



## Planning Commission Meeting Agenda

March 26, 2024  
5:30 PM – Regular Meeting  
Council Chambers  
400 N. Douty St.

Planning Commissioners will meet in-person in the Council Chambers. The meeting will also be live streamed on the City's website: <http://livestream.hanford.city/>

### ROLL CALL:

### INVOCATION:

### FLAG SALUTE:

### PUBLIC COMMENT:

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

### CONSENT CALENDAR:

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

- A. Community Development: Approval of the March 12, 2024 Minutes

### PUBLIC HEARING:

- A. Community Development: Conditional Use Permit No. 0027-24: a request by PetSmart to add veterinarian care in their existing pet services area in the C-R Regional Commercial zone district. The project is located at 288 N. 12th Ave. (APN 011-020-014).

### DIRECTOR'S COMMENTS:

### COMMISSIONERS' ITEMS OF INTEREST:

*At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning*

*Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).*

**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](http://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

|                                |                                         |
|--------------------------------|-----------------------------------------|
| <b>MEETING DATE:</b> 3/26/2024 | <b>AGENDA SECTION:</b> CONSENT CALENDAR |
|--------------------------------|-----------------------------------------|

**SUBJECT:**

Approval of the March 12, 2024 Minutes

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**RECOMMENDATION:**

Approve the minutes of the March 12, 2024 meeting.

**ATTACHMENTS:**

1. 03-12-24 Minutes



## Planning Commission Regular Meeting Minutes

March 12, 2024 5:30 PM  
Council Chambers  
400 N. Douty St.

### ROLL CALL:

Commissioner DEVINE called the meeting to order at 5:30 p.m.

| Present:                    | Absent:                        |
|-----------------------------|--------------------------------|
| CURTIS<br>DOUGLAS<br>DEVINE | Chair NORRIS<br>Vice-Chair HAM |

### INVOCATION:

Rev. Abel Aguilar, Lead Pastor, New Hope Community Church

### FLAG SALUTE:

Commissioner DEVINE 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.*

#### A. Community Development: Approval of the Minutes of the February 13, 2024 Meeting

Motion to approve the minutes of the February 13, 2024 meeting.

**RESULT:** (UNANIMOUS)  
**MOVER:** DOUGLAS  
**SECONDER:** CURTIS  
**AYES:** DOUGLAS, CURTIS, DEVINE

## PUBLIC HEARING:

- A. Community Development: Variance No. 0015-24: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070, in order to reduce the rear-yard setback, as prescribed by the Live Oak Master Plan, from 20 feet to 16 feet and nine inches for a two-story home. The variance pertains to 1505 S. Barberry Place, Lot 47 of Tract 881. The overall site APN is 011-110-052.

Commissioner DEVINE opened the public hearing and called for the staff report. Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff. There being no questions, Commissioner DEVINE then opened Public Comment. There were no comments. Commissioner DEVINE called for a motion.

Motion to adopt Resolution No. 2024-04, approving Variance No. 0015-24.

**RESULT:** (UNANIMOUS)  
**MOVER:** CURTIS  
**SECONDER:** DOUGLAS  
**AYES:** CURTIS, DOUGLAS, DEVINE  
**ABSENT:** NORRIS, HAM

## DIRECTOR'S COMMENTS:

Director Waters reported that staff is working on the Regional Housing Element, trying to determine if the Regional Housing Needs Assessment (RHNA)-assigned numbers will result in the need to annex additional land into the City. It is likely that future annexations will be required, if the inventory cannot be accommodated in the existing City limits. The state-imposed deadline to complete the required annexation is January 2025. Commissioner DEVINE asked if the state is requiring the City to add a specific number of houses. Director Waters replied that the requirement is for available space for a certain number of homes. The specific number is in the thousands. Commissioner DEVINE stated that he had heard a question about putting a moratorium on growth. He asked Director Waters to address that issue. Director Waters explained that the state has assigned the City a number of homes for which space must be made available. The City must have a certified housing element and map showing that we do have the required space. If the City does not meet those requirements, the result could be a loss of funding for certain projects. He mentioned that some cities have tried to limit growth by making it difficult for developers, and the state has cracked down on that. Cities have been sued by the state and have lost. He confirmed that if the City of Hanford tried to impose a growth moratorium, there would be lawsuits. Commissioner DEVINE then mentioned that the city of Cambria has a growth moratorium, due to a lack of water in their region. Mr. Waters clarified that Cambria is unincorporated. The California Coastal Commission has purview over them; and they cannot support additional housing, due to a lack of water. Director Waters confirmed that, per the current Municipal Services Report, Hanford does have sufficient water, and all municipal services, to accommodate additional growth. Commissioner CURTIS asked what area(s) might be annexed, due to the RHNA assignments. Director Waters replied that he and Senior Planner Myers will be looking at that this week. Staff has not yet identified any specific locations. However, looking at the General Plan map, there is more space to the east than there is to the west. Commissioner CURTIS asked if this includes the county islands that were recently annexed. Director Waters explained that those County islands have already been annexed. This would be a new annexation(s), if determined to be required.

## COMMISSIONERS' ITEMS OF INTEREST:

*At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).*

Commissioner CURTIS:

Inquiries regarding construction projects:

- Apartment complex between Campus Drive and 11th Avenue, on Seventh Street. Is that low-income housing? Director Waters: As far as we know, the developer plans to rent those at market rate.
- Apartments behind Target on Mall Drive--How many units? Also market rate? Senior Planner Myers replied that she thought it was 100 units, and they did not apply for any density bonuses, so it would be market rate.

- New building next to *The Hanford Sentinel* on Sixth Street--Staff: If that is Brown and Sixth Streets, it is a car repair or service station business.
- Remodel next to The Plunge--Director Waters: That is a City-owned property, and they are currently repairing the parking lot. There is a lease-agreement with a new business.
- On Eighth Street, by Burger King, across from Wells Fargo's parking lot area--Staff: That is Valley Strong Credit Union.

Director Waters invited Commissioner CURTIS to call or email staff with any future questions regarding new construction projects.

Commissioner CURTIS asked about a letter he and the other Commissioners received. Director Waters stated that our office received the letters addressed to the Commissioners, and we forwarded the letters to them.

## **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](http://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.*

Commissioner DEVINE adjourned the meeting at 5:54 p.m.

Respectfully submitted,

Diana Black  
Recording Secretary



## AGENDA STAFF REPORT

|                                |                                       |
|--------------------------------|---------------------------------------|
| <b>MEETING DATE:</b> 3/26/2024 | <b>AGENDA SECTION:</b> PUBLIC HEARING |
|--------------------------------|---------------------------------------|

### SUBJECT:

Conditional Use Permit No. 0027-24: a request by PetSmart to add veterinarian care in their existing pet services area in the C-R Regional Commercial zone district. The project is located at 288 N. 12th Ave. (APN 011-020-014).

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### RECOMMENDATION:

#### STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-05, approving Conditional Use Permit No. 0027-24.

### RECOMMENDED MOTION

1. I move to adopt Resolution No. 2024-05, approving Conditional Use Permit No. 0027-24.

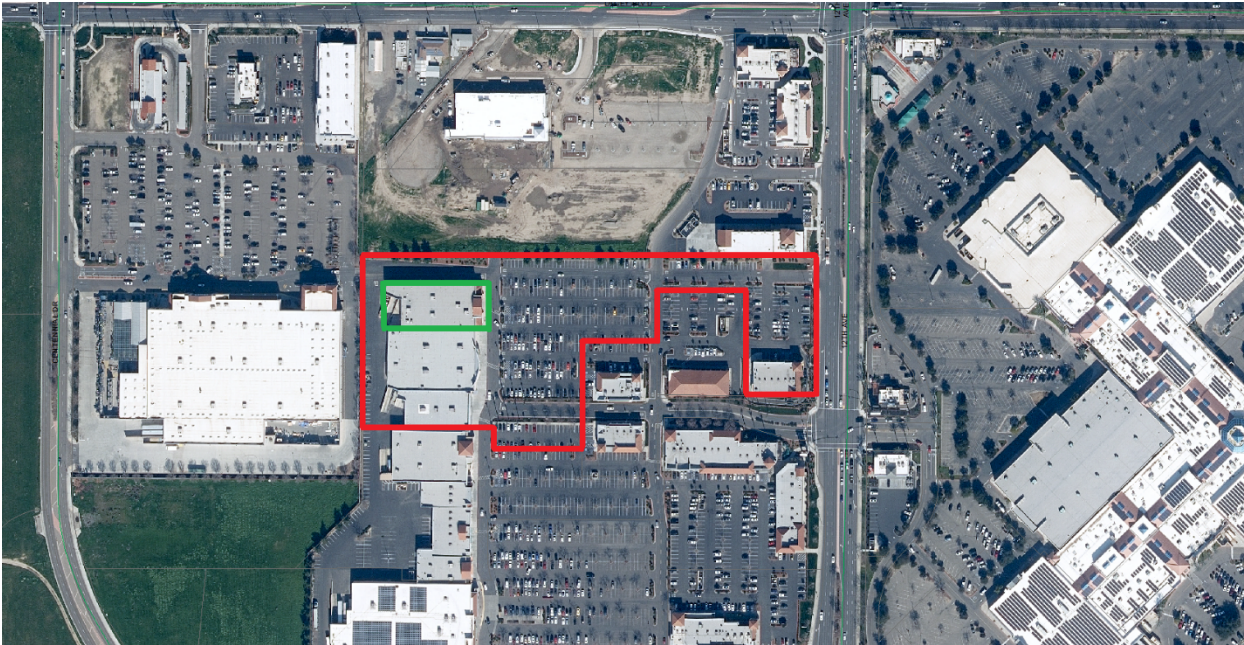
### PROJECT DESCRIPTION

The project is a request by PetSmart to add veterinarian care in their existing pet services area in the C-R Regional Commercial zone district. Per the floor plan provided by the applicant (see **Attachment 1**), the area is located in the back of the building and includes exam rooms, holding rooms, a treatment room, a pharmacy, a surgery room, and an x-ray room. The pet services area was developed during the original construction of the building. However, it was not utilized for veterinarian care at the time. There are no mechanical or structural modifications proposed to the existing space. Any future structural, mechanical, electrical, or plumbing alterations to the space will require final approval of a building permit by the City of Hanford. No veterinary services are proposed to be provided outside of the enclosed permanently fixed structure.

### Project Location

The proposed project is located at 288 N. 12<sup>th</sup> Ave. (APN 011-020-014) within The Marketplace at Hanford shopping center (see Figure 1, below). The General Plan designates the property as Regional Commercial (see Figure 2, below). The property is zoned C-R Regional Commercial, which corresponds with the General Plan designation (see Figure 3, below).

Figure 1:  
Land Use (property outlined in red, PetSmart outlined in green)

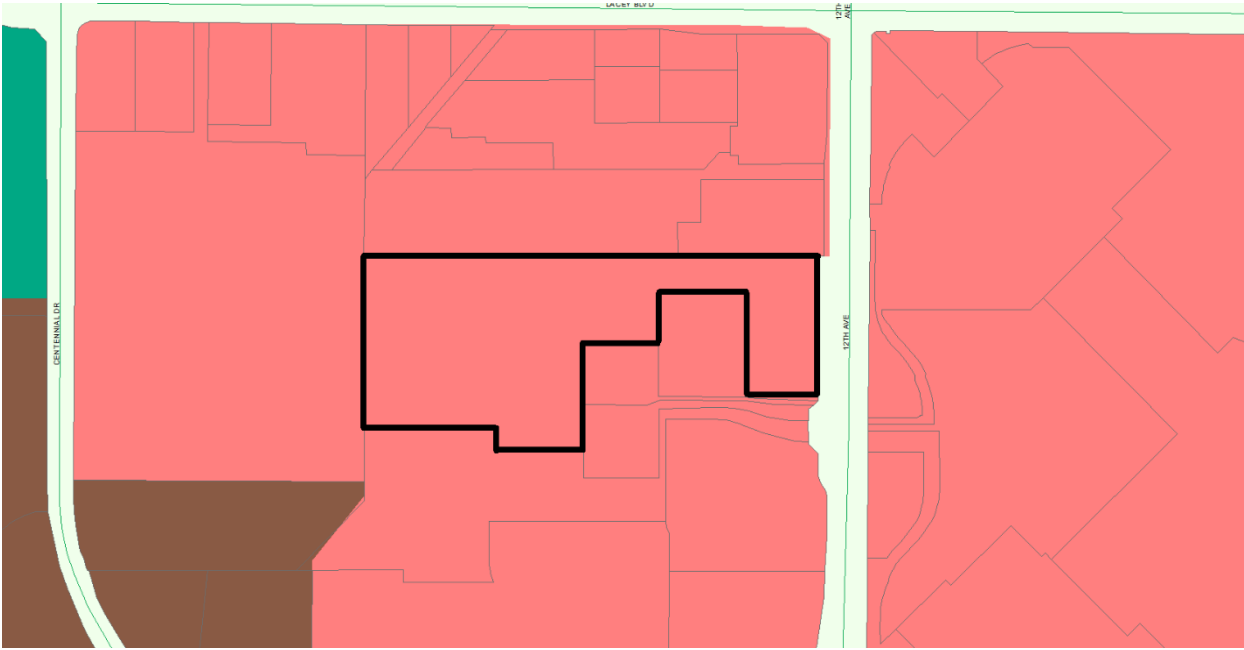


## BACKGROUND INFORMATION

### General Plan Designation

The General Plan designates the property as Regional Commercial (see Figure 2, below). In accordance with 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 the site for a veterinary office supports this policy, as a veterinary office provides a service that will be located in a large-format shopping center to support both the Hanford community and the larger region outside of Hanford. 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. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services. The use of the site as a veterinary office supports this policy, as the use is similar to other permitted medical uses within the C-R Regional Commercial zone district, such as urgent care centers or other walk-in clinics and medical offices 6,000 sq. ft. or under.

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 a veterinary office within the existing PetSmart store 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, a veterinary clinic or office requires a Conditional Use Permit in the C-R Regional Commercial zone district (see Figure 4, below). A "veterinary clinic or office" means a facility where animals are examined, diagnosed, or treated, but typically not kept overnight.

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

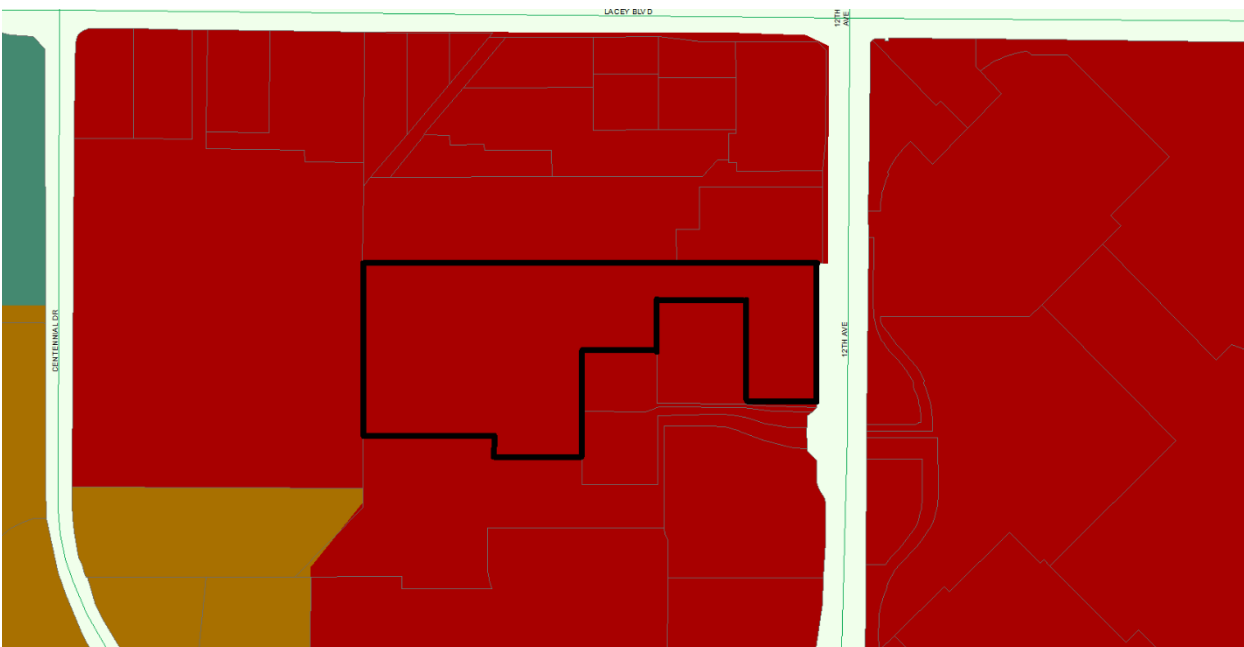


Figure 4:  
Land Use Table

| Commercial, Office, and Industrial Zone Use Table                                                                                                                                             |                  |     |     |     |                 |      |      |                             |   |     |     |             |    |    |                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----|-----|-----|-----------------|------|------|-----------------------------|---|-----|-----|-------------|----|----|------------------------------------------------------|
| P = Use Is Permitted by Right    C = Use Requires Conditional Use Permit<br>A = Use Requires Administrative Use Permit    T = Use Requires Temporary Use Permit<br>Blank = Use Is Not Allowed |                  |     |     |     |                 |      |      |                             |   |     |     |             |    |    |                                                      |
| Land Uses                                                                                                                                                                                     | Commercial Zones |     |     |     | Mixed Use Zones |      |      | Industrial and Office Zones |   |     |     | Other Zones |    |    | Specific Land Use Standards (See Identified Section) |
|                                                                                                                                                                                               | C-N              | C-R | C-S | C-H | MX-N            | MX-C | MX-D | O-R                         | O | I-L | I-H | AP          | PF | CO |                                                      |
| J34 Veterinary clinic or office                                                                                                                                                               |                  | C   | P   |     |                 | C    |      |                             | 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 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 site is 7.65 acres and located within the Marketplace at Hanford development, which is an integrated shopping center with shared parking, landscaping, lighting, signage, and cross access, encompassing approximately 35 acres. Since the property is part of this larger development and is already existing and developed, it meets the requirements for the C-R Regional Commercial zone district.

#### 17.18.040 Lot Dimensions

In the C-R Regional Commercial zone district, the minimum lot frontage 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 329 feet of street frontage. The property exceeds the lot frontage requirement for the C-R Regional Commercial zone district.

#### 17.18.050 Coverage

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

#### 17.18.060 Building Setback Area

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

## Front-Building Setback

In the C-R Regional Commercial zone district, the front building setback shall be 15 feet. The building setback is over 15 feet from the front lot line, 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. Since no side property line abuts a public street or any of the previously listed zones, the building setback may be zero. The side setback requirement for the C-R Regional Commercial zone district is satisfied.

## 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, PF, AP, or CO zone district, then the rear building setback area shall be 15 feet. Since the rear property line does not abut a public street or any of the previously listed zones, the building setback may be zero. The rear setback requirement for the C-R Regional Commercial zone district is satisfied.

### **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 site.

### **17.18.080 Height of Structures**

The maximum height of structures in the C-R Regional Commercial zone district is 35 feet. The existing building is a single-story structure. There are no changes proposed to the existing building height. The single-story structure does not exceed the zone district height limitations.

### **17.18.090 Driveways**

Whenever possible, developments shall share driveways to minimize the number of driveways on public streets. The site is fully developed and has one ingress and egress to the site via 12<sup>th</sup> Avenue. The site is also a pad lot within the Marketplace at Hanford development, which is an integrated shopping center with cross access. There are no changes proposed to the existing driveways; therefore, the driveway requirements have been satisfied.

### **17.18.100 Off-Street Parking**

There are approximately 2,058 parking spaces provided for the Marketplace at Hanford. In accordance with Section 17.54.040, all integrated shopping centers shall provide parking at a ratio of one space per 350 square feet of building space. The building square footage is approximately 323,729 square feet. Based on the ratio, the current parking total exceeds the requirement.

Calculation:

323,729 square feet ÷ 350 square feet = 925 parking stalls minimum

There are approximately 435 parking spaces provided for this parcel. In accordance with Section 17.54.040, all integrated shopping centers shall provide parking at a ratio of one space per 350 square feet of building space. The building square footage for this parcel is approximately 72,258 square feet. Based on the ratio, the current parking total exceeds the requirement.

Calculation:

72,258 square feet ÷ 350 square feet = 206 parking spaces minimum

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

#### **17.18.110 Usable Open Space**

New developments shall provide a common outdoor, shaded sitting area for use by customers. This is not a new development; therefore, no additional usable open space is required.

#### **17.18.120 Landscaping**

Landscaping in the C-R Regional Commercial zone district shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. 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. The existing landscaped areas adjoining the street will not be affected by this project. There are trees placed between at least every four lineal parking spaces. The location of trees within the existing parking area will be maintained. There are no changes proposed to the existing landscaping. The landscaping requirements are satisfied.

#### **17.18.130 Screening, Fences, and Walls**

Properties in the C-R Regional Commercial zone district shall meet the screening, fences, and walls standards in Section 17.18.130 of the Hanford Municipal Code. 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 is only adjacent to properties in the C-R Regional Commercial zone district; therefore, no block wall is required. No fence or wall shall be placed in front of or within an any landscaped area located next to a street. There is no existing or proposed fence or wall within the landscaped area adjacent to the street. The project satisfies all screening, fence, and wall regulations for the C-R Regional Commercial zone district.

#### **17.18.140 Signs**

All signage shall meet the standards set in Chapter 17.56 of the Hanford Municipal Code. For permanent building signs, there is no limit to the number of signs allowed for each business; the allowed square footage per building frontage is cumulative. Establishments with a primary building frontage less than 300 feet may have a permanent 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 may have a permanent sign with a size of 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, a maximum of one sign is allowed per establishment. The face of the sign may 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. An additional freestanding sign is permitted on sites within an integrated shopping center. This additional sign may be up to 350 square feet in size, with a maximum height not greater than 1.5 times the average height of the building.

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. No veterinary services are proposed to be provided outside of the enclosed 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.

### **FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 0027-24**

#### **Conditional Use Permit No. 0027-24**

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: The proposed use will not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in Chapter 17.18 of the Hanford Municipal Code for the C-R Regional Commercial zone district. The use of a veterinary clinic or office is listed as a permitted use with the approval of a Conditional Use Permit in the C-R Regional Commercial zone district, as prescribed in the Land Use Table in Section 17.08.030. There is an existing veterinary office within the C-R Regional Commercial zone district.

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

ANALYSIS: The proposed veterinary office is compatible with existing and future permitted land uses in the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in Chapter 17.18 of the Hanford Municipal Code for the C-R Regional Commercial zone district. 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. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services. The use of the site as a veterinary office supports this policy, as the use is similar to other permitted medical uses within the C-R Regional Commercial zone district, such as urgent care centers or other walk-in clinics and medical offices 6,000 sq. ft. or under. There is an existing veterinary office within the C-R Regional

Commercial zone district.

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

ANALYSIS: In accordance with 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 the site for a veterinary office supports this policy, as a veterinary office provides a service that will be located in a large-format shopping center to support both the Hanford community and the larger region outside of Hanford. 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. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services. The use of the site as a veterinary office supports this policy, as the use is similar to other permitted medical uses within the C-R Regional Commercial zone district, such as urgent care centers or other walk-in clinics and medical offices 6,000 sq. ft. or under.

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

ANALYSIS: 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 3**.

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

ANALYSIS: This application has been reviewed and evaluated for conformity with the requirements of Chapter 17.18 of the Hanford Municipal Code. The use of this site for a veterinary office is compliant with the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution.

## **PUBLIC COMMENTS**

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on March 15, 2024 and mailed to property owners within 300 feet of the project site on March 14, 2024. The Community Development Department received one comment in favor of the project from David Paynter, shown in **Attachment 2**.

## **ENVIRONMENTAL ASSESSMENT**

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 3**.

## **CONDITIONS OF APPROVAL**

Project approval shall be subject to the conditions below:

Conditional Use Permit No. 0027-24:

1. Use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in Chapter 17.08 of the Hanford Municipal Code. The proposed use shall operate in conformance with the “veterinary clinic or office” definition in Chapter 17.96 of the Hanford Zoning Ordinance.
2. No expansion of the use or structures which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
3. 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.
4. Any future construction shall comply with all applicable sections of the Building and Fire Codes.

**RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-05, approving Conditional Use Permit No. 0027-24.

**Applicant:**

Tracy Stigler  
6310 Conejo  
Rancho Murieta, CA 95683

**Property Owner:**

Centennial-Hanford Center II LLC  
195 South C Street, Ste. 200  
Tustin, CA 92780

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

1. Resolution No. 2024-05
2. Attachment 1 - Floor Plan
3. Attachment 2 - CUP0027-24 - Ltr of Support (Paynter)
4. Attachment 3 - Notice of Exemption No. 2024-17
5. Parcel Map

## RESOLUTION NO. 2024-05

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING CONDITIONAL USE PERMIT NO. 0027-24, A REQUEST BY PETSMART TO ADD VETERINARIAN CARE IN THEIR EXISTING PET SERVICES AREA IN THE C-R REGIONAL COMMERCIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 288 N. 12<sup>TH</sup> AVENUE (APN 011-020-014).**

At a regular meeting of the City of Hanford Planning Commission duly called and held on March 26, 2024 on motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and duly carried, the following resolution was adopted:

**WHEREAS**, Conditional Use Permit No. 0027-24, a request by PetSmart to add veterinarian care in their existing pet services area 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 288 N. 12<sup>th</sup> Avenue (APN 011-020-014); 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: The proposed use will not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in Chapter 17.18 of the Hanford Municipal Code for the C-R Regional Commercial zone district. The use of a veterinary clinic or office is listed as a permitted use with the approval of a Conditional Use Permit in the C-R Regional Commercial zone district, as prescribed in the Land Use Table in Section 17.08.030. There is an existing veterinary office within the C-R Regional Commercial zone district.

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

ANALYSIS: The proposed veterinary office is compatible with existing and future permitted land uses in the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in Chapter 17.18 of the Hanford Municipal Code for the C-R Regional Commercial zone district. 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. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services. The use of the site as a veterinary office supports this policy, as the use is similar to other permitted medical uses within the C-R Regional Commercial zone district, such as urgent care centers or other walk-in clinics and medical offices 6,000 sq. ft. or under. There is an existing veterinary office within the C-R Regional Commercial zone district.

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

ANALYSIS: In accordance with 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 the site for a veterinary office supports this policy, as a veterinary office provides a service that will be located in a large-format shopping center to support both the Hanford community and the larger region outside of Hanford. 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. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services. The use of the site as a veterinary office supports this policy, as the use is similar to other permitted medical uses within the C-R Regional Commercial zone district, such as urgent care centers or other walk-in clinics and medical offices 6,000 sq. ft. or under.

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: This application has been reviewed and evaluated for conformity with the requirements of Chapter 17.18 of the Hanford Municipal Code. The use of this site for a veterinary office is compliant with the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution.

**THEREFORE, BE IT RESOLVED** that Conditional Use Permit No. 0027-24 be approved, subject to the conditions below:

1. Use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in Chapter 17.08 of the Hanford Municipal Code. The proposed use shall operate in conformance with the "veterinary clinic or office" definition in Chapter 17.96 of the Hanford Zoning Ordinance.

2. No expansion of the use or structures which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
3. 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.
4. Any future construction shall comply with all applicable sections of the Building and Fire Codes.

### **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, **Jason Waters**, 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 26<sup>th</sup> day of March 2024.

Jason Waters, Secretary

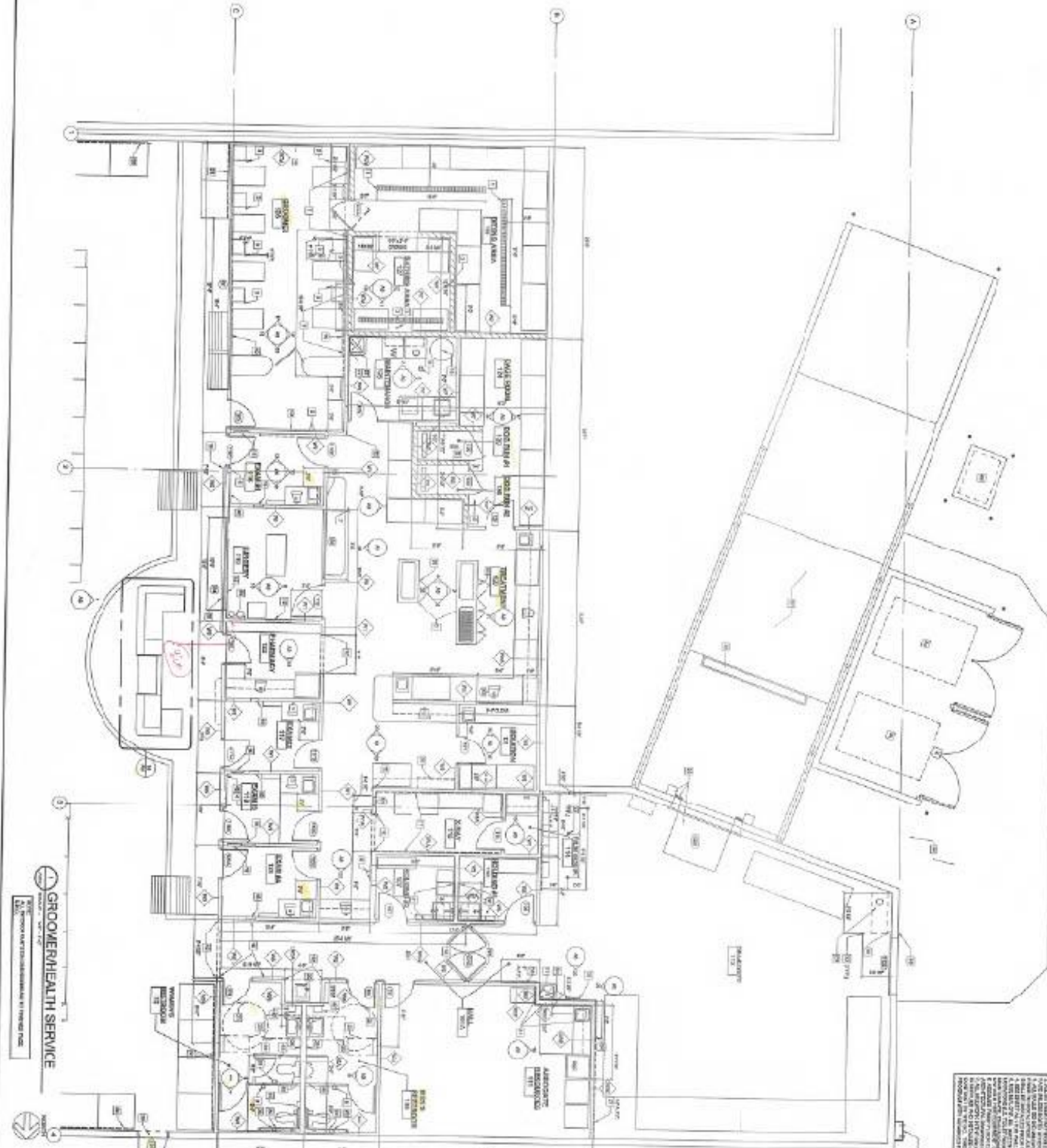
**Exhibit A**  
Floor Plan

**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND WARNING SIGNS DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES AND UTILITIES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES AND UTILITIES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND WARNING SIGNS DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES AND UTILITIES.

**KEYED NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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**GROOMER/HEALTH SERVICE**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.



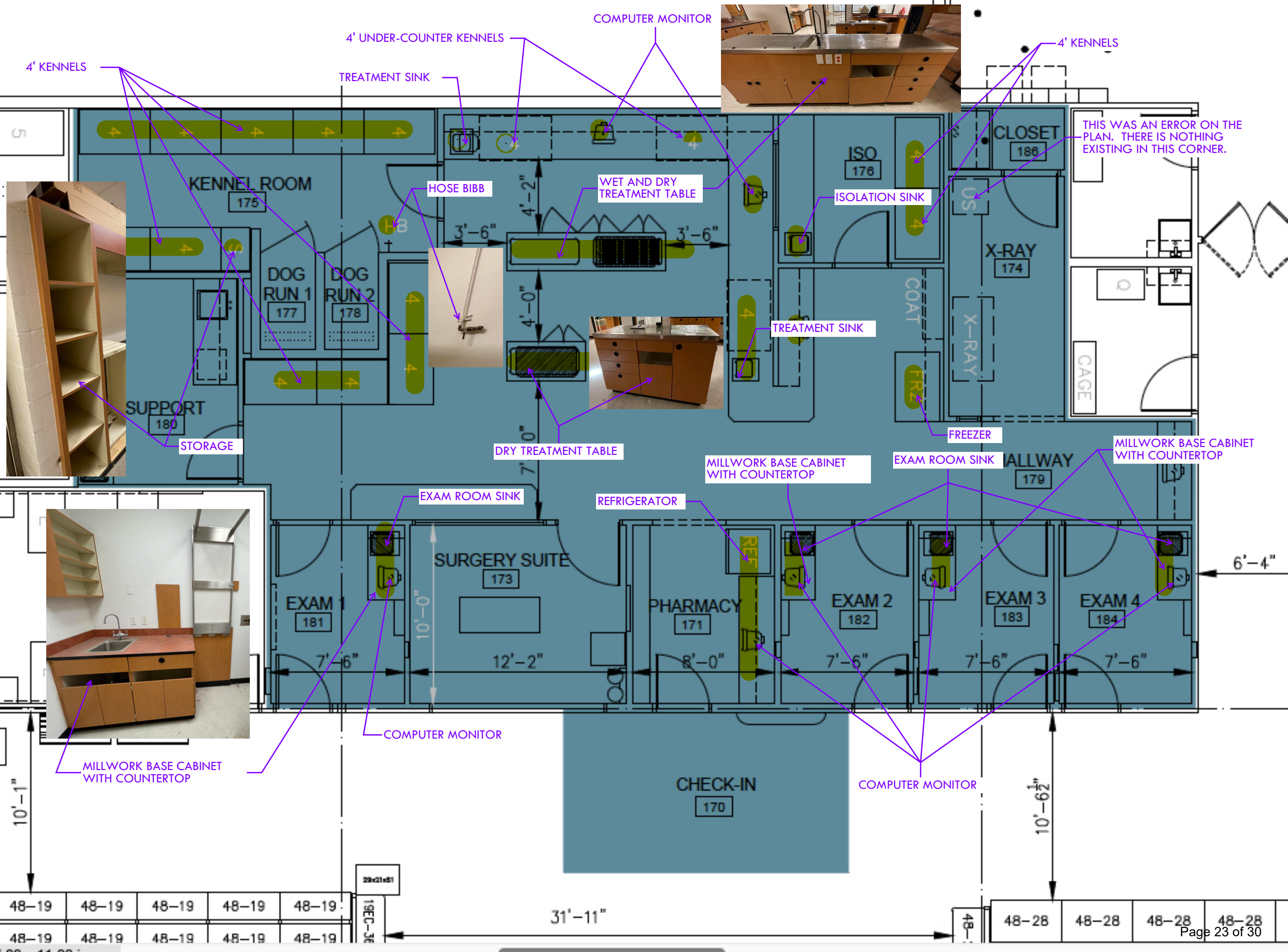
**ENLARGED GROOMER FLOOR PLAN**

STORE NO. 1454  
288 N. 12th Ave.  
HANFORD, CA









# PAYNTER

REALTY & INVESTMENTS, INC.  
CELEBRATING 30 YEARS

March 19, 2024

Hanford Community Development Department  
317 N. Douty Street  
Hanford, CA 93230

Re: Conditional Use Permit No. 0027-24  
Petsmart: 288 N. 12<sup>th</sup> Ave., Hanford CA  
APN 011-020-014

Ladies and Gentlemen:

Centennial-Hanford Center II, the Landlord for the above referenced Tenant at the Marketplace at Hanford, is in receipt of the Notice of Public Hearing and Notice of Proposed Conditional use Permit. As the Landlord, we support the addition of veterinarian care at this location. The signed application for Conditional Use Permit is also included for your reference.

We encourage your approval of veterinarian care at Petsmart at the March 26, 2024 meeting. If you have any questions or would like more information, please do not hesitate to call.

Sincerely,



David H. Paynter  
Managing Member

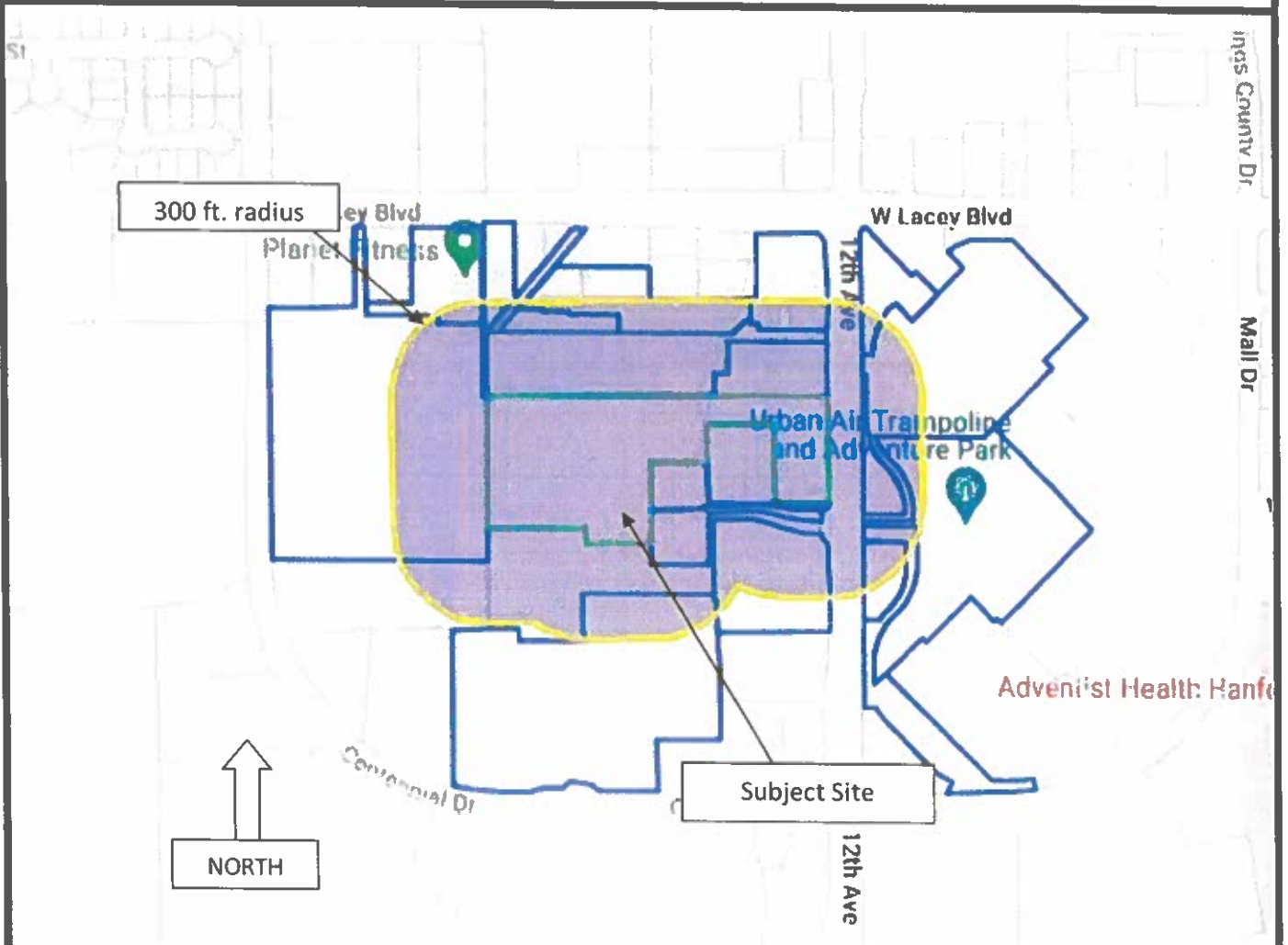
CC: Frano Milicevic



**Conditional Use Permit No. 0027-24**

**PetSmart**

The project is located 288 N. 12<sup>th</sup> Ave. (APN 011-020-014)



**Legend**

-  - Properties within a 300 ft. radius from the project site
-  - Project Site

Prepared by the City of Hanford on March 7, 2024

MAR 1 8 2024

**NOTICE OF PUBLIC HEARING**  
**NOTICE OF PROPOSED CONDITIONAL USE PERMIT**

A public hearing will be held before the Hanford City Planning Commission on Tuesday, March 26, 2024 at 5:30 p.m. in the Council Chambers of the Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

**Conditional Use Permit No. 0027-24:** a request by PetSmart to add veterinarian care in their existing pet services area in the C-R Regional Commercial zone district. The project is located at 288 N. 12<sup>th</sup> Ave. (APN 011-020-014).

All interested persons may appear to present testimony at the hearing. If you challenge any action or decision by the Planning Commission regarding the subject of the public hearing described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

- This project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines.

For further information, contact the Hanford Community Development Department at (559) 585-2580 or 317 N. Douty Street, Hanford, California, 93230.

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

**Publish Date: Friday, March 15, 2024**

# CITY OF HANFORD

Application for: **CONDITIONAL USE PERMIT NO.** \_\_\_\_\_

City of Hanford  
Community Development Department  
317 North Douty Street  
Hanford, CA 93230  
Telephone: (559) 583-2580; Fax (559) 583-1633

Application Fees: \_\_\_\_\_  
Environmental Review Fee: \_\_\_\_\_  
Other Fees: \_\_\_\_\_  
Total Fees: \_\_\_\_\_  
Env. Rev. No. \_\_\_\_\_ File No. \_\_\_\_\_  
Receipt No. \_\_\_\_\_

The purpose of this review is to determine if the proposed development conforms to the provisions of the Zoning Ordinance. Only the owner or owner's agent may submit an application. When filing is done by mail, the signature must be notarized. The following information is necessary. Incomplete applications will not be accepted or acted upon. Please follow these directions and PRINT OR TYPE all information. Instructions for drawing a Plot Plan are on the reverse side. If the information requested is not applicable, write NA in the space provided. Feel free to use attachments to better illustrate or explain the project.

## PART A: GENERAL INFORMATION

195 South C  
Street, Ste  
200

| OWNER                                                                                                                                                                                                                                                                   | APPLICANT                       | ENGINEER/DESIGNER                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------|
| NAME <u>Centennial Hanford Center II LLC</u>                                                                                                                                                                                                                            | <u>Tracy Stigler</u>            | <u>N/A</u>                                            |
| ADDRESS <u>17671 Irvine Blvd, #204</u>                                                                                                                                                                                                                                  | <u>6310 Conejo</u>              | <u>---</u>                                            |
| CITY <u>Tustin, CA 92780</u>                                                                                                                                                                                                                                            | <u>Rancho Murieta, CA 95683</u> | <u>---</u>                                            |
| PHONE <u>714.731.8892</u>                                                                                                                                                                                                                                               | <u>602.819.7200</u>             | <u>---</u>                                            |
| EMAIL _____                                                                                                                                                                                                                                                             | <u>tracydstigler@gmail.com</u>  | <u>---</u>                                            |
| PROJECT ADDRESS/LOCATION: <u>288 North 12th Ave.</u>                                                                                                                                                                                                                    |                                 | A.P.N.: <u>011-020-014-000</u>                        |
| DESCRIPTION OF PROPOSAL: <u>Add veterinarian care in existing pet services area. Entitlement previously approved but expired in 2006 as PetSmart did not add veterinarian care services. There are no mechanical or structural modifications to the existing space.</u> |                                 |                                                       |
| TYPE OF BUSINESS: <u>Specialty Retail Pet Supply Store</u>                                                                                                                                                                                                              |                                 | BUSINESS NAME: <u>PetSmart</u>                        |
| SITE AREA: <u>7.65 acres</u>                                                                                                                                                                                                                                            | NO. OF EMPLOYEES: <u>8</u>      | NO. OF ON-SITE PARKING SPACES: <u>+300</u>            |
| SQ. FT. OF STRUCTURES <u>20,293 sf (PetSmart)</u>                                                                                                                                                                                                                       |                                 | SQ. FT. OF LARGEST STRUCTURE: <u>123,735 (Target)</u> |
| WILL YOU SERVE FOOD? <u>NO</u>                                                                                                                                                                                                                                          |                                 | WILL THERE BE A BURGLAR ALARM? <u>YES</u>             |

## PART B: PLOT PLAN

### 1. INSTRUCTIONS FOR DRAWING A PLOT PLAN

- Draw the plot plan on a paper that is a minimum of 8 1/2 x 11 inches and a maximum of 24 x 37 inches. Make the scale large enough to show all details clearly. Submit twelve (12) copies with the application. In some cases, additional copies will be necessary. The following information is required on the plot plan:

- b. Address of the subject property and the assessor's parcel number.
- c. Date, North Arrow, and scale of the drawing.
- d. Dimensions of the exterior boundaries of the site.
- e. Name all adjacent streets, roads, or alleys, showing right-of-way and dedication widths, reservation widths, and all types of improvements existing or proposed.
- f. Locate and give dimensions of all existing and proposed structures on the property. Indicate the height and depth of the buildings and their distance to property lines.
- g. Show internal circulation and loading space. Detail off-street parking, exits and entrances, complete with dimensions and number of parking spaces.
- h. Show all fences, walls, and landscaping; their locations, heights, materials, and/or type.
- i. Show all signs; their location, size, height, and material used.
- j. Show location of existing and proposed water and sewer line.
- k. Indicate method of storm water drainage.
- l. Note any proposed method of fire protection.
- m. The applicant should include any additional information that may be pertinent or helpful concerning this application.
- n. Other data as required to permit the Community Development Department to make the required findings.

2. One legible, original copy of the Plot Plan reduced to 8 1/2" x 11"

### **PART C: PUBLIC HEARING REQUIREMENT**

The following must be provided:

1. An accurate, scaled drawing of the surrounding area for a minimum distance of three hundred feet (300') from each boundary of the site showing locations of existing streets, property lines.
2. Mailing labels with the names and last known addresses of the recorded legal owners of all properties within the 300-foot distance from the exterior boundary of the site.

### **PART D: CERTIFICATION**

#### **PROPERTY OWNER(S)**

I am (We are) the owner(s) of the land described hereinabove and shown on the accompanying map and hereby consent to the Conditional Use Permit request for this land.

*Cami Weatherman*

Signature of Site Owner or Record

Name (Print) Cami Weatherman  
Agent for the Owner

#### **APPLICANT**

I declare under penalty of perjury that the foregoing is true and correct. Executed on \_\_\_\_\_ at \_\_\_\_\_, California.

Signature of Applicant

Name (Print) TRACY STIGLER

**Notice of Exemption 2024-17**

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 0027-24

**Project Location** – 288 N. 12<sup>th</sup> Avenue (APN 011-020-014)

**Project Location – City:** Hanford

**Project Location – County:** Kings County

**Description of Nature, Purpose and Beneficiaries of Project:** Conditional Use Permit No. 0027-24: a request by PetSmart to add veterinarian care in their existing pet services area in the C-R Regional Commercial zone district.

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

Name of Person or Agency Carrying Out Project: Tracy Stigler  
Address: 6310 Conejo, Rancho Murieta, CA 95683  
Phone Number: (602) 819-7200

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);  
☐ 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.

Lead Agency

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

Signature: \_\_\_\_\_ Date: March 26, 2024 Title: Associate Planner

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

Provided by:  
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.  
IT IS NOT TO BE CONSTRUED AS PORTRAYING  
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR  
PURPOSES OF ZONING OR SUBDIVISION LAW.  
AUGUST 2023

# KINGS COUNTY ASSESSOR'S MAP

## NE 1/4 & POR OF SE 1/4 OF SEC 34/18-21

11-02

