchez
NAYS:	Kemp Van Ee
RECUSED:	Paden

Motion to adopt Resolution No. 2019-30, approving Vesting Tentative Tract 927.

RESULT:	APPROVED [5 TO 1]
MOVER:	Michael Johnston
SECONDER:	Savino Perico
AYES:	Douglas, Johnston, Perico, Galvan, Sanchez
NAYS:	Kemp Van Ee
RECUSED:	Paden

GENERAL BUSINESS

None.

DIRECTOR'S COMMENTS

Director Mata noted that the Commissioners had good questions regarding Caliva. She informed them that no City staff will see the security plans, except for the Police Department and herself. They will not be released, even with Public Records Act requests. City Attorney Ty Mizote concurred with Director Mata, and recommended that the security plans not be disclosed.

COMMISSIONERS' ITEMS OF INTEREST

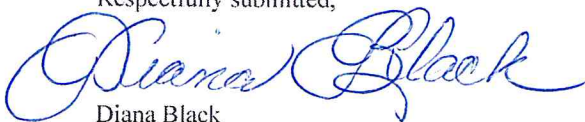
Commissioner JOHNSTON announced that he will be resigning as Planning Commissioner, effective December 31, 2019, having served in this capacity for five years. He expressed his appreciation to staff and the other commissioners, and wished everyone a Merry Christmas and Happy New Year.

Chairperson PADEN expressed appreciation to Commissioner JOHNSTON for his service and for a job well done. Director Mata also thanked Commissioner JOHNSTON for all he has done on the Commission, adding that it had been a pleasure working with him. All in attendance applauded in agreement.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 8:34 p.m.

Respectfully submitted,



Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 1/14/2020	AGENDA SECTION:
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SUBJECT:

Conditional Use Permit No. 2019-09, a request to convert a former auto center into an urgent care facility in the C-R Regional Commercial zone district and Variance No. 2019-03, a request to deviate from the standards of Section 17.18.130.B of the City of Hanford's Municipal Code, in order to remove the block wall requirement along the rear lot line. The project is located at 1545 Mall Drive (APN 011-060-032). [Continued from December 10, 2019.]

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - CUP 2019-09 Urgent Care
Resolution No. 2019-26
Resolution No. 2019-31
Attachment 1: Operational Statement
Attachment 2: Site Plan 2019-09
Attachment 3: Site Plan Letter 2019-41
Attachment 4: Notice of Exemption No. 2019-48

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, January 14, 2020 [continued from December 10, 2019]**

PROJECT: **Conditional Use Permit No. 2019-09**, a request to convert a former auto center into an urgent care facility in the C-R Regional Commercial zone district.

Variance No. 2019-03, a request to deviate from the standards of Section 17.18.130.B of the City of Hanford's Municipal Code, in order to remove the block wall requirement along the rear lot line.

LOCATION: The project is located at 1545 Mall Drive (APN 011-060-032).

PLANNER: Mark Manha, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-26, approving Conditional Use Permit No. 2019-09.
2. Adopt Resolution No. 2019-31, approving Variance No. 2019-03.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2019-26, approving Conditional Use Permit No. 2019-09.
2. I move to adopt Resolution No. 2019-31, approving Variance No. 2019-03.

PROJECT DESCRIPTION

The project is a request to convert a former auto center into an urgent care facility in the C-R Regional Commercial zone district. The applicant has also requested a variance to deviate from the standards of Section 17.18.130.B of the City of Hanford's Municipal Code, in order to remove the block wall requirement along the rear lot line.

According to the operational statement provided in **Attachment 1**, "Our client provides a community based health clinic for walk-in medical services and other urgent care services. The clinic will have a variety of medical services available both for walk-in as well and insubstantial appointment. Medical services will include medical, dental, and behavioral health. Patients will not be rendered unconscious or sedated at any time." Urgent care center or other walk-in clinic is a permitted use with a conditional use permit in the C-R Regional Commercial zone district.

The applicant proposes to provide an urgent care center inside an existing structure without the required block wall along the rear lot line.

Project Location

The proposed project is located at 1545 Mall Drive (APN 011-060-032), formerly occupied by Sears Auto Center (see Figure 1, below).

Entitlement

The applicant has submitted Site Plan Review No. 2019-41 for the project, proposing the conversion of the former auto center into an urgent care facility (see **Attachment 2**). Site Plan Review No. 2019-41 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (see **Attachment 3**). All conditions of approval cited in the site plan review approval letter are also conditions of approval for this conditional use permit application and this variance application.

The project site was previously occupied by Sears Auto Center. An application was submitted for a Site Plan Review on February 3, 1999 to construct an 8,900-square-foot Sears Tire, Battery, and Accessory (TBA) store; the application was completed on March 22, 1999. An application for a Zoning & Safety Certificate of Occupancy was submitted on December 7, 1999 and finalized on December 28, 1999. Sears Auto Center's business license expired on March 31, 2019.

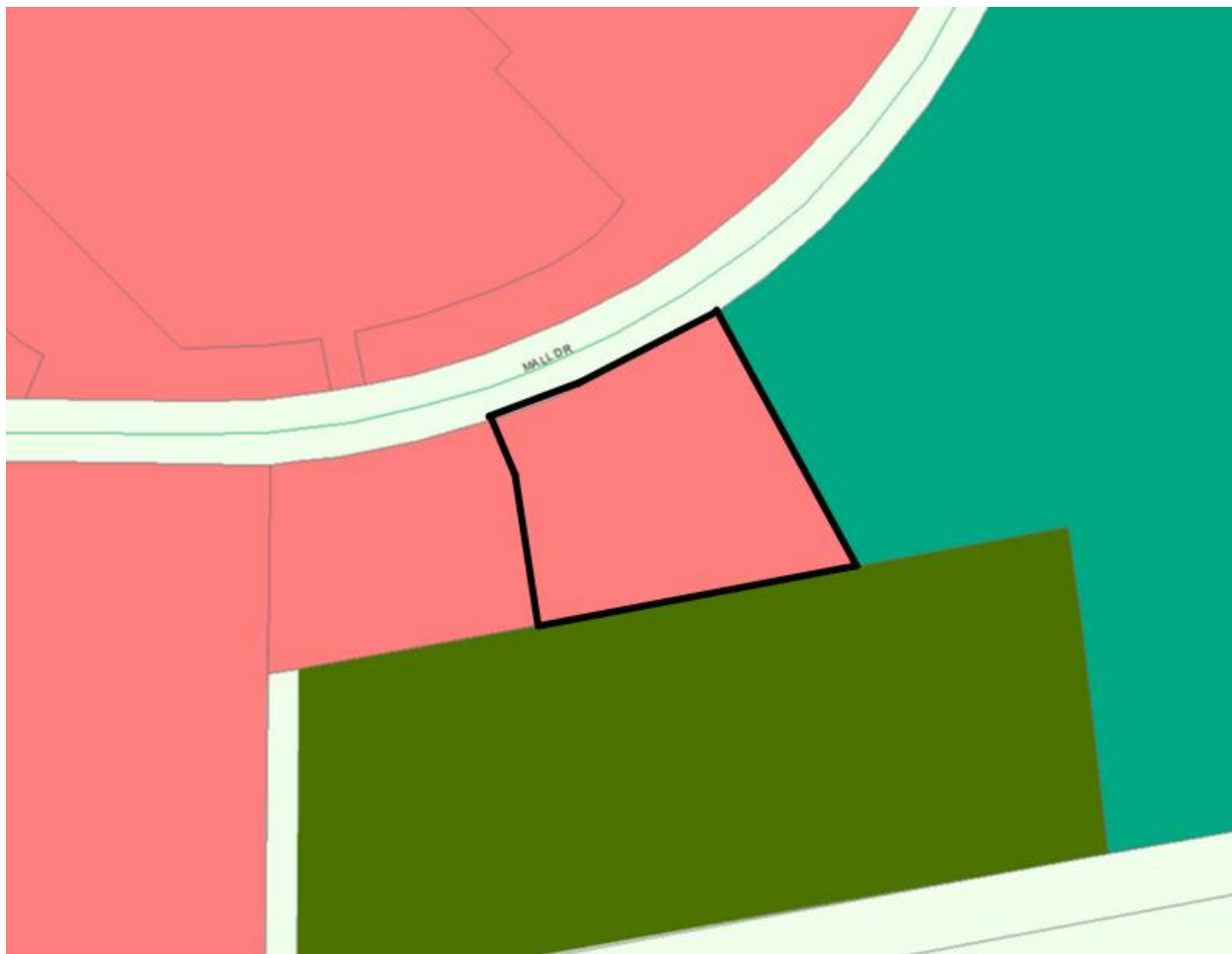
Figure 1:
Land Use (property outlined in red)



BACKGROUND INFORMATION**General Plan Designation**

The General Plan designates the property as Regional Commercial (see Figure 2, below). 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 an urgent care facility 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.

Figure 2:
General Plan Designation (property outlined in bold)
Regional Commercial



Zoning Designation

The property is zoned C-R Regional Commercial, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow an urgent care center or other walk-in clinic 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, urgent care center or other walk-in clinic requires a Conditional Use Permit in the C-R Regional Commercial zone district (see Figure 4, below). An “urgent care center or other walk-in clinic” means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency room, typically without an appointment. This use includes urgent care centers, free clinics, hospital-based health clinics, and community health clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy. (E9)

Figure 3:
Zoning Designation (property outlined in bold)
C-R Regional Commercial

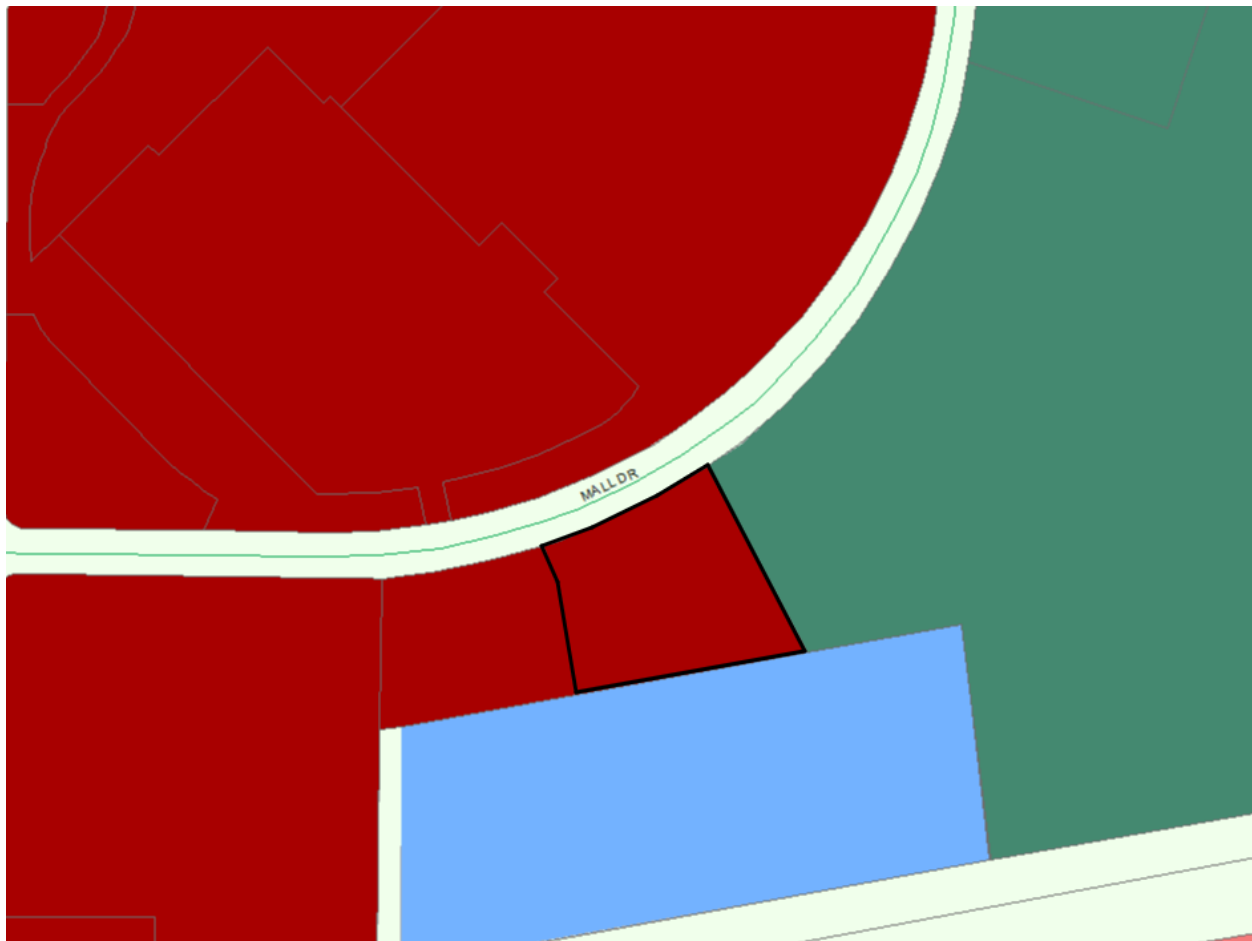


Figure 4:
Land Use Table

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
E9 Urgent care center or other walk-in clinic	P	C	C		P	P	P		P					

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. Existing sites of less than 10 acres may be developed in accordance with the specifications of Chapter 17.18 of the Municipal Code. The subject property is a 1.36-acre existing and developed site. The existing parcel is considered a legally nonconforming lot, which means a lot legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of the zoning ordinance, but which does not meet all of the provisions, standards, and requirements of the zoning ordinance applicable to lots. A nonconforming lot may be used for any use allowed in the zone district in which it is located. Although the site area does not comply with the current C-R Regional Commercial zone district requirements, the lot may still be used for any use permitted or conditionally permitted in the C-R Regional Commercial zone district.

The applicant does not propose modifications to the existing site area.

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 238 feet of street frontage along Mall Drive. The property exceeds the lot frontage requirement 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. The building setback is currently 72 feet 10 inches from the front property line along Mall Drive, which satisfies the requirement of the C-R Regional Commercial zone district.

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 eastern side lot line abuts an Office zone district, which requires a 15-foot setback. The building setback is eight inches from the eastern side lot line, which does not meet the requirement. However, the structure is considered a legally existing, nonconforming structure. According to Section 17.90.040(A) of the City of Hanford's Municipal Code, "a structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures." Therefore, since the structure was constructed legally under the zoning ordinance in effect in 2000, the structure shall be considered legally existing non-conforming. The building may remain, as is. The applicant does not propose to expand the building or bring the site into further non-conformance.

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 or an R-L, R-H, R-M, O-R, O, PF, AP, or CO zone district, then the rear building setback shall be fifteen (15) feet. A PF use is adjacent to the rear lot line; therefore, the rear lot line must have at least a 15-foot setback. The building is setback 34 feet 5 inches from the rear property line, which exceeds the requirement.

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 structure is 31 feet. No building expansion is proposed in the request for

a conditional use permit. Therefore, the structure does not and will not exceed the maximum height requirement.

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 site is fully developed and has two drive accesses to the site on Mall Drive. There are no changes proposed to the existing driveways; therefore, the driveway requirements have been satisfied.

17.18.100 Off-Street Parking

There are 55 parking stalls provided for the site, three of which are ADA-accessible, as shown on approved Site Plan Review No. 2019-41. The structure is 8,936 square feet. Chapter 17.54.040 of the City of Hanford's Municipal Code requires one space per 250 square feet for all office and medical uses, except call center, hospital, and pharmacy. Therefore, a minimum of 36 parking stalls is required. This exceeds the requirement of the Municipal Code.

Calculation: 8,936 sq. ft. ÷ 250 sq. ft. = 35.744 parking stalls (minimum)

The applicant does not propose an increase to the site's existing square footage; therefore, additional parking is not required.

17.18.110 Usable Open Space

New developments shall provide a common outdoor, shaded sitting area for use by customers. This is not a new development; therefore, it does not require additional usable open space.

17.18.120 Landscaping

There is existing landscaping on the property and that landscaping must meet the requirements laid out in Chapter 17.18.120 of the City of Hanford's Municipal Code. Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped. All areas of a project site not intended for a specific use, including pad sites held for future development, shall be landscaped. 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-inch high and six-inch wide concrete curb. In the O and OR zone districts, and in all commercial, mixed use, and industrial zone districts, 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 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 ten feet. The site satisfies all landscape requirements.

17.18.130 Screening, Fences, and Walls

There is an existing six-foot high, slatted, chain-link fence along the rear setback and western side setback of the property.

According to the Municipal Code Section 17.18.130.B, a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district. The rear lot line abuts a PF zone district; therefore, a block wall is required along the rear property line. Under the variance application, the applicant proposes to deviate from the Municipal Code Section 17.18.130.B, in order to remove the block wall requirement along the rear lot line. The applicant proposes to have the existing fencing along the rear property line remain.

17.18.140 Signs

There is an existing monument sign in the front of the property, one building sign on the front of the building, and one building sign on the west side of the building. All signage must follow the standards set in Chapter 17.56 of the City of Hanford's Municipal Code. For permanent building signs, there is no limit to the number of signs allowed for each business as the allowed square footage of sign per building frontage is cumulative. Establishments with a primary building frontage less than 300 feet may have a sign with a size of two square feet per one lineal foot up to a maximum of 350 square feet along the primary frontage, with 50 square feet allowed regardless of frontage length. Secondary building frontages must only have signs be one square foot per lineal foot up to a maximum of 200 square feet per secondary frontage, with 35 square feet allowed regardless of frontage length. For permanent freestanding signs, there is only one sign allowed per establishment, with an additional sign allowed on sites within an integrated shopping center. The face of the non-additional sign may only be a maximum of 40 square feet, with a height of: six feet if set back 10 feet from the property line, five feet if set back five feet from the property line, and four feet if set back zero feet from the property line.

Signage requires a separate application and will be evaluated at the time of submittal.

17.18.150 General Provisions and Standards

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

All requirements of the C-R Regional Commercial zone district, prescribed by Chapter 17.18 of the Hanford Municipal Code, are satisfied, except for the block wall requirement. The applicant seeks to eliminate the requirement for a block wall; for this reason, the variance has been submitted.

Variance No. 2019-03

The purpose of the variance application is to deviate from the standards of the Hanford Municipal Code Section 17.18.130, in order to remove the block wall requirement and allow the applicant to retain the existing six-foot, slatted, chain link fence along the rear property line.

Block walls are required wherever the C-R Regional Commercial zone district abuts a residential zone district, P-F Public Facility zone district, AP Airport Protection zone district, or CO Conservation zone district.

Block walls are required for a variety of reasons, including to provide a buffer between uses, to provide privacy between uses, and to reduce noise impacts between noise-generating uses and uses which do not generate excessive noise.

Buffer

Block walls provide a buffer between uses by physically separating the uses. For example, block walls are provided between commercial and residential uses in order to provide a clear, physical separation of the differing uses. Block walls are often required when abutting P-F Public Facility zone districts to provide a separation between commercial, industrial, and office uses and school facilities, parks, and basins.

In this instance, the P-F Public Facility zone district is occupied by a City storm-drainage retention basin. The use is not occupied by persons, except occasionally to provide maintenance to the basin. The slatted chain link fence provides a sufficient barrier between the urgent care use and the adjoining retention basin.

Privacy

Block walls can provide privacy between uses, by reducing the visual impact of uses. Block walls are often required between commercial and residential uses in order to provide privacy to residents, so that residents cannot be seen from the commercial use. Similarly, block walls are required when commercial, office, or industrial uses abut a public facility use such as a school or park, so that patrons/employees are not infringing on the privacy of students/park-goers.

In this instance, the P-F Public Facility zone district is occupied by a City storm-drainage retention basin. The use is not occupied by persons, except occasionally to provide maintenance to the basin. The slatted chain link fence provides a sufficient privacy screen between the urgent care use and the adjoining retention basin.

Noise Impacts

Block walls provide a noise buffer between uses. According to the Department of Transportation (DOT), "block walls can create a noise barrier, which is an obstacle placed between a noise source and a receiver which interrupts the path of the noise. Noise barriers reduce noise by blocking the direct travel of soundwaves from a source to adjacent homes or businesses, forcing the waves over the top or around the barrier. It is important to note that barriers are not designed to eliminate or block all noise."

In this instance, the P-F Public Facility zone district is occupied by a City storm-drainage retention basin. The use is not occupied by persons, except occasionally to provide maintenance to the basin. If this P-F Public Facility zone was occupied by a school or park, the block wall requirement would be necessary to provide a noise barrier between the uses.

The goals to provide privacy and separation between uses can be achieved by the existing, six-foot, slatted chain-link fence.

Noise reduction between the urgent care center and retention basin is not necessary, since the retention basin will not be impacted by the urgent care activities.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 2019-09

Conditional Use Permit No. 2019-09

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

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

ANALYSIS: That the proposed use will occupy an existing building and not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in Chapter 17.18 of the City of Hanford's Municipal Code for the C-R Regional Commercial zone district. The use of an urgent care center or other walk-in clinic 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 urgent care center or other walk-in clinic is compatible with 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. There is a medical center adjacent to the proposed use and other urgent care centers or other walk-in clinics may be permitted within the zone district in the future, with approval of a conditional use permit.

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

ANALYSIS: That 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 an urgent care center or other walk-in clinic will provide a service to the Hanford community. In accordance with 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 of an urgent care center or other walk-in clinic is consistent with the policies of the General Plan pertaining to the C-R Regional Commercial zone designation as it provides a service that benefits the 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 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 4**.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.18 of the City of Hanford's Municipal Code for the C-R Regional Commercial zone district. The use of an urgent care center or other walk-in clinic is compliant with the Hanford Municipal Code. Any 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. 2019-41 and the resolution.

FINDINGS FOR APPROVAL: VARIANCE NO. 2019-03

Variance No. 2019-03

In taking action on a variance, the Planning Commission must make the appropriate findings, in accordance with Section 17.84.050 of the Hanford Municipal Code:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;

ANALYSIS: That the special circumstance applicable to the property is its surroundings. Properties in the C-R Regional Commercial zone district constructed/that went through the Site Plan Review process prior to the Zoning Ordinance update in 2017 were not required to have a block wall adjacent to properties in the P-F Public Facilities zone district. This applies to a neighbor in the C-R Regional Commercial zone district, the Sequoia Inn, that sits adjacent to this property and currently has fencing adjacent to the P-F Public Facilities zone district along its rear lot line. Adventist Medical Center, located in the O Office zone district, is also adjacent to this property and also has fencing adjacent to the P-F Public Facilities zone district. If the current fencing is replaced by a block wall, the wall would be freestanding between two fences. There are not examples of other instances where a C-R Regional Commercial features a stand-alone masonry block wall located between two fences.

2. That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;

ANALYSIS: That the variance is necessary in order to keep the same fence that exists on and connects to neighboring properties. Properties in the C-R Regional Commercial zone district constructed/that went through the Site Plan Review process prior to the Zoning Ordinance update in 2017 were not required to have a block wall adjacent to properties in the P-F Public Facilities zone district. This applies to a neighbor in the C-R Regional Commercial zone district, the Sequoia Inn, that sits adjacent to this property and currently has fencing adjacent to the P-F Public Facilities zone district along its rear lot line. The block wall requirement denies this property the ability to enjoy the right to have a fence on its rear lot line, a substantial property right possessed by a property in the vicinity and that are in the same zone district.

3. That the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;

ANALYSIS: That allowance of the variance to remove the requirement of the block wall on the rear lot line will not create a safety hazard. There is a fence existing between the rear property line and the neighboring property line, which provides a physical barrier between the site and the basin. The allowance of the variance is not materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located. The goals of providing a block wall, to provide privacy and physical separation, can be achieved by maintaining the existing six-foot, slatted, chain-link fence along the rear property line.

4. That the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;

ANALYSIS: That other properties in the C-R Regional Commercial zone district with block walls did not remove existing fencing that connected to fencing on adjacent properties next to a P-F Public Facilities zone district. A neighbor in the C-R Regional Commercial zone district, the Sequoia Inn, sits adjacent to this property and currently has fencing adjacent to the P-F Public Facilities zone district along its rear lot line. The block wall requirement denies this property of the use that other properties in the vicinity and that are in the same land use district enjoy.

5. That the variance does not allow a use or activity which is prohibited in the zone district where the property is located;

ANALYSIS: That the proposed use of an urgent care center or other walk-in clinic 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. The appropriate findings have been made in order to support approval of the conditional use permit, in accordance with Section 17.80.030 of the Municipal Code. Removing the block wall will not allow a use or activity which is prohibited in the zone district.

6. That the variance is consistent with the purposes of this title;

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property is its surroundings. Properties in the C-R Regional Commercial zone district constructed/that went through the Site Plan Review process prior to the Zoning Ordinance update in 2017 were not required to have a block wall adjacent to properties in the P-F Public Facilities zone district. This applies to a neighbor in the C-R Regional Commercial zone district, the Sequoia Inn, that sits adjacent to this property and currently has fencing adjacent to the P-F Public Facilities zone district along its rear lot line. There are not examples of other instances where a C-R Regional Commercial zone district features a stand-alone masonry block wall located between two fences. The block wall requirement denies this property a privilege that other properties in the vicinity and that are in the same land use district enjoy.

7. That the variance will be consistent with the General Plan.

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Commercial Land Use Designations Goal L12, which aims to have compatibility of commercial land uses with adjacent, surrounding land uses.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit and Variance was noticed in the local newspaper on November 27, 2019 and mailed to property owners within 300 feet of the project site on November 27, 2019. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 4**.

CONDITIONS OF APPROVAL

Staff recommends that the following conditions of approval be included in the resolutions:

Conditional Use Permit No. 2019-09:

1. That the applicant operates consistent with their approved operational statement.
2. Any changes or expansion of the use shall be reviewed by the Community Development Department and subject to the necessary entitlement process.

Variance No. 2019-03:

1. That the applicant maintains the six-foot, slatted, chain-link fence in good condition.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-26, approving Conditional Use Permit No. 2019-09.
2. Adopt Resolution No. 2019-31, approving Variance No. 2019-03.

Property Owner/Applicant:

Legacy Realty & Development
2045 N. Fine Ave.
Fresno, CA 93727

RESOLUTION NO. 2019-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2019-09, A REQUEST TO CONVERT A FORMER AUTO CENTER INTO AN URGENT CARE FACILITY IN THE C-R REGIONAL COMMERCIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1545 MALL DRIVE (APN 011-060-032).

At a regular meeting of the City of Hanford Planning Commission duly called and held on January 14, 2020 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional use permit No. 2019-09, a request to convert a former auto center into an urgent care facility in the C-R Regional Commercial zone district, as shown in **Exhibit A**, 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 1545 Mall Drive (APN 011-060-032); and

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

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

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.80.030 of the Hanford Municipal Code:

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

ANALYSIS: That the proposed use will occupy an existing building and not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in Chapter 17.18 of the City of Hanford's Municipal Code for the C-R Regional Commercial zone district. The use of an urgent care center or other walk-in clinic 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 urgent care center or other walk-in clinic is compatible with 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. There is a medical center adjacent to the proposed use and other urgent care centers or other walk-in clinics may be permitted within the zone district in the future, with approval of a conditional use permit.

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

ANALYSIS: That 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 an urgent care center or other walk-in clinic will provide a service to the Hanford community. In accordance with 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 of an urgent care center or other walk-in clinic is consistent with the policies of the General Plan pertaining to the C-R Regional Commercial zone designation as it provides a service that benefits the 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 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.18 of the City of Hanford's Municipal Code for the C-R Regional Commercial zone district. The use of an urgent care center or other walk-in clinic is compliant with the Hanford Municipal Code. Any 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. 2019-41 and the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2019-09 be approved, subject to the conditions of approval for Site Plan Review No. 2019-41, attached as **Exhibit B**, and the conditions below:

1. That the applicant operates consistent with their approved operational statement, attached as **Exhibit C**.
2. Any changes or expansion of the use shall be reviewed by the Community Development Department and subject to the necessary entitlement process.

EXPIRATION

That this Conditional Use Application Permit become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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

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

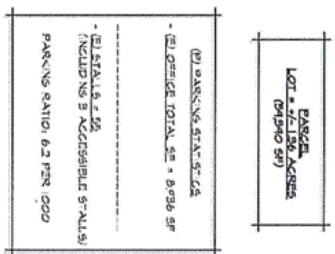
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 14th day of January 2020.

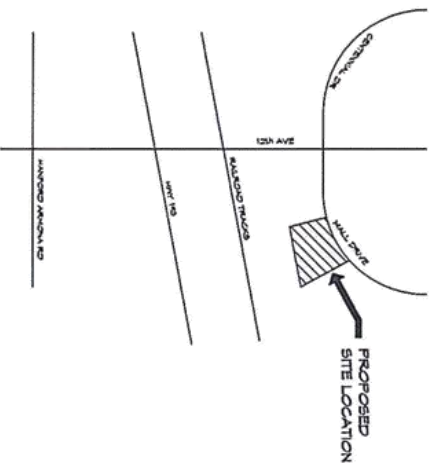
Darlene R. Mata, Secretary

Exhibit A
Site Plan

Attachment: Resolution No. 2019-26 (CUP 2019-09/VAR 2019-03 (continued))



PROPOSED SITE PLAN



PROPOSED SITE AND BUILDING TENANT IMPROVEMENT

1545 MALL DRIVE
HANFORD, CA.
APN 011-060-032
1.363 ACRE SITE

1047

SITE PLAN -

► A-1.1

Exhibit B

Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2019-26 (CUP 2019-09/VAR 2019-03 (continued))

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



MAYOR
JOHN ORAVLER
VICE MAYOR
FRANCISCO RAMIREZ
COUNCIL MEMBERS
MARTIN DEVINE
ART BRENCO
SUE BOWEN
CITY MANAGER
MARIO CORDERO II
CITY ATTORNEY
ROBERT M. DOWD

DATE: December 5, 2019

PROJECT: Site Plan Review 2019-41 (502-1092)

APPLICANT: Legacy Realty & Development

LOCATION: 1545 Mall Drive (APN 011-060-032)

PROPOSAL: Former auto center to urgent care facility

ZONING: C-R Regional Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: October 16, 2019

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

- ☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.
- ☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

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

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

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

December 5, 2019
DATE

COMMUNITY DEVELOPMENT DEPARTMENT 559-585-2580 ♦ FACSIMILE: 559-583-1633

Attachment: Resolution No. 2019-26 (CUP 2019-09/VAR 2019-03 (continued))

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2019-56**

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. 2019-41 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: October 16, 2019

SITE PLAN NUMBER: 2019-41

CONTACT: Gabrielle Myers, Senior 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.

Corrections: (to be shown on building permit)

1. A block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, **PF**, AP, or CO zone district.
 - The property abuts a PF zone district along the rear property line.

Required Entitlements:

- Conditional Use Permit: The use of an urgent care requires a conditional use permit in the C-R Regional Commercial zone district. (TBD)

General Requirements:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.
3. That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-41 with minor modifications to be approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The

find shall be properly investigated and appropriate measures are to be taken before construction may continue.

6. That the use of the urgent care facility shall be consistent with the urgent care definition provided in the Hanford Municipal Code: "Urgent care center or other walk-in clinic" means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency room, typically without an appointment. This use includes urgent care centers, free clinics, hospital-based health clinics, and community health clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy. (E9)

C-R Zone Requirements (all checked shall apply)

Building Setback Areas (Section 17.18.060) – no building expansion proposed.

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area shall be 15 feet.
 - ☒ The rear building setback shall be 15 feet, as the rear lot line abuts a PF zone district.
 - ☒ The side building setback may be zero.
 - ☒ The street side building setback shall be 15 feet.

Off Street Parking: (Section 17.18.100 and 17.54).

- ☒ The applicant shall maintain a minimum **36 parking stalls**, two of which are ADA-accessible, based on the ratio for office uses – one stall per 350 sq. ft.

Calculation:

$$8,936 \text{ sq. ft. of building area} \div 250 \text{ sq. ft.} = 35.74 \text{ stalls (36 minimum)}$$

Fencing and Walls: (Section 17.18.130)

- ☒ That a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- ☒ 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.

Landscaping: (Section 17.18.120 and 17.52). – That all existing landscaping remain for the site.

- ☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.

- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

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.**

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.

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: 2019-41 (502-1092)

Date: 10/14/19

Project #: CUP 2019-06 (508-0216) Medical Clinic 1545 Mall Dr.

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

The following comments are applicable if checked:

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

- ☐ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☐ For automatic sprinkler systems, **a separate permit must be submitted** for the underground system supplying the sprinkler system. Contact the fire department for submittal information.
7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☒ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process. **Existing fire sprinkler system shall be current on service records**
9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants

may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.

12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project:
14. ☐ Fire hydrant spacing shall be as follows:
 - a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
 - b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
 - c. Or as required by Appendix C of the California Fire Code
15. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☐ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
18. ☐ Existing access roads are sufficient.
19. ☐ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.

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)
 - d. 50 feet outside radius (outside of bucket)
21. ☐ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- a. Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
 - c. Access roads 32 feet in width or more: No fire lanes required.
24. ☐ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
25. ☐ Locked gates installed across fire department access roads:
- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.

- c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
- d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.

Existing KNOX BOX may be used

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 in accordance with the most currently adopted edition of the CFC. ***A separate permit is required for the Type I hood.*** Contact the fire department for submittal information.

29. ☒ Fire extinguishers shall be mounted 4 feet from the floor level and/or recessed in cabinets where required by the Fire Department. Cabinets shall be signed with the words Fire Extinguisher on the outside visible to the public. The size, type and location shall be determined by the City Fire Department.

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.

Hazardous Materials Management Plans and Hazardous Materials Inventory Statements shall be provided for hazardous materials in accordance with Appendix H 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.

BUILDING DIVISION

SPR 2019-041(502-1092) Change of Occupancy Auto Repair to Urgent Care

10-11-19

1545 Mall Dr.

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

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
 2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
 3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
 4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- **** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. ******
- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance **including C & D Recycle plan**
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That 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. (Submittals after Dec 31,2019 will be under the 2019 codes).
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 the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
9. **Specifically, a floor plan showing floor area, exiting and location of bathrooms.**

Hanford Utilities and Engineering Department

Contact Utilities and Engineering Director John Doyel @ 559-585-2571 or jdoyel@cityofhanfordca.com concerning questions that you may have on the following conditions.

Trash Enclosure needs to be updated to current City Standards.

Exhibit C:
Operational Statement

Attachment: Resolution No. 2019-26 (CUP 2019-09/VAR 2019-03 (continued))



CITY OF HANFORD: OPERATIONAL STATEMENT FORM

DATE SUBMITTED TO CITY PLANNING: 10/2

BUILDING INFORMATION:

Address: 1545 Mall Drive, Hanford CA

Previous Building Use (if known): Automotive Dealership

Hours of Operation: 8:30 am - 9:00 pm

Days of Operation: Monday - Saturday

Number of Employees of the Maximum Working Shift: 18-20

Any Permit/License Required from Different Agency? N/A

Description of Proposed Use (be as descriptive as possible; use additional paper if necessary):

Urgent Care

Our facility meets the requirements for an 'Urgent Care Center' as defined by the City of Hanford. Our client provides a community based health clinic primarily for walk-in medical services and other urgent care services. The clinic will have a variety of medical services available both for walk-in and insubstantial appointments. Medical services will include medical, dental, and behavioral health. Patients will NOT be rendered unconscious or sedated at any time.

STAFF COMMENTS (reserved for Office Use only):

RESOLUTION NO. 2019-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 2019-03, A REQUEST TO DEVIATE FROM THE STANDARDS OF SECTION 17.18.130.B OF THE CITY OF HANFORD'S MUNICIPAL CODE, IN ORDER TO REMOVE THE BLOCK WALL REQUIREMENT ALONG THE REAR LOT LINE. THE PROJECT IS LOCATED AT 1545 MALL DRIVE (APN 011-060-032).

At a regular meeting of the City of Hanford Planning Commission duly called and held on January 14, 2020 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 2019-03, a request to deviate from the standards of Section 17.18.130.B of the City of Hanford's Municipal Code, in order to remove the block wall requirement along the rear lot line, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.84 of the Hanford Municipal Code; and

WHEREAS, the project is located at 1545 Mall Drive (APN 011-060-032); and

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

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

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.84.050 of the Hanford Municipal Code:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;

ANALYSIS: That the special circumstance applicable to the property is its surroundings. Properties in the C-R Regional Commercial zone district constructed/that went through the Site Plan Review process prior to the Zoning Ordinance update in 2017 were not required to have a block wall adjacent to properties in the P-F Public Facilities zone district. This applies to a neighbor in the C-R Regional Commercial zone district, the Sequoia Inn, that sits adjacent to this property and currently has fencing adjacent to the P-F Public Facilities zone district along its rear lot line. Adventist Medical Center, located in the O Office zone district, is also adjacent to this property and also has fencing adjacent to the P-F Public Facilities zone district. If the current fencing is replaced by a block wall, the wall would be freestanding between two fences. There are not examples of other instances where a C-R Regional Commercial features a stand-alone masonry block wall located between two fences.

2. That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;

ANALYSIS: That the variance is necessary in order to keep the same fence that exists on and connects to neighboring properties. Properties in the C-R Regional Commercial zone district constructed/that went through the Site Plan Review process prior to the Zoning Ordinance update in 2017 were not required to have a block wall adjacent to properties in the P-F Public Facilities zone district. This applies to a neighbor in the C-R Regional Commercial zone district, the Sequoia Inn, that sits adjacent to this property and currently has fencing adjacent to the P-F Public Facilities zone district along its rear lot line. The block wall requirement denies this property the ability to enjoy the right to have a fence on its rear lot line, a substantial property right possessed by a property in the vicinity and that are in the same zone district.

3. That the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;

ANALYSIS: That allowance of the variance to remove the requirement of the block wall on the rear lot line will not create a safety hazard. There is a fence existing between the rear property line and the neighboring property line, which provides a physical barrier between the site and the basin. The allowance of the variance is not materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located. The goals of providing a block wall, to provide privacy and physical separation, can be achieved by maintaining the existing six-foot, slatted, chain-link fence along the rear property line.

4. That the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;

ANALYSIS: That other properties in the C-R Regional Commercial zone district with block walls did not remove existing fencing that connected to fencing on adjacent properties next to a P-F Public Facilities zone district. A neighbor in the C-R Regional Commercial zone district, the Sequoia Inn, sits adjacent to this property and currently has fencing adjacent to the P-F Public Facilities zone district along its rear lot line. The block wall requirement denies this property of the use that other properties in the vicinity and that are in the same land use district enjoy.

5. That the variance does not allow a use or activity which is prohibited in the zone district where the property is located;

ANALYSIS: That the proposed use of an urgent care center or other walk-in clinic 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. The appropriate findings have been made in order to support approval of the conditional use permit, in accordance with Section 17.80.030 of the Municipal Code. Removing the block wall will not allow a use or activity which is prohibited in the zone district.

6. That the variance is consistent with the purposes of this title;

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size,

surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property is its surroundings. Properties in the C-R Regional Commercial zone district constructed/that went through the Site Plan Review process prior to the Zoning Ordinance update in 2017 were not required to have a block wall adjacent to properties in the P-F Public Facilities zone district. This applies to a neighbor in the C-R Regional Commercial zone district, the Sequoia Inn, that sits adjacent to this property and currently has fencing adjacent to the P-F Public Facilities zone district along its rear lot line. There are not examples of other instances where a C-R Regional Commercial zone district features a stand-alone masonry block wall located between two fences. The block wall requirement denies this property a privilege that other properties in the vicinity and that are in the same land use district enjoy.

7. That the variance will be consistent with the General Plan.

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Commercial Land Use Designations Goal L12, which aims to have compatibility of commercial land uses with adjacent, surrounding land uses.

THEREFORE, BE IT RESOLVED that Variance No. 2019-03 be approved, subject to the conditions of approval for Site Plan Review No. 2019-41, attached as **Exhibit B**, with the exception that the block wall shall not be provided, and the condition below:

1. That the applicant maintains the six-foot, slatted, chain-link fence in good condition.

EXPIRATION

That this Variance become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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

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

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

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 14th day of January 2020.

Darlene R. Mata, Secretary

Exhibit A
Site Plan

Attachment: Resolution No. 2019-31 (CUP 2019-09/VAR 2019-03 (continued))

Exhibit B

Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2019-31 (CUP 2019-09/VAR 2019-03 (continued))

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



MAYOR
JOHN ORAVLER
VICE MAYOR
FRANCISCO RAMIREZ
COUNCIL MEMBERS
MARTIN DEVINE
ART BRENCO
SUE BOWEN
CITY MANAGER
MARIO CORDERO II
CITY ATTORNEY
ROBERT M. DOWD

DATE: December 5, 2019

PROJECT: Site Plan Review 2019-41 (502-1092)

APPLICANT: Legacy Realty & Development

LOCATION: 1545 Mall Drive (APN 011-060-032)

PROPOSAL: Former auto center to urgent care facility

ZONING: C-R Regional Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: October 16, 2019

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

- ☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.
- ☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

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

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

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

December 5, 2019
DATE

COMMUNITY DEVELOPMENT DEPARTMENT 559-585-2580 ♦ FACSIMILE: 559-583-1633

Attachment: Resolution No. 2019-31 (CUP 2019-09/VAR 2019-03 (continued))

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2019-56**

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. 2019-41 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: October 16, 2019

SITE PLAN NUMBER: 2019-41

CONTACT: Gabrielle Myers, Senior 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.

Corrections: (to be shown on building permit)

1. A block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, **PF**, AP, or CO zone district.
 - The property abuts a PF zone district along the rear property line.

Required Entitlements:

- Conditional Use Permit: The use of an urgent care requires a conditional use permit in the C-R Regional Commercial zone district. (TBD)

General Requirements:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.
3. That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-41 with minor modifications to be approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The

find shall be properly investigated and appropriate measures are to be taken before construction may continue.

6. That the use of the urgent care facility shall be consistent with the urgent care definition provided in the Hanford Municipal Code: "Urgent care center or other walk-in clinic" means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency room, typically without an appointment. This use includes urgent care centers, free clinics, hospital-based health clinics, and community health clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy. (E9)

C-R Zone Requirements (all checked shall apply)

Building Setback Areas (Section 17.18.060) – no building expansion proposed.

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area shall be 15 feet.
 - ☒ The rear building setback shall be 15 feet, as the rear lot line abuts a PF zone district.
 - ☒ The side building setback may be zero.
 - ☒ The street side building setback shall be 15 feet.

Off Street Parking: (Section 17.18.100 and 17.54).

- ☒ The applicant shall maintain a minimum **36 parking stalls**, two of which are ADA-accessible, based on the ratio for office uses – one stall per 350 sq. ft.

Calculation:

$$8,936 \text{ sq. ft. of building area} \div 250 \text{ sq. ft.} = 35.74 \text{ stalls (36 minimum)}$$

Fencing and Walls: (Section 17.18.130)

- ☒ That a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- ☒ 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.

Landscaping: (Section 17.18.120 and 17.52). – That all existing landscaping remain for the site.

- ☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.

- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

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.**

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.

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: 2019-41 (502-1092)

Date: 10/14/19

Project #: CUP 2019-06 (508-0216) Medical Clinic 1545 Mall Dr.

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

The following comments are applicable if checked:

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

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☒ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process. Existing fire sprinkler system shall be current on service records
9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project:
14. ☐ Fire hydrant spacing shall be as follows:
- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.

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

- 15. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
- 16. ☐ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
- 17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
- 18. ☐ Existing access roads are sufficient.
- 19. ☐ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.

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)
 - d. 50 feet outside radius (outside of bucket)
- 21. ☐ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- a. Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
 - c. Access roads 32 feet in width or more: No fire lanes required.
24. ☐ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
25. ☐ Locked gates installed across fire department access roads:
- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
- Existing KNOX BOX may be used
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 in accordance with the most currently adopted edition of the CFC. ***A separate permit is required for the Type I hood.*** Contact the fire department for submittal information.
29. ☒ Fire extinguishers shall be mounted 4 feet from the floor level and/or recessed in cabinets where required by the Fire Department. Cabinets shall be signed with the words Fire Extinguisher on the outside visible to the public. The size, type and location shall be determined by the City Fire Department.
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.
- Hazardous Materials Management Plans and Hazardous Materials Inventory Statements shall be provided for hazardous materials in accordance with Appendix H 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.

BUILDING DIVISION

SPR 2019-041(502-1092) Change of Occupancy Auto Repair to Urgent Care

10-11-19

1545 Mall Dr.

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

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

or

Engineer licensed in the State of California.

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

- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance **including C & D Recycle plan**

4.3.8 **Compliance with the City of Hanford Landscape Ordinance**

4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect

or

Engineer licensed in the State of California.

5. That the site, as well as the buildings, shall be made accessible and usable by the disabled

in accordance with the California Building Code, Chapter 11B.

6. That 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. (Submittals after Dec 31, 2019 will be under the 2019 codes).
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 the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
9. **Specifically, a floor plan showing floor area, exiting and location of bathrooms.**

Hanford Utilities and Engineering Department

Contact Utilities and Engineering Director John Doyel @ 559-585-2571 or jdoyel@cityofhanfordca.com concerning questions that you may have on the following conditions.

Trash Enclosure needs to be updated to current City Standards.



CITY OF HANFORD: OPERATIONAL STATEMENT FORM

DATE SUBMITTED TO CITY PLANNING: 10/2

BUILDING INFORMATION:

Address: 1545 Mall Drive, Hanford CA

Previous Building Use (if known): Automotive Dealership

Hours of Operation: 8:30 am - 9:00 pm

Days of Operation: Monday - Saturday

Number of Employees of the Maximum Working Shift: 18-20

Any Permit/License Required from Different Agency? N/A

Description of Proposed Use (be as descriptive as possible; use additional paper if necessary):

Urgent Care

Our facility meets the requirements for an 'Urgent Care Center' as defined by the City of Hanford. Our client provides a community based health clinic primarily for walk-in medical services and other urgent care services. The clinic will have a variety of medical services available both for walk-in and insubstantial appointments. Medical services will include medical, dental, and behavioral health. Patients will NOT be rendered unconscious or sedated at any time.

STAFF COMMENTS (reserved for Office Use only):

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



MAYOR
JOHN DRAXLER
VICE MAYOR
FRANCISCO RAMIREZ
COUNCIL MEMBERS
MARTIN DEVINE
ART BRENDO
SUE SORENSEN
CITY MANAGER
MARIO CIFUENTES II
CITY ATTORNEY
ROBERT M. DOWD

DATE: December 5, 2019

PROJECT: Site Plan Review 2019-41 (502-1092)

APPLICANT: Legacy Realty & Development

LOCATION: 1545 Mall Drive (APN 011-060-032)

PROPOSAL: Former auto center to urgent care facility

ZONING: C-R Regional Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: October 16, 2019

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

- ☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.
- ☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

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

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

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

December 5, 2019
DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2019-56**

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. 2019-41 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: October 16, 2019

SITE PLAN NUMBER: 2019-41

CONTACT: Gabrielle Myers, Senior 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.

Corrections: (to be shown on building permit)

1. A block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
 - The property abuts a PF zone district along the rear property line.

Required Entitlements:

- Conditional Use Permit: The use of an urgent care requires a conditional use permit in the C-R Regional Commercial zone district. (TBD)

General Requirements:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.
3. That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-41 with minor modifications to be approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The

find shall be properly investigated and appropriate measures are to be taken before construction may continue.

6. That the use of the urgent care facility shall be consistent with the urgent care definition provided in the Hanford Municipal Code: "Urgent care center or other walk-in clinic" means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency room, typically without an appointment. This use includes urgent care centers, free clinics, hospital-based health clinics, and community health clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy. (E9)

C-R Zone Requirements (all checked shall apply)

Building Setback Areas (Section 17.18.060) – no building expansion proposed.

- ☒ That the appropriate setbacks be maintained, as follows:
- ☒ The front building setback area shall be 15 feet.
 - ☒ The rear building setback shall be 15 feet, as the rear lot line abuts a PF zone district.
 - ☒ The side building setback may be zero.
 - ☒ The street side building setback shall be 15 feet.

Off Street Parking: (Section 17.18.100 and 17.54).

- ☒ The applicant shall maintain a minimum **36 parking stalls**, two of which are ADA-accessible, based on the ratio for office uses – one stall per 350 sq. ft.

Calculation:

$$8,936 \text{ sq. ft. of building area} \div 250 \text{ sq. ft.} = 35.74 \text{ stalls (36 minimum)}$$

Fencing and Walls: (Section 17.18.130)

- ☒ That a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- ☒ 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.

Landscaping: (Section 17.18.120 and 17.52). – That all existing landscaping remain for the site.

- ☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.

- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

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.

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.

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: 2019-41 (502-1092)

Date: 10/14/19

Project #: CUP 2019-06 (508-0216) Medical Clinic 1545 Mall Dr.

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

The following comments are applicable if checked:

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

- ☐ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☐ For automatic sprinkler systems, **a separate permit must be submitted** for the underground system supplying the sprinkler system. Contact the fire department for submittal information.
7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☒ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process. Existing fire sprinkler system shall be current on service records
9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants

may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.

12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project:
14. ☐ Fire hydrant spacing shall be as follows:
 - a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
 - b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
 - c. Or as required by Appendix C of the California Fire Code
15. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☐ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
18. ☐ Existing access roads are sufficient.
19. ☐ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.

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)
 - d. 50 feet outside radius (outside of bucket)
21. ☐ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- a. Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
 - c. Access roads 32 feet in width or more: No fire lanes required.
24. ☐ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
25. ☐ Locked gates installed across fire department access roads:
- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.

- c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
- d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
Existing KNOX BOX may be used
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 in accordance with the most currently adopted edition of the CFC. ***A separate permit is required for the Type I hood.*** Contact the fire department for submittal information.
29. ☒ Fire extinguishers shall be mounted 4 feet from the floor level and/or recessed in cabinets where required by the Fire Department. Cabinets shall be signed with the words Fire Extinguisher on the outside visible to the public. The size, type and location shall be determined by the City Fire Department.
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.

Hazardous Materials Management Plans and Hazardous Materials Inventory Statements shall be provided for hazardous materials in accordance with Appendix H 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.

BUILDING DIVISION

SPR 2019-041(502-1092) Change of Occupancy Auto Repair to Urgent Care

10-11-19

1545 Mall Dr.

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

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
 2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
 3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
 4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- **** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable.******
- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance including C & D Recycle plan
 - 4.3.8 Compliance with the City of Hanford Landscape Ordinance
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That 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. (Submittals after Dec 31,2019 will be under the 2019 codes).
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 the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
9. Specifically, a floor plan showing floor area, exiting and location of bathrooms.

Hanford Utilities and Engineering Department

Contact Utilities and Engineering Director John Doyel @ 559-585-2571 or jdoyel@cityofhanfordca.com concerning questions that you may have on the following conditions.

Trash Enclosure needs to be updated to current City Standards.

Notice of Exemption 2019-48

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 2019-09, Variance No. 2019-03

Project Location – 1545 Mall Drive (APN 011-060-032)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 2019-09, a request to convert a former auto center into an urgent care facility in the C-R Regional Commercial zone district.
Variance No. 2019-03, a request to deviate from the standards of Section 17.18.130.B of the City of Hanford's Municipal Code, in order to remove the block wall requirement along the rear lot line.

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

Name of Person or Agency Carrying Out Project: Legacy Realty & Development

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: 15301 Existing Facilities
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 states that Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project involves the permitting of an existing private structure, involving negligible or no expansion of the existing or former use.

Lead Agency

Contact Person: Mark Manha Area Code/ Telephone: (559) 585-2583

Signature: _____ Date: January 14, 2020 Title: Assistant Planner

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

Attachment 4: Notice of Exemption No. 2019-48 (CUP 2019-09/VAR 2019-03 (continued))



**AGENDA
STAFF REPORT**

MEETING DATE: 1/14/2020	AGENDA SECTION:
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SUBJECT:

Discussion of 2020 Planning Commission Calendar

FISCAL IMPACT:

ATTACHMENTS:

2020 Meetings Calendar

SCHEDULED MEETINGS HANFORD CITY COUNCIL & COMMISSIONS 2020

All Meetings are held at City Council Chambers, 400 N. Douty, Hanford, CA (Civic Auditorium)

 CITY COUNCIL REGULAR MEETING @ 7:00 PM	 HOLIDAYS- CITY HALL CLOSED
 PLANNING COMMISSION @ 7:00 P.M.	 PARKING & TRAFFIC COMMISSION @ 5:30 P.M.
 PARKS & RECREATION COMMISSION @ 5:30 P.M.	

JANUARY						
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