



Planning Commission Meeting Agenda

April 23, 2024
5:30 PM – Regular Meeting
City Hall Training Room
319 N. Douty St.

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 Minutes of the April 9, 2024 Meeting

PUBLIC HEARING:

- A. Community Development: **Conditional Use Permit No. 0004-23**: a request, by Embarc Hanford, to permit a Cannabis Business for a storefront dispensary for retail of cannabis products in the MX-D Downtown Mixed Use zone district. The project is located at 207 E Seventh Street (APN 012-045-001, 012-045-010, 012-045-004, and 012-045-005).

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 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.



**Planning Commission Regular Meeting
Minutes**

**April 9, 2024 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
CURTIS DEVINE DOUGLAS HAM	NORRIS

INVOCATION:

Diana Black led the invocation.

FLAG SALUTE:

Vice-chair HAM 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 March 26, 2024 Meeting

Motion to approve the minutes of the March 26, 2024 meeting.

RESULT:	(UNANIMOUS)
MOVER:	DEVINE
SECONDER:	CURTIS
AYES:	DEVINE, CURTIS, DOUGLAS, HAM
ABSTAIN:	NONE

ABSENT: NORRIS

PUBLIC HEARING:

- A. Community Development: Conditional Use Permit No. 0029-24: a request by the Kings Community Action Organization (KCAO) to amend their original conditional use permit in order increase the number of classrooms, staff, and children on site at the Clay Center in the R-M Medium Density Residential zone district. The project is located at 302 E. Tenth St. (APN 010-224-023).

Vice-chair HAM opened the public hearing and called for the staff report. Associate Planner Manha presented the staff report, recommended approval, and invited questions of staff.

Commissioner CURTIS asked how long it would be before the proposed additions would be in operation. Brenna Mitchell, with the architectural firm for the project, stated that they have completed the bid process and are in the notice-of-award stage. The next stages will be construction drawings and City approval, then construction will begin.

Vice-chair HAM:

- Noted that solar panels are being removed and asked if they will be adding solar panels. Mr. Manha replied that solar panels were not part of the site plan review submittal, but they could add them, with approved building permits.
- Inquired about the Public Works condition to relocate trash enclosure. Mr. Manha reviewed the trash enclosure requirement and confirmed that this is a condition of approval for the project.

There being no further questions, Vice-chair HAM opened Public Comment:

IN FAVOR

- Brenna Mitchell was in favor of the project.
- Michelle Dove, Child Development Director in charge of all campuses in Kings County, stated that they want to open an infant/toddler full-day class and have some classrooms for more three-year-olds. Commissioner DOUGLAS asked how long they have been at this location. She replied that it has been a little over 10 years. She added that they usually have a wait list because of the area and the Head Start poverty guidelines and State income guidelines for Department of Social Services.

OPPOSED - None

There being no further comments, Vice-chair HAM closed the public hearing and called for a motion:

Motion to adopt Resolution No. 2024-06, approving Conditional Use Permit No. 0029-24.

RESULT: (UNANIMOUS)
MOVER: DOUGLAS
SECONDER: DEVINE
AYES: DOUGLAS, DEVINE, CURTIS, HAM
ABSTAIN: NONE
ABSENT: NORRIS

DIRECTOR'S COMMENTS:

Director Waters: The City received a grant from Caltrans for some transit-oriented development planning around the High Speed Rail station along with some planning associated with the proposed Cross Valley Corridor Rail System. The RFP for consulting services will be circulated this week. The City hopes to have a contract this summer. We will

be doing public outreach, and this will come before the Planning Commission to discuss it further.

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 asked where the High Speed Rail will be located. Director Waters replied that it will be an elevated station, just north of Highway 198 and south of the Cross Valley Corridor Rail Station.
- Vice-chair HAM stated that he had seen a Kings County Sherriff's office notice that on April 11-18, a company will be flying drones somewhere in the County from 400-3,000 feet. He noted that 3,000 feet is very high for a drone, without special FAA approval. He asked Director Waters if he knew anything about this. Director Waters replied that he was not sure what that was and was not aware of it.

ADJOURNMENT:

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Vice-chair HAM adjourned the meeting at 5:46 p.m.

Repectfully submitted,

Diana Black
Recording Secretary

**City of Hanford Planning Commission
Staff Report
Tuesday, April 23, 2024**

PROJECT: **Conditional Use Permit No. 0004-23:** a request, by Embarc Hanford, to permit a Cannabis Business for a storefront dispensary for retail of cannabis products in the MX-D Downtown Mixed Use zone district.

LOCATION: The project is located at 207 E Seventh Street (APN 012-045-001, 012-045-010, 012-045-004, and 012-045-005).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-07, approving Conditional Use Permit No. 0004-23.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2024-07, approving Conditional Use Permit No. 0004-23.

PROJECT DESCRIPTION

The project is a request, by Embarc Hanford, to allow a cannabis dispensary with retail sales of cannabis. The operation of a dispensary is listed as a conditional use in the MX-D Downtown Mixed Use zone district.

The project is located at 207 E Seventh Street in Downtown Hanford, as shown in Figure 1. The project is proposed to locate within an existing vacant building on a fully developed site.

Entitlement

The applicant submitted Site Plan Review No. 0089-24 for the site, proposing the reconfiguration of the parking area, and the utilization of the vacant building as a cannabis dispensary (see **Attachment 1**). Site Plan Review No. 0089-24 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (see **Attachment 2**). All conditions of approval cited in the site plan review approval letter are also conditions of approval for this conditional use permit application.

Figure 1: Land Use



BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Downtown Mixed Use (see Figure 2, below). In accordance with General Plan Policy L69, the purpose of the Downtown Mixed Use Land Use Designation is to establish as a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. In accordance with General Plan Policy L70, typical uses include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to provide a retail use in the Downtown Mixed Use designation. It shall be noted, the MX-D Downtown Mixed Use zone district is the only zone district in Hanford where cannabis storefront dispensary or sales are permitted. Currently, the number of cannabis storefronts is limited to three permits. Two storefronts are already operational – Caliva and HerbNJoy.

Figure 2:
General Plan Designation
(property outlined in bold – approximate building location denoted by star)
Downtown Mixed Use



Zoning Designation

The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow a cannabis storefront dispensary in the MX-D Downtown Mixed Use zone district within a vacant building on a fully developed site. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, a “cannabis storefront dispensary or sales” is a permitted use with approval of a Conditional Use Permit in the MX-D Downtown Mixed Use zone district (see Figure 4, below).

"Dispensary" means a commercial cannabis business facility where cannabis, cannabis products, or devices for the use of cannabis or cannabis products are offered, either individually or in any combination, for retail sale, including an establishment (whether fixed or mobile) that delivers, pursuant to express authorization, cannabis and cannabis products as part of a retail sale, and where the operator holds a valid commercial cannabis business permit from the city of Hanford authorizing the operation of a dispensary, and a valid state license as required by state law to operate a dispensary.

Figure 3:
Zoning Designation
(property outlined in bold – approximate building location denoted by star)
MX-D Downtown Mixed Use

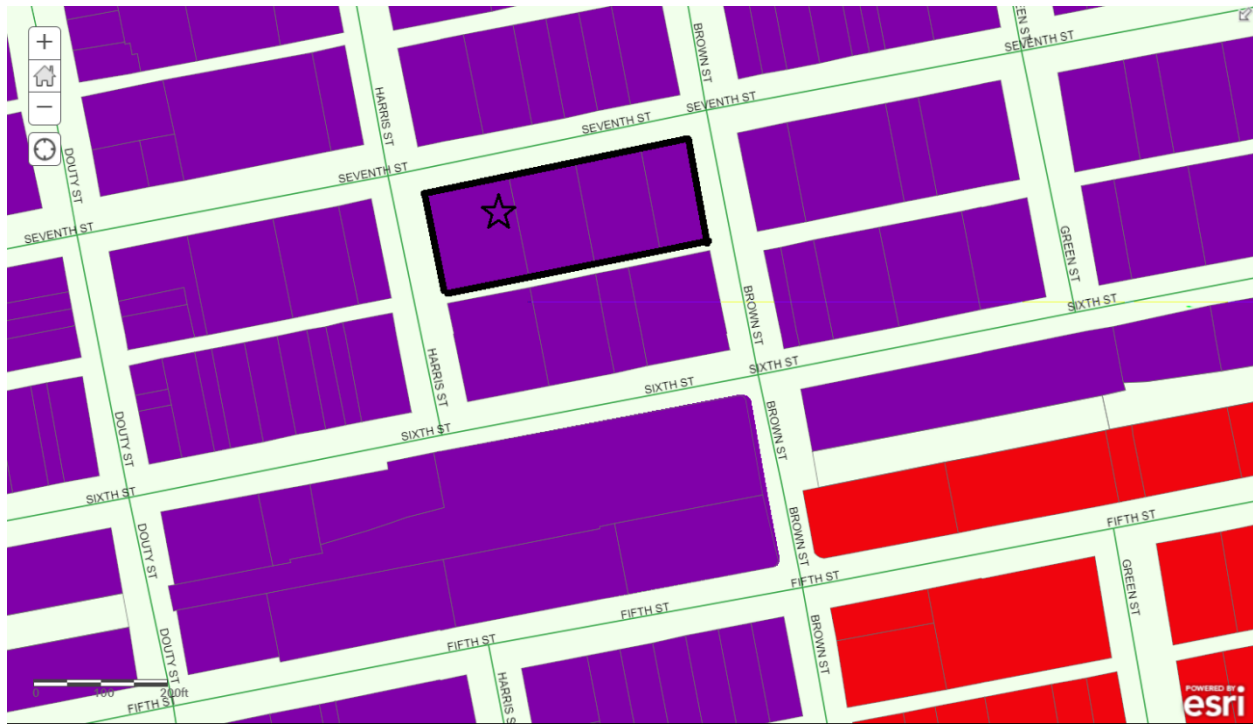


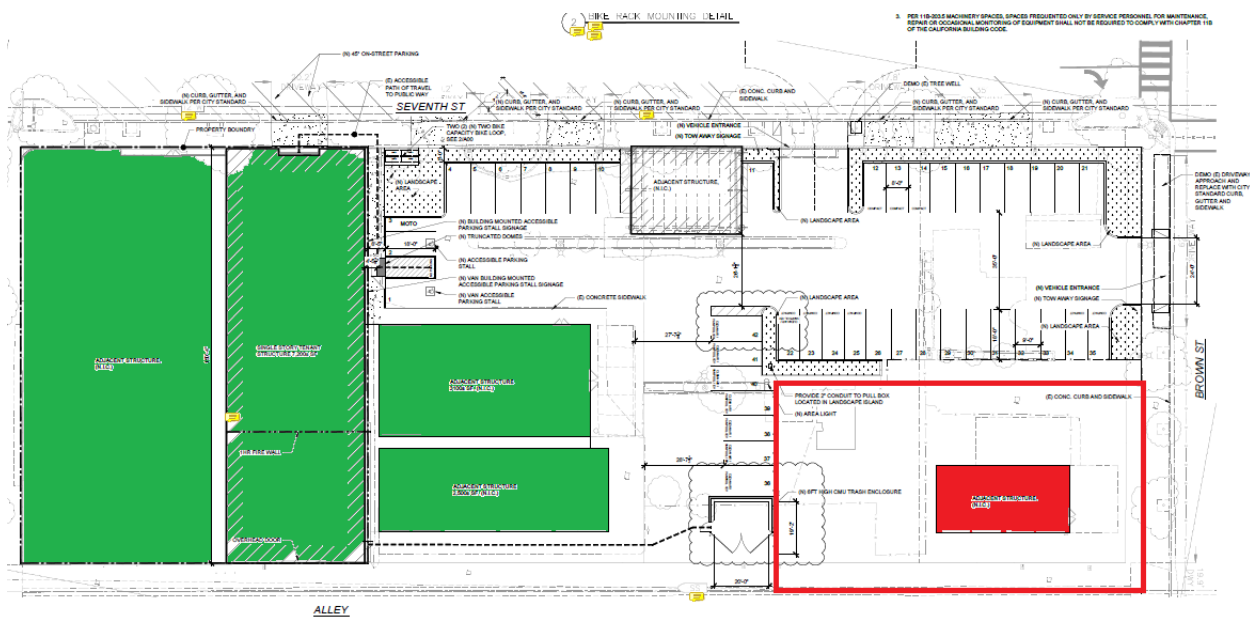
Figure 4:
Land Use Table

		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See Identified Section)
Land Uses		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I20	Manufactured home sales yard			C									C			
I21	Cannabis storefront dispensary or sales							C								See Chapters 5.56 and 17.69

Existing Conditions

The applicant proposes to locate within the existing, vacant building at 207 E. Seventh Street. The site contains various buildings on site, two of which are vacant and one that is occupied by a gym. There are additional structures on site which are not included in the application (located on the southeast quadrant of the site). The applicant proposes to reconfigure the parking area, in order to satisfy the parking requirements of the Hanford Municipal Code. As a condition of approval, in order to allow for cross-access, the applicant is required to merge the parcels, or obtain a planned unit development and record a reciprocal access and parking agreement.

For the purposes of this application, the green buildings have been included in the parking totals and for site improvement requirements, the structure and fenced area shown in red are not included in the application for the purposes of parking and site improvements.



Commercial Cannabis Permit

On November 15, 2022, the City awarded a dispensary permit to Embarc Hanford for the City's third retail commercial cannabis permit, in accordance with the City's approved review process. The process includes several steps prior to a selection being made, including:

Application Solicitation

1. Phase 1: Determination of Eligibility and Application
 - a. Background Check
 - b. Proposed Location
 - c. Indemnification Agreements
2. Phase 2: Initial Ranking
 - a. City scores applications based on approved criteria
 - b. Applicants receiving an 80% or higher move on to Phase 3
3. Phase 3: Second Ranking
 - a. Applicants are interviewed and scored based on approved criteria
 - b. Staff sends final scores and rankings to the City Manager
4. Phase 4 City Manager's Recommendation
 - a. City Manager reviews scores and makes selection
 - b. All applicants are notified of City Manager's selection and are given an opportunity to appeal (10 Days)
 - c. Property owners within 500 feet are notified of the selection and may comment (20 days)

5. Scoring and licensee are presented to City Council

A committee, made up of City staff, scored applications based on several criteria including safety, location, benefits to the local economy and labor force, and compatibility with the neighborhood. Following the Phase III scoring process, the City Manager reviewed the scoring and applications and Embarc was selected as the recipient of the available retail commercial cannabis permit.

All applicants were notified of the selection on November 15, 2022 and were given 10 days to appeal the proposed selection. The City did not receive any formal appeals and the appeal period closed on November 25th. Property owners within 500 feet of the project were notified on November 15th of the proposed selection were invited to submit questions and comments to the City. As of December 1, 2022 the City received one email from a property owner requesting clarification on the location of the business. The City provided a response to the owner indicating the location, but no appeals were filed.

Upon approval of the conditional use permit and the conclusion any appeal periods, a Commercial Cannabis Business Permit may be issued.

Operations

Embarc Hanford's Operational Statement is included for the Commission's Review – **Attachment 3. Note – proprietary information related to security has been redacted from the statement.**

Hours of Operation: Embarc will be open for retail and delivery between 9:00 a.m. and 9:00 p.m.

Number of Employees: The total number of employees is anticipated to grow between year one and year five from 15 employees to 22. Positions include: general manager, store managers, inventory specialists, store leads, and guides.

In-Store Operation:

Description of How Customers Enter & Purchase Product

1. Greeted	Guests are buzzed into the Screening Lobby. Upon entering the secure Screening Lobby, the customer will be greeted while their identification is verified to ensure compliance with State law requiring that no underage person will enter a commercial cannabis business premises.
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	The reception employee will record the identification via a scanning feature on Treez, Embarc's track and trace/point-of-sale software.
2. Introduced	Once identification and age are verified, guests are invited to move into the waiting area of the Screening Lobby, which has been designed with the customer in mind. Here you will find educational materials regarding cannabis as well as community-specific activations and installations. Based on customer flow in the Retail Area, guests will either move directly from this room into the Retail Sales Area or stay in the waiting area of the Screening Lobby until space permits.
3. Guided	After entering the Retail Area through the secure entry, guests will approach the countertop, where they are greeted by a retail sales associate called a "Guide." Guides take the guest through product selection, answer questions, and provide individualized suggestions. During this process, the Guide will use an internal standardized consultation protocol to obtain information about the customer's consumption experience. This information is used by the Guide to tailor education, discussion and product suggestions based on each customer's unique experience level with cannabis. If there is a line of customers when a guest first enters the Retail Sales Area, the guest will queue until called up to the counter by a Guide.
4. Check Out	Once the customer has selected products, the Guide will obtain the products and facilitate the transaction at a point-of-sale station. Guides will record the sale via the Treez software system. Treez will alert Guides if the customer has already exceeded their daily limit as defined by State law. If Treez indicates that the customer has already exceeded their daily purchasing limit, the Guide will not sell additional product to them that day. Purchased products are placed into an opaque exit package. The easily identifiable exit package allows Security Officers to monitor customers exiting the building.
5. Exit	Guests are thanked for coming and are directed to exit through the exit path. Customers will not be permitted to loiter on the property.

Detailed ID Verification / Check In Procedures

Embarc utilizes state-of-the-art technology and security and customer experience protocols to ensure no person under the age of 21 (or 18 with a valid physician's recommendation and/or medical card) is permitted to enter.

Acceptable forms of identification include:

- A document issued by a federal, State, county, or municipal government, or a political subdivision or agency thereof, including, but not limited to, a valid motor vehicle operator's license, that contains the name, date of birth, height, gender, and photo of the person;
- A valid identification card issued to a member of the Armed Forces that includes the person's name, date of birth, and photo; or

- A valid passport issued by the United States or by a foreign government.

To protect against any guest accessing the retail sales area prior to identification verification, the reception area is secure with no further access capabilities unless buzzed through the locked door by the guard or receptionist, which only occurs after identification verification is complete.

Medical Patients & Caregivers

If the potential customer is between 18 and 20 years old (and thus only able to access the facility as a medical patient or caregiver), Embarc will confirm the customer's possession of a valid identification card utilizing the process outlined above as well as a physician's recommendation and/or Medical Marijuana Identification Card using a protocol that exceeds State regulations.

Pursuant to State law, physician's recommendations will not be obtained or provided at the storefront location. No person under the age of 21 will be allowed access to the retail sales area without the following verification protocol:

- If the patient produces a physician's recommendation, staff will verify that the doctor's license is active and in good standing using the California Medical Board's online license verification program, BreEZe; and upon verification that the physician's license is in good standing and active, the staff member will utilize the online verification system provided by the doctor to verify that the medical recommendation is valid. If no online platform is available, the staff member will call the physician's office and manually verify the recommendation.
- If the patient produces a State-issued medical identification card, the staff member will utilize the official website administered by the California Department of Public Health to verify the patient's identification card using the assigned a nine-digit Unique User Identification Number.

Once the above procedures are complete, the following outcomes are possible:

1. The patient is properly verified, their information is entered into the Treez point-of-sale system, and their records are stored in a HIPAA compliant database to meet State guidelines for record retention, or
2. The patient's verification fails, and they are asked to promptly leave the premises and only to return with valid documentation. The patient will be asked to show the government-issued identification and if applicable doctor's recommendation or MMIC card again at the point-of-sale station at the time of purchase.

Once age and identity verification are complete, the receptionist completes the guest's profile, including contact information in case of a product recall and should the guest want to join the Passport Club, Embarc's proprietary customer loyalty program. This information is properly stored pursuant to all cannabis and general advertising laws and regulations. The guest is then buzzed into the retail sales area where they are greeted by a Guide or, if at capacity, is invited to wait in the reception seating area.

Planned Customers Per Day

The applicant anticipates an average of 299 customers per day, 7 days a week. This equates to approximately 25 customers per hour, per day.

Security on Site

Security is present on site – as part of the Cannabis Business Permit, a Security Plan was provided and approved. As a condition of approval, the applicant is required to maintain a security plan with the Hanford Police Department.

PROJECT EVALUATION

The project has been evaluated for conformance with the Hanford Municipal Code Title 17

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

17.28.020 Permitted Uses

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted, as prescribed in the land use table in Section 17.08.030. The use of cannabis retail dispensary is a conditionally permitted use, as shown in Figure 4.

17.28.030. Site area.

The minimum site area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80. All parcels associated with the project exceed 5,000 square feet.

APN	Lot Size (square feet)
012-045-001-000	18,750
012-045-010-000	15,000
012-045-004-000	15,000
012-045-005-000	11,250

17.28.040. Lot dimensions.

The minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

All lots have frontage along Seventh Street. APN 012-045-001 has frontage along Seventh Street and Harris Street. APN 012-045-005 has frontage along Seventh Street and Brown Street.

APN	Frontage on Seventh Street (feet)	Frontage
012-045-001-000	125	150 feet on Harris St
012-045-010-000	100	
012-045-004-000	100	
012-045-005-000	75	150 feet on Brown St

17.28.050 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 are satisfied, as demonstrated below.

17.28.060. Building setback areas.

No structure shall be placed within a building setback area.

Front:

There is no front building setback area.

Rear:

The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be 15 feet.

The rear lot line does not abut a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district; therefore, there is no required building setback along the rear.

Side:

The side building setback area shall be zero feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be 15 feet.

The side lot line does not abut an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district; therefore, there is no required building setback along the side property lines.

17.28.070. Distances between structures.

All distances allowed by the building code are allowed.

17.28.080. Height of structures.

The maximum structure height shall be 100 feet.

The existing structures on site are all single-story, significantly below the 100 foot maximum height allowance.

17.28.090. Driveways.

Wherever possible developments shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible

As part of the site plan review conditions of approval, the applicant is required to bring the existing drive approaches on Seventh Street and Harris Street into conformance with City Standard. The locations have been approved by the Engineering Division and conditioned accordingly. Alley access is not proposed for the site. The trash enclosure for the dispensary will be located along the alley, however.

17.28.100. Off-street parking.

Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

As shown in the site plan attached in **Attachment 1**, the applicant proposes to develop 42 parking spaces on the site and pay parking-in lieu fees for one space unable to be accommodated on the site. Based on the square footage of the retail and gym uses, 43 parking spaces, two of which are ADA-accessible are required.

Condition of Approval: That the applicant provides 43 parking stalls, as shown on the approved site plan, two of which are ADA-accessible, 1 of which is provided through parking in-lieu fees. That parking shall be provided at a ratio of one stall per 300 square feet of building area for the retail and gym use.

Calculation:

$$12,800 \text{ square feet} \div 300 \text{ square feet} = 42.66 \text{ stalls} \rightarrow \text{minimum 43 required}$$

§ 17.54.080

In-lieu payments for uses within the central parking and business improvement area.

In lieu of furnishing the parking spaces and facilities required by the provisions of this section for uses within the central parking and business area, the City may require the applicant, as a condition of approval of any project which is subject to the provisions of this section, to satisfy said provision by the use of one of the following alternatives:

- A. The payment to the City of an amount of money, equal to 50% of the value of each parking space required by the provision of this chapter for the specific use which value shall be fixed every two years by resolution of the City Council based upon a cost analysis of developing municipal off-street parking facilities as determined by the City Engineer. The payment of such amount shall constitute full compliance with the provisions of this section. Payment of such amount shall be made prior to occupancy.
- B. The construction of such off-street parking spaces and facilities can be constructed considering the physical limitation of the property available for such purpose and the payment of money to the City in accordance with the provisions of subsection A of this section for the remainder of the off-street parking spaces and facilities required by this chapter.

17.28.110. Usable open space.

There is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval.

Although there is a shade structure remaining on the site, staff does not require the applicant to provide usable open space for the proposed use.

Figure 5: Usable Open Space – Existing



17.28.120. Landscaping.

Landscaping shall be provided for each use as prescribed in Chapter 17.52, Landscape Standards. Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

Since there are not setbacks required, there is not a requirement to landscape between the street and building.

17.28.130. Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120. 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. No fence or wall shall be placed in front of or within any landscaped area located next to a street. 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, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

Walls and fencing are not proposed under Site Plan Review No. 0089-24. Since the subject property does not abut an R-L, R-M, R-H, OR, PF, AP, or CO zone district, there is not a requirement to provide a block fence or wall.

17.28.140. Signs.

Signs placed in the MX-D zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

All signage shall meet the standards set forth in Chapter 17.56 of the Hanford Municipal Code. For building signs in the MX-D zone, the applicant may have two square feet per one lineal foot of building frontage (up to 100 square feet) on the primary frontage. On the secondary frontage, the applicant may have one square foot up to 100 square feet. External illumination or exposed neon illumination are permitted. Freestanding signage is not permitted in MX-D.

17.28.150 General Provisions and Standards

All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title. Mixed Use Downtown zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk. Mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

All requirements of the MX-D Downtown Mixed Use zone district, prescribed by Chapter 17.28 of the Hanford Municipal Code, are satisfied.

17.69 Commercial Cannabis-Related Uses and Activity

17.69.010 Purpose.

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

As described earlier in the staff report, the applicant completed the appropriate steps in order to obtain a commercial cannabis business permit.

17.69.020. Definitions.

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

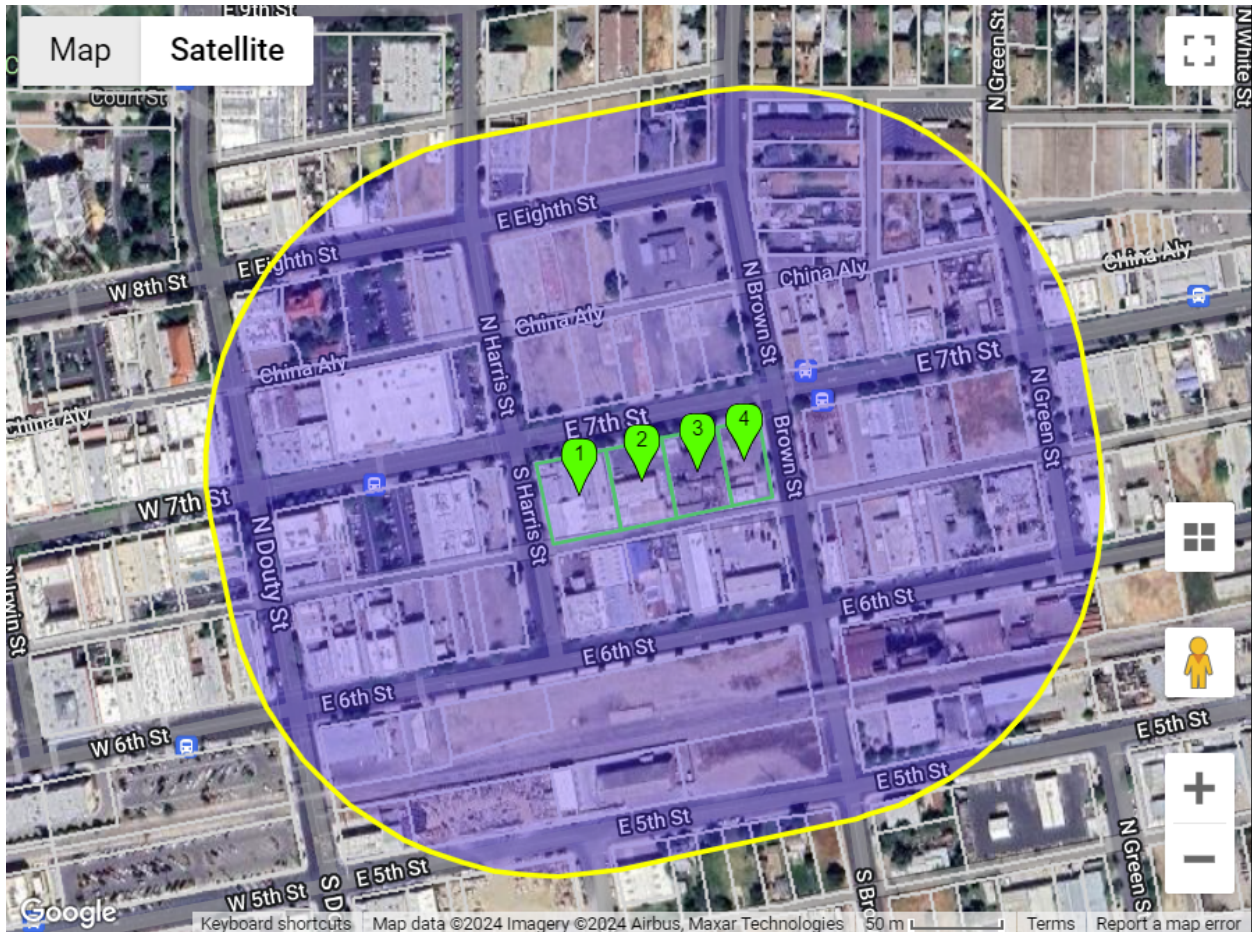
17.69.030. Location of commercial cannabis businesses—Storefront retail dispensaries.

Storefront retail dispensaries shall be a conditional use in the MX-D zone, subject to the following requirements:

- A. Storefront retail dispensaries shall be located no closer than 200 feet to any property zoned RL-5, RL-8, RL-12, R-M, R-H that is in existence at the time the application is submitted. If any part of an MX-D zoned parcel falls within the 200 foot radius from the above listed residentially zoned properties, then the entire parcel shall be excluded from allowing the commercial cannabis business.
- B. It shall be no closer than 600 feet from any portion of any parcel containing any of the following that is in existence at the time the application is submitted:
 - 1. A school (whether public, private, or charter; including pre-school, transitional kindergarten, and K-12);
 - 2. A daycare facility serving nine or more children and is licensed by the State;
 - 3. Any youth facility as defined in State of California Health and Safety Code Section 11353.1(e)(2). Youth Facility is further defined to mean any public or private facility that is primarily used to host recreation or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades where 10 or more video games or game machines or devices are operated, and where minors are legally permitted to conduct business, or similar amusement park facilities. It shall also include a park, playground or recreational area specifically designed to be used by children which has play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any similar facility located on a public or private school grounds, or on city, county or state parks. This definition shall not include any private commercial activity including martial arts, yoga, ballet, music or similar studio of this nature nor shall it include any private athletic training facility or pizza parlor, dentist office or doctor's office primarily serving children.

A 600-foot radius confirms the subject site is not located within 600 feet of a residential zone, school, daycare facility, or youth facility, as defined in the Health and Safety Code. This is a condition of application for the cannabis business permit and was verified at the time of application through a Zoning Verification Letter.

Figure 6: 600-ft radius



17.69.040. Location of commercial cannabis businesses—Cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing facilities, distributors and transporting.

This Section does not pertain to storefront retail.

17.69.050. Distances measured—Applicable properties.

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

The above requirements were utilized for determining the distance from the specified sensitive uses.

17.69.060. Certification from the Community Development Director.

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

This is a condition of approval.

The requirements of this Section have been satisfied through the approval of the Cannabis Business Permit.

CONDITIONS OF APPROVAL

All conditions of Site Plan Review No. 0089-24 shall apply. Additionally, the following cannabis-related conditions shall apply to the conditional use permit:

Cannabis Dispensary Comments:

1. That all requirements of the Hanford Municipal Code apply to the proposed project, including, but not limited to, Chapter 5.56:
https://library.qcode.us/lib/hanford_ca/pub/municipal_code/item/title_5-chapter_5_56
2. That the property be developed as shown on the attached site plan, **Attachment 1**.
3. That the dispensary be open within 270 days from the approval date of the Conditions of Approval.
4. That all conditions of this use permit are conditions of the Commercial Cannabis Business Permit.
5. That the applicant must maintain a Commercial Cannabis Business Permit, which must be renewed annually and is subject to a renewal fee.
6. That all cannabis operations must be consistent with the materials submitted with the Commercial Cannabis Business Permit application, upon which the award of the permit was based.
7. That the use must be in compliance with all applicable state and local laws and any regulation promulgated thereunder.
8. That all employees/volunteers must be legally allowed to work in a cannabis facility by State law and are required to have a cannabis employee permit issued by the Hanford Police Department.
9. That if the Commercial Cannabis Business Permit expires, or is revoked, this conditional use permit may also be revoked by action of the Planning Commission.
10. That a change in business location for this applicant will require the approval of a new conditional use permit.
11. That at all times the applicant is required to have an approved security plan on file with the Hanford Police Department.

12. That no person shall cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of the commercial cannabis business.
13. That the applicant shall allocate 1% of total sales to the proposed Hanford Community Investment Fund as indicated in the "Community Benefits" section of the Cannabis Business Permit Application .
14. That the City may inspect the premises at any time, without notice.
15. That this permit shall expire and become null and void two years after the date of approval, unless, prior to the expiration, a building permit is issued and construction commenced and diligently pursued or the use for which the permit was issued has commenced.

FINDINGS OF APPROVAL

Conditional Use Permit No. 0004-23

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 of a cannabis retail storefront is an allowed use in the MX-D Downtown Mixed Use zone district. The use is consistent with the designation, in that the City Council added commercial cannabis uses to the list of uses in the Municipal Code. The use has been conditioned to address any potential issues that may arise from the commercial cannabis dispensary that would result in impacts to the integrity of the zoning 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: That the use is a cannabis dispensary, a retail business which is an allowed use and compatible with the adjacent uses. The use is compatible with the existing land uses and future permitted land uses in the District as the MX-D zone is one of the primary retail districts in Hanford. The applicant was awarded a Commercial Cannabis Business Permit by the City after going through a thorough application process to ensure that the proposed use and operations would not conflict with the surrounding uses and the community as a whole.

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

ANALYSIS: That the project is consistent with the General Plan Policy L69, the purpose of the Downtown Mixed Use Land Use Designation is to establish as a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. In accordance with General Plan Policy L70, typical uses include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores,

beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to provide a retail use in the Downtown Mixed Use designation. It shall be noted, the MX-D Downtown Mixed Use zone district is the only zone district in Hanford where cannabis storefront dispensary or sales are permitted.

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 and 15332 Infill Projects 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 the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use district. Any improvements required for public health, safety, and welfare have been made conditions of approval. The project has also been awarded a Cannabis Business Permit, confirming its adherence to the requirements of Title 5.56 Commercial Cannabis.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the Hanford Sentinel on April 13, 2024 and mailed to property owners on April 11, 2024 within 300 feet of the project site.

No comments have been received as of the date of preparation of this staff report.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities and 15332 Infill Projects of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 4**.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-07, approving Conditional Use Permit No. 0004-23.

Property Owner:

Miya Farms Inc.
7997 13th Avenue
Hanford, CA 93230

Applicant:

Embarc Hanford

c/o Lauren Carpenter
1201 K Street, Unit 920
Sacramento, CA 95814

RESOLUTION NO. 2024-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT 0004-23, A REQUEST BY EMBARC HANFORD TO ALLOW A COMMERCIAL CANNABIS BUSINESS FOR A STOREFRONT DISPENSARY FOR RETAIL SALE OF CANNABIS PRODUCTS IN THE MX-D ZONE DISTRICT. THE PROJECT IS LOCATED AT 207 E SEVENTH STREET (APN 012-045-001, 012-045-010, 012-045-004, AND 012-045-005).

At a regular meeting of the City of Hanford Planning Commission duly called and held on April 23, 2024 on motion of Commissioner _____ seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 0004-23, a request, by Embarc Hanford, to permit a Cannabis Business for a storefront dispensary for retail of cannabis products in the MX-D Downtown Mixed Use zone district. a request by Herb and Joy to allow a commercial cannabis business for a storefront dispensary for retail and delivery of cannabis products in the MX-D Downtown Mixed Use zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is located at 207 E Seventh Street (APN 012-045-001, 012-045-010, 012-045-004, and 012-045-005); and

WHEREAS, the site will be developed, as shown in the attached site plan and as approved by the Deputy City Manager and Police Chief for areas not shown for security purposes, attached as **Exhibit A**; and

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

WHEREAS, the project is categorically exempt from further environmental review, as per Section 15301 Existing facilities and 15332 Infill of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption 2024-22 has been prepared for the project; 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 17.80.050 of the Hanford Municipal Code:

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

ANALYSIS: That the proposed use of a cannabis retail storefront is an allowed use in the MX-D Downtown Mixed Use zone district. The use is consistent with the designation, in that the City Council added commercial cannabis uses to the list of uses in the Municipal Code. The use has been conditioned to address any potential issues that may arise from the commercial cannabis dispensary that would result in impacts to the integrity of the zoning 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: That the use is a cannabis dispensary, a retail business which is an allowed use and compatible with the adjacent uses. The use is compatible with the existing land uses and future permitted land uses in the District as the MX-D zone is one of the primary retail districts in Hanford. The applicant was awarded a Commercial Cannabis Business Permit by the City after going through a thorough application process to ensure that the proposed use and operations would not conflict with the surrounding uses and the community as a whole.

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

ANALYSIS: That the project is consistent with the General Plan Policy L69, the purpose of the Downtown Mixed Use Land Use Designation is to establish as a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. In accordance with General Plan Policy L70, typical uses include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to provide a retail use in the Downtown Mixed Use designation. It shall be noted, the MX-D Downtown Mixed Use zone district is the only zone district in Hanford where cannabis storefront dispensary or sales are permitted.

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 and 15332 Infill Projects of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared for the project.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use district. Any improvements required for public health, safety, and welfare have been made conditions of approval. The project has also been awarded a Cannabis Business Permit, confirming its adherence to the requirements of Title 5.56 Commercial Cannabis.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 0004-23 be approved, subject to the conditions of approval of Site Plan Review No.0089-24, attached as **Exhibit B**, and as follows:

1. That the applicant operate in conformance with their submitted operational Statement – attached as **Exhibit C**.

Cannabis Dispensary Comments:

1. That all requirements of the Hanford Municipal Code apply to the proposed project, including, but not limited to, Chapter 5.56:
https://library.qcode.us/lib/hanford_ca/pub/municipal_code/item/title_5-chapter_5_56
2. That the property be developed as shown on the attached site plan, **Exhibit A**.
3. That the dispensary be open within 270 days from the approval date of the Conditions of Approval.
4. That all conditions of this use permit are conditions of the Commercial Cannabis Business Permit.
5. That the applicant must maintain a Commercial Cannabis Business Permit, which must be renewed annually and is subject to a renewal fee.
6. That all cannabis operations must be consistent with the materials submitted with the Commercial Cannabis Business Permit application, upon which the award of the permit was based.
7. That the use must be in compliance with all applicable state and local laws and any regulation promulgated thereunder.
8. That all employees/volunteers must be legally allowed to work in a cannabis facility by State law and are required to have a cannabis employee permit issued by the Hanford Police Department.
9. That if the Commercial Cannabis Business Permit expires, or is revoked, this conditional use permit may also be revoked by action of the Planning Commission.
10. That a change in business location for this applicant will require the approval of a new conditional use permit.
11. That at all times the applicant is required to have an approved security plan on file with the Hanford Police Department.
12. That no person shall cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of the commercial cannabis business.
13. That the applicant shall allocate 1% of total sales to the proposed Hanford Community Investment Fund as indicated in the "Community Benefits" section of the Cannabis Business Permit Application .
14. That the City may inspect the premises at any time, without notice.
15. That this permit shall expire and become null and void two years after the date of approval, unless, prior to the expiration, a building permit is issued and construction commenced and diligently pursued or the use for which the permit was issued has commenced.

EXPIRATION

This Conditional Use Application Permit shall 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 23rd day of April 2024.

Jason Waters, Secretary

Exhibit A
Site Plan Review No. 0089-24

DEVELOPMENT NOTES:

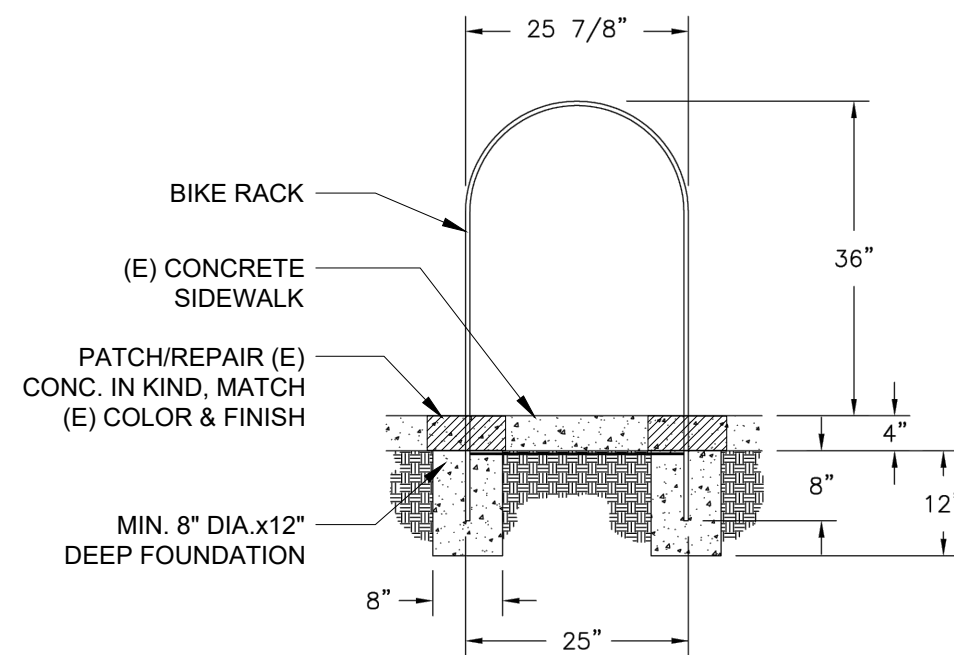
1. THE PROPOSED CANNABIS RETAIL BUSINESS CONFORMS WITH THE GENERAL PLAN, AND THE HANFORD COMMUNITY PLAN.
2. THE PROPOSED CANNABIS RETAIL BUSINESS COMPLIES WITH THE ZONE DISTRICT DEVELOPMENT STANDARDS AND ALL OTHER RELATED DEVELOPMENT STANDARDS.
3. THE PROPOSED CANNABIS RETAIL BUSINESS IS ADEQUATE IN SIZE AND SHAPE TO ACCOMMODATE THE YARDS, WALLS, FENCES, PARKING AND LOADING FACILITIES, LANDSCAPING, AND ALL ITEMS REQUIRED FOR THE DEVELOPMENT.
4. THE PROPOSED CANNABIS RETAIL BUSINESS IS SERVED BY HIGHWAYS ADEQUATE IN WIDTH AND IMPROVED AS NECESSARY TO CARRY THE KIND AND QUANTITY OF TRAFFIC SUCH USE WILL GENERATE.
5. THE PROPOSED CANNABIS RETAIL BUSINESS IS PROVIDED WITH ADEQUATE ELECTRICITY, SEWERAGE, DISPOSAL, WATER, FIRE PROTECTION, AND STORM DRAINAGE FACILITIES FOR THE INTENDED PURPOSE.
6. THE PROPOSED CANNABIS RETAIL BUSINESS DEMONSTRATES COMPATIBILITY WITH THE SURROUNDING CHARACTER OF THE NEIGHBORHOOD AND BLEND IN WITH EXISTING BUILDINGS. THE ESTABLISHMENT LOOKS SIMILAR TO OTHER NEARBY BUILDINGS.

SITE PLAN DISCLAIMER:

ALL SITE INFORMATION NOTED ON THIS PAGE WAS COLLECTED THROUGH COUNTY IMAGERY, GIS DATA, AND PARCEL RECORDS. NO SURVEY OF THE PROPERTY HAS BEEN CONDUCTED.

CANNABIS BUSINESS ACTIVITY NOTE:

1. NO CANNABIS CULTIVATION WILL BE CONDUCTED
2. ALL CANNABIS ACTIVITY LIMITED TO COMMERCIAL BUSINESS
3. ALL CANNABIS ACTIVITY WILL BE CONDUCTED WITHIN BUILDING INTERIOR
4. NO CANNABIS OR CANNABIS PRODUCTS OR GRAPHICS DEPICTING CANNABIS OR CANNABIS PRODUCTS SHALL BE VISIBLE FROM THE EXTERIOR OF ANY PROPERTY ISSUED A COMMERCIAL CANNABIS BUSINESS PERMIT, OR ON ANY OF THE VEHICLES OWNED OR USED AS PART OF THE CANNABIS RETAIL BUSINESS. NO OUTDOOR STORAGE OF CANNABIS OR CANNABIS PRODUCTS IS PERMITTED AT ANY TIME.



2 BIKE RACK MOUNTING DETAIL
N.T.S.

TWO-BIKE CAPACITY BIKE RACK

BIKE RACK QUANTITY REQUIRED:
5% OF PARKING = .05x43 = 2.15

BIKE RACK QUANTITY PROVIDED:
MIN. (1) TWO-BIKE CAPACITY BIKE RACK
PER GREEN BUILDING CODE 5.106.4.1.1

MNFR: WABASH VALLEY
(www.wabashvalley.com)
MODEL: BL (BIKE LOOP)
MOUNTING: INGROUND
COLOR: BLACK, PLASTISOL COATED

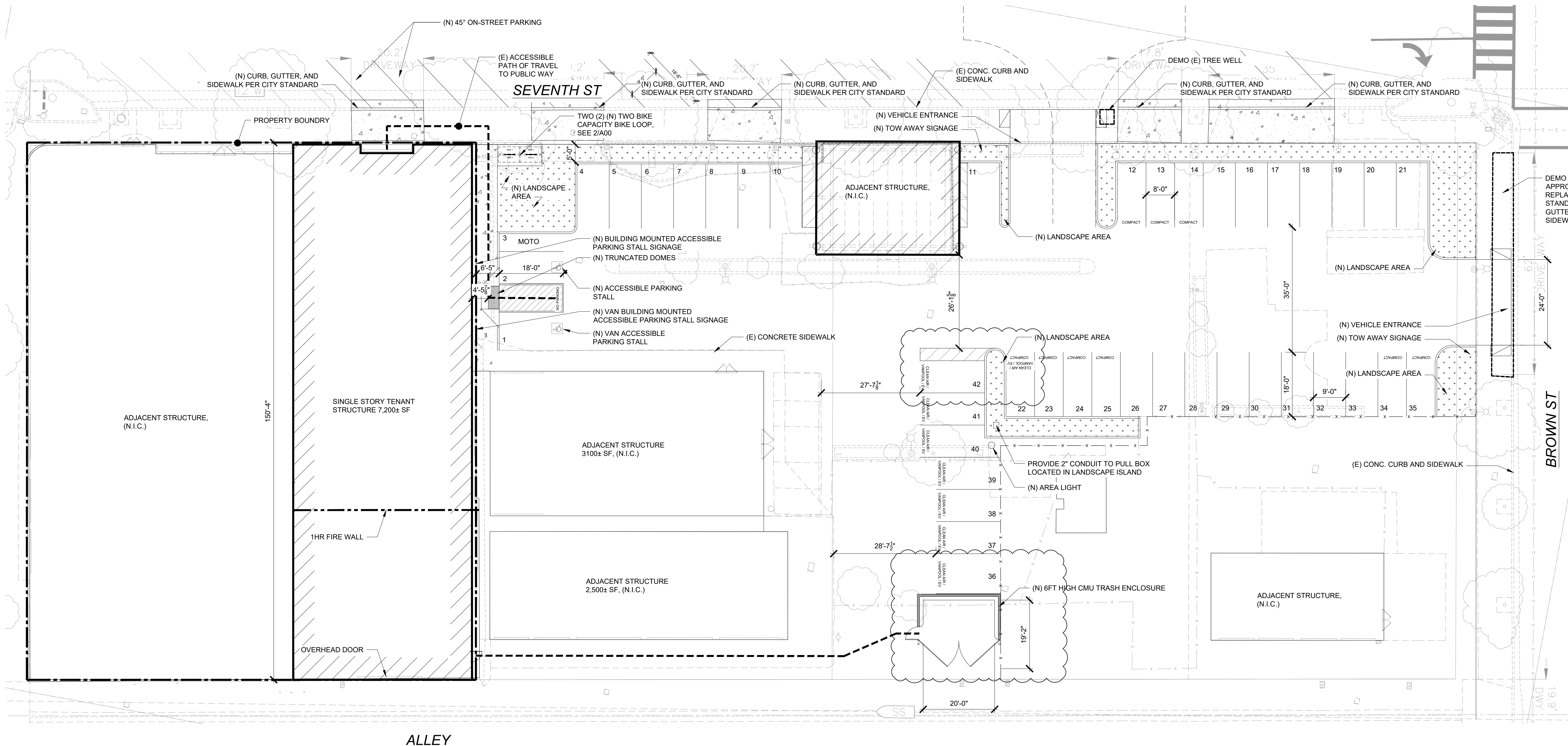
PARKING SUMMARY

REQUIRED PARKING FOR BUILDING @ 1/300	43 (12,800± TOTAL SF)
PROVIDED PARKING @ 1/300	42 (12,800± TOTAL SF)
REQUIRED ACCESSIBLE PARKING	2
TOTAL COMPACT STALLS	12 (30% OF TOTAL STALLS)
TOTAL MOTORCYCLE PARKING	1 (1 PER 40 STALLS)

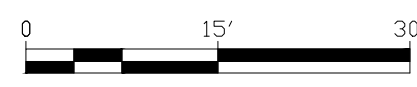
REQUIRED BICYCLE SPACE(S)	(3) CLASS II (SHORT-TERM)
PROVIDED BICYCLE SPACE(S)	(4) CLASS II (SHORT-TERM)

SITE ACCESSIBILITY NOTES

1. ACCESSIBLE PATH OF TRAVEL (POT), AS INDICATED SHALL COMPLY WITH 11B-402 OF THE CALIFORNIA BUILDING CODE. POT SHALL BE AN IDENTIFIABLE ACCESSIBLE ROUTE WITHIN AN EXISTING SITE, BUILDING OR FACILITY BY MEANS OF WHICH A PARTICULAR AREA MAY BE APPROACHED, ENTERED AND EXITED, AND WHICH CONNECTS A PARTICULAR AREA WITH AN EXTERIOR APPROACH (INCLUDING SIDEWALKS, STREETS AND PARKING AREAS), AN ENTRANCE TO THE FACILITY, AND OTHER PARTS OF THE FACILITY. ACCESSIBLE PATH SHALL BE:
 - 1.1. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT EXCEED 1:20 EXCEPT FOR SIDEWALKS, WHICH SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY)
 - 1.2. CROSS SLOPE SHALL NOT EXCEED 1:48 (PER 11B-403.3).
 - 1.3. CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" WIDE MINIMUM (PER 11B-403.5.1).
 - 1.4. VERTICAL CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.2 AND SHALL NOT EXCEED 1/4" MAXIMUM.
 - 1.5. BEVELED CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.3 AND SHALL NOT EXCEED 1/2" MAXIMUM, TO INCLUDE A 1" VERTICAL AND 1" BEVELED WITH A SLOPE NOT EXCEEDING 1:2.
2. DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-404, INCLUDING ALL GROUND LEVEL ENTRANCES AND EXITS.
3. PER 11B-203.5 MACHINERY SPACES, SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR OR OCCASIONAL MONITORING OF EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH CHAPTER 11B OF THE CALIFORNIA BUILDING CODE.



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 15'-0"



KM Architecture, Inc.
A Full Service Architectural Practice

3420 COACH LN, SUITE 9
CAMERON PARK, CA 95682
(530) 344-4073



EMBARC - HANFORD

207 E 7TH ST
HANFORD, CA
93230

CONDITIONAL USE

APN:
012-045-001

Drawn By

JOSH MINKEL

Project Architect

KIRK MILLER

Scale

AS NOTED

Date

10/18/2023

Project Number

20112.13

SHEET TITLE

PRELIMINARY
ARCHITECTURAL SITE
PLAN

1	PLANNING COMMENTS	01/05/2024
PERMIT SUBMISSION		03/31/2023
MARK DESCRIPTION		DATE

SHEET NO.

A00

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF KM ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF KM ARCHITECTURE, INC.

Exhibit B
Conditions of Approval



DATE: April 19, 2024

PROJECT: Site Plan Review SPR0089-24; CUP0004-23

APPLICANT: Embarc Hanford

LOCATION: 207 E Seventh Street

PROPOSAL: Cannabis storefront retail dispensary (and parking lot reconfiguration)

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: Latest – March 26, 2024

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 site plan approval.
- ☒ **PROCEED:** Plans approved subject to the attached conditions of approval, including the revision of any stated plan. The following department comments and conditions are attached:

- ☒ Planning
☒ Fire
☒ Other: Cannabis

- ☒ Building
☒ Public Works

- ☒ Submit plans for a building permit via the Citizen Self Service Portal.
☒ To complete the entitlement process, your plans must be reviewed by:

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

Signed,

Gabrielle Myers

Gabrielle Myers
Senior Planner, Community Development Department

April 19, 2024
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 and 17.70.080). **Exemption No. 2024-22**

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 SPR0089-24 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

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (559) 584-6656

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

Defense and Indemnification Provisions:

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

Cannabis Dispensary Comments:

1. That all requirements of the Hanford Municipal Code apply to the proposed project, including, but not limited to, Chapter 5.56:
https://library.gcode.us/lib/hanford_ca/pub/municipal_code/item/title_5-chapter_5_56
2. That the property be developed as shown on the attached site plan, **Attachment 1**.
3. That the dispensary be open within 270 days from the approval date of the Conditions of Approval.
4. That all conditions of this use permit are conditions of the Commercial Cannabis Business Permit.
5. That the applicant must maintain a Commercial Cannabis Business Permit, which must be renewed annually and is subject to a renewal fee.
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7. That the use must be in compliance with all applicable state and local laws and any regulation promulgated thereunder.
8. That all employees/volunteers must be legally allowed to work in a cannabis facility by State law and are required to have a cannabis employee permit issued by the Hanford Police Department.
9. That if the Commercial Cannabis Business Permit expires, or is revoked, this conditional use permit may also be revoked by action of the Planning Commission.
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11. That at all times the applicant is required to have an approved security plan on file with the Hanford Police Department.
12. That no person shall cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of the commercial cannabis business.
13. That the applicant shall allocate 1% of total sales to the proposed Hanford Community Investment Fund as indicated in the "Community Benefits" section of the Cannabis Business Permit Application .
14. That the City may inspect the premises at any time, without notice.
15. That this permit shall expire and become null and void two years after the date of approval, unless, prior to the expiration, a building permit is issued and construction commenced and diligently pursued or the use for which the permit was issued has commenced.

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: March 6, 2024

SITE PLAN NUMBER: SITE PLAN REVIEW REQUIRED; CUP0004-23 REV 4; SPR 0089-24

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

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

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

Corrections

- Provide parking in-lieu fees for all stalls unable to be accommodated of the 43 parking stall requirement (deficient 1 parking space)

Required Entitlements:

- **Conditional Use Permit – Cannabis Dispensary (submitted; scheduled 4/23/2024)**
- **Parcel Map Waiver – to adjust the lot line, so that the parking area and buildings are on the same site; otherwise, a Planned Unit Development is required to allow for cross-access and parking)**

MX-D Downtown Mixed Use

General: (all comments checked shall apply)

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled SPR0089-24, with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.
- ☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district
- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

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

Height of Structures (Section 17.28.080)

- ☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54).

- ☒ That the applicant provides 43 parking stalls, as shown on the approved site plan, two of which are ADA-accessible. That parking shall be provided at a ratio of one stall per 300 square feet of building area for the retail and gym use.

Calculation:

12,800 square feet ÷ 300 square feet = 42.66 stalls → **minimum 43 required**

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ **There shall be no more than four compact spaces adjacent to each other.**
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for

ornamentation. **Parking areas are to have one tree placed at every four lineal parking stalls.**

Usable Open Space: (Section 17.28.110).

- ☒ That there is no standard requirement for minimum usable open space.
- ☒ Conditional uses may be required to provide usable open space as a condition of approval.

Signage: (Section 17.56).

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

Landscaping: (Section 17.20.120 and 17.52).

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

- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.28.130)

- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

Dust Control:

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

BUILDING DIVISION
SPR0089-24/CUP0004-23 – Embarc Cannabis Dispensary
4-19-24
207 E Seventh St

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 1 electronic submittal, 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 Plans shall be stamped and wet signed by an Architect or
Engineer licensed in the State of California, if required.

****** 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 1 electronic submittal, 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 Plans shall be stamped and wet signed by an Architect or
Engineer licensed in the State of California, if required.
5. That a school impact fee for each square foot of occupiable building area be paid when building permits are issued as required.

6. That all special inspection reports be submitted to the Building Division prior to final inspection.
7. That all construction shall conform to **the Most Current Edition** (2022) of the California Building or Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
8. That Kings County Impact Fees shall apply at current rates.



H A N F O R D

Fire Department

Nikkie Chamberland, Fire Marshal



City Of Hanford Fire Department Plan Review

Approval of all projects does not exempt compliance with all applicable sections of the adopted Fire Codes and local city ordinances. All fire protection systems must be installed and operational prior to occupying the building. All permits shall be issued and paid for prior to scheduling any inspections with the fire department. Please contact the building department for the submittal process. To schedule inspection please contact the building department at 559-585-2580

The scope of work shall be clearly stated on all the plans submitted for permit. All deferred submittals shall be listed on the building plan page. All deferred submittals are required to be submitted within 30 days of building permit issuance.

Review Number: CUP0004-23

Address: 207 East Seventh Street, Hanford, CA 93230

Reviewer: Nikkie Chamberland

Date: 2-27-2024

The following are comments that are applicable and pertain to plans submitted: This project must comply with the latest applicable codes.

- Project shall meet the minimum fire flow requirements per Appendix B & C of the CFC 2022; Provide the fire flows within one year
- No traffic calming devices shall be installed without the Fire Departments approval
- Areas identified as “**Fire lanes**” must be Identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
 1. **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 2. **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 3. **Access roads 32 feet in width or more:** No fire lanes required.
 4. **Markings shall include “No Parking- Fire Lane”**

- Locked gates installed across fire department access roads:
 1. **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** 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. (See www.knoxbox.com for current models)
 2. **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.
 3. 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.
 4. 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.
 5. Provide a Knox Box for all structures and gates. In accordance with the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.
 6. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
- 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:

- | | |
|--|-----------------|
| 1. Downtown area (existing buildings): | 4 inch numbers |
| 2. Buildings 20-ft. or less from the street: | 6 inch numbers |
| 3. Buildings 21- to 40-ft. from the street: | 8 inch numbers |
| 4. Buildings more than 40-ft. from street: | 12 inch numbers |

- Operational Fire Permit is Required
- Submit plans and information regarding high piled storage, rack storage, storage of combustible commodity, hazardous materials and any processes regulated by the Uniform Fire Code



City of Hanford

Public Works Department

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

Utilities Division Comments

PROJECT: CUP0004-23 Embarc Hanford 207 E. Seventh Street

APN: 012-045-010

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall contact Underground Service Alert for all utility markings within the City right-of way.
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. Developer shall install a minimum 1" water service, as well as a minimum 1" backflow device dedicated to 207 E. Seventh Street. This service can connect to alley water main.
3. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to connect to Seventh Street.
4. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all required water services, existing or new, including fire service lines. Fire service system shall be a looped system with two points of connection to the City water main or as approved by the City of Hanford Fire Department.
5. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician that has been approved by the City of Hanford prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
6. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Sewer:

1. That the property owner is responsible for maintenance of all sanitary sewer laterals providing service to their property from building structure to the City Sanitary Sewer main, including connection fittings.
2. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. All new sanitary sewer laterals shall connect to sanitary sewer main in the alley.
3. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure per City Standard Detail GE-35. If serving food, include a sand/grease separator per City Standard Detail SS-32. Drain line shall connect to the City's Sanitary Sewer System.

Bob Williams

1/19/2024

Utilities Manager 559-585-2560

Date



City of Hanford

Public Works Department

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

Engineering Division Comments

PROJECT: CUP0004-23 Embarc Hanford 207 E. Seventh Street

APN: 012-045-010

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standards and Specifications requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558 or go to the City website at www.cityofhanfordca.com.
3. That the development is subject to a **\$4,200.00** Grading Plan Review fee in accordance with City Resolution No. 10-31-R. or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right-of-way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of ungrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the current National Pollutant Discharge Elimination System (NPDES) and Construction General Permit (CGP), and the City of Hanford Municipal Code Section 13.10 for Storm Water compliance. If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit and City of Hanford Municipal Code Section 13.10 requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

Bob Williams

1/19/2024

Utilities Manager 559-585-2560

Date



City of Hanford

Public Works Department

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

PROJECT: CUP0004-23 Embarc Hanford 207 E. Seventh Street

APN: 012-045-010

2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans. All onsite storm drainage shall drain to existing onsite basin.

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalks located along the Seventh Street project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage as well as meeting ADA requirements. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curb and gutter, and sidewalk installed per City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.
2. Existing tree wells that conflict with development improvements shall be removed and reinstalled in a location approved by the City Engineer. All associated irrigation and electrical shall also be relocated. A new tree approved by the City of Hanford Parks Department shall be installed. The existing tree well location shall be replaced with concrete to the satisfaction of the City's Construction Inspector.

Drive Approach Requirements:

1. All drive approaches not be used for this development shall be removed with clean sawcut limits, and new curb and gutter installed per City Standard CO-11 and new sidewalk per City Standard Detail CO-15.
2. Developer shall install one (1) 24' drive approach on Seventh Street and one (1) 24' drive approach on N. Brown Street as approved on plan and as measured at the bottom of the apron. Drive approaches shall be in conformance with City Standard Detail CO-41. All work regarding drive approaches shall be shown on the engineered site improvement plans.

Street Requirements:

1. Traffic control within the City of Hanford right-of-way shall conform to the California Manual on Uniform Traffic Control (CA MUTCD) and shall be approved by the City of Hanford Public Works Dept. prior to scheduling work.
2. All underground piping shall be inspected prior to backfilling. All utility trench backfill and paving shall conform to City Standard Detail ST-8. All underground piping and utility connections shall be shown on engineered site improvement plans.
3. Parking stalls on Seventh Street shall be removed as parallel parking and restriped as angled parking as shown on plan. New stalls shall be shown on the engineered site improvement plans.
4. A minimum 6" wide section of asphalt shall be removed to allow for forming of new curb and gutter. Asphalt and aggregate base section shall be replaced in kind or with a seven (7) inch plug of hot mixed asphalt.

Steve Coodey

1/19/2024

Assistant Engineer (559) 585-2582

Date



City of Hanford

Public Works Department

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

PROJECT: CUP0004-23 Embarc Hanford 207 E. Seventh Street

APN: 012-045-010

Development Impact Fees:

- I.** That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on the site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect the FY22/23 rates effective October 1st, 2022. All fees are payable prior to issuance of building permits. (**Proposed building area 7,200 sf.- Site Area: 1.2 Acres**).
- A.** That the development is subject to a **\$66,191.76 Circulation Impact Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof. *
- B.** That the development is **NOT** subject to a **Water System Impact Fee** in accordance with City Resolution No. 98-54-R, or any revision thereof.
- C.** That the development is **NOT** subject to a **Wastewater System Impact Fee** in accordance with City Resolution No 98-55-R, or any revision thereof.
- D.** That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revision thereof.
- E.** That the development is **NOT** subject to a **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R, or any revision thereof.
- F.** That the development is **NOT** subject to a **Police Protection Impact Fee** in accordance with city Resolution No. 98-53-R, or any revision thereof.
- G.** That the development is subject to a **\$3,464.07 Refuse and Recycling Impact Fee** in accordance with City Resolution No 98-56-R, or any revision thereof. Calculated with three (3) 2-yard dumpster bins.
- H.** That the development is **NOT** subject to a Park Impact Fee in accordance with City Resolution No 05-64-R, or any revision thereof.

Steve Coodey

1/19/2024

Assistant Engineer (559) 585-2582

Date



City of Hanford

Public Works Department

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

Refuse Division Comments

PROJECT: CUP0004-23 Embarc Hanford 207 E. Seventh Street

APN: 012-045-010

General Requirements:

1. That a minimum 10' X 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" X 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City Standard GE-41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate material. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That all on site vehicle routes used to service trash enclosure shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.
6. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**

Nick Mechem

1/19/2024

Refuse Supervisor (559) 585-7992

Date

Exhibit C
Operational Statement



OPERATIONS PLAN

Applicant: Embarc Hanford

Project Address: 207 E 7th Street

Hours of Operation

Embarc will comply with operational hours as set forth by the City and anticipates operating retail and delivery between 9:00 am and 9:00 pm.

Number of Employees & Employees Per Shift

	Year 1	Year 2	Year 3	Year 4	Year 5
General Manager	1	1	1	1	1
Store Managers - Operations, Inventory, & Community	3	3	3	3	3
Inventory Specialist	1	1	1	2	2
Store Leads	1	1	1	1	1
Guides (Retail & Delivery Sales Associates	9	10	11	12	15
TOTAL	15	16	17	19	22

We have extensive experience operating stores with similar volumes to those projected here, providing data to drive decision-making in initial staffing. As outlined above, we will have 15 employees during our first year of operations. During year one of operations, we anticipate shifts will include between 5 and 8 team members, varied by hour and day to reflect customer traffic patterns. Each shift will include the General Manager and/or 1–2 Store Manager(s), 1 Inventory Specialist, 1 Lead Guides, and 1–3 Guides. Customer flow is analyzed no less than bi-weekly during the schedule development process. Our shifts will scale to meet the demands of the business based on proven staff modeling scenarios utilized in existing operations.

Description of How Customers Enter & Purchase Product

1. Greeted	Guests are buzzed into the Screening Lobby. Upon entering the secure Screening Lobby, the customer will be greeted while their identification is verified to ensure compliance with State law requiring that no underage person will enter a commercial cannabis business premises.
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	The reception employee will record the identification via a scanning feature on Treez, Embarc's track and trace/point-of-sale software.
2. Introduced	Once identification and age are verified, guests are invited to move into the waiting area of the Screening Lobby, which has been designed with the customer in mind. Here you will find educational materials regarding cannabis as well as community-specific activations and installations. Based on customer flow in the Retail Area, guests will either move directly from this room into the Retail Sales Area or stay in the waiting area of the Screening Lobby until space permits.
3. Guided	After entering the Retail Area through the secure entry, guests will approach the countertop, where they are greeted by a retail sales associate called a "Guide." Guides take the guest through product selection, answer questions, and provide individualized suggestions. During this process, the Guide will use an internal standardized consultation protocol to obtain information about the customer's consumption experience. This information is used by the Guide to tailor education, discussion and product suggestions based on each customer's unique experience level with cannabis. If there is a line of customers when a guest first enters the Retail Sales Area, the guest will queue until called up to the counter by a Guide.
4. Check Out	Once the customer has selected products, the Guide will obtain the products and facilitate the transaction at a point-of-sale station. Guides will record the sale via the Treez software system. Treez will alert Guides if the customer has already exceeded their daily limit as defined by State law. If Treez indicates that the customer has already exceeded their daily purchasing limit, the Guide will not sell additional product to them that day. Purchased products are placed into an opaque exit package. The easily identifiable exit package allows Security Officers to monitor customers exiting the building.
5. Exit	Guests are thanked for coming and are directed to exit through the exit path. Customers will not be permitted to loiter on the property.

Detailed ID Verification / Check In Procedures

Embarc utilizes state-of-the-art technology and security and customer experience protocols to ensure no person under the age of 21 (or 18 with a valid physician's recommendation and/or medical card) is permitted to enter. These protocols have been proven to ensure no person enters the retail sales area until their identification has been verified, including age, identity, and validity of medical recommendation, if one is provided.

Access Restriction Through Verification Redundancy & Physical Design

All guests will enter utilizing the designated entrance at the front of the building where a sign will be posted clearly and legibly stating that no person under the age of 21 is permitted to enter. The premises will have distinct and clearly labeled entrance and exit doors and an access-controlled reception "screening lobby" that will remain electronically

locked and under Embarc's control during all business hours (with deadbolt security after-hours).

A robust surveillance network complemented by viewing stations in the reception area will allow for pre-screening of those approaching the business, ensuring only those who can be certainly identified on camera will be granted electronic access into the screening lobby to initiate the check in process and that youth are not able to access even the waiting area.

Upon entry, a guest is greeted in the secure reception ("screening lobby") area by a security guard and/or receptionist who visually inspects the guest's identification card before scanning it into Treez, which automatically inputs necessary identification verification and compliance information into our point-of-sale system. As a redundant layer of security, the receptionist also scans the ID using a portable age verification device such as the CAV-2000 (or similar model, depending on best-in-class technology at the time of operations).

Acceptable forms of identification include:

- A document issued by a federal, State, county, or municipal government, or a political subdivision or agency thereof, including, but not limited to, a valid motor vehicle operator's license, that contains the name, date of birth, height, gender, and photo of the person;
- A valid identification card issued to a member of the Armed Forces that includes the person's name, date of birth, and photo; or
- A valid passport issued by the United States or by a foreign government.

To protect against any guest accessing the retail sales area prior to identification verification, the reception area is secure with no further access capabilities unless buzzed through the locked door by the guard or receptionist, which only occurs after identification verification is complete.

Medical Patients & Caregivers

If the potential customer is between 18 and 20 years old (and thus only able to access the facility as a medical patient or caregiver), Embarc will confirm the customer's possession of a valid identification card utilizing the process outlined above as well as a physician's recommendation and/or Medical Marijuana Identification Card using a protocol that exceeds State regulations. Pursuant to State law, physician's recommendations will not be obtained or provided at our location. No person under the age of 21 will be allowed access to the retail sales area without the following verification protocol:

- If the patient produces a physician's recommendation, staff will verify that the doctor's license is active and in good standing using the California Medical Board's online license verification program, BreEZe; and upon verification that the physician's license is in good standing and active, the staff member will utilize the online verification system provided by the doctor to verify that the medical recommendation is valid. If no online platform is available, the staff member will call the physician's office and manually verify the recommendation.

- If the patient produces a State-issued medical identification card, the staff member will utilize the official website administered by the California Department of Public Health to verify the patient's identification card using the assigned a nine-digit Unique User Identification Number.

Once the above procedures are complete, the following outcomes are possible: (1) The patient is properly verified, their information is entered into the Treez point-of-sale system, and their records are stored in a HIPAA compliant database to meet State guidelines for record retention, or (2) The patient's verification fails, and they are asked to promptly leave the premises and only to return with valid documentation. The patient will be asked to show the government-issued identification and if applicable doctor's recommendation or MMIC card again at the point-of-sale station at the time of purchase.

Once age and identity verification are complete, the receptionist completes the guest's profile, including contact information in case of a product recall and should the guest want to join the Passport Club, Embarc's proprietary customer loyalty program. This information is properly stored pursuant to all cannabis and general advertising laws and regulations. The guest is then buzzed into the retail sales area where they are greeted by a Guide or, if at capacity, is invited to wait in the reception seating area. Embarc will utilize appropriate COVID-19 protocols as necessary at the time of operation.

Planned Customers Per Day

Based on this practical experience and actual results operating cannabis dispensaries, and as indicated in our revenue projections and pro forma, we can expect to see an average of 299 customers per day, 7 days a week. This equates to approximately 25 customers per hour, per day. Embarc will employ a variety of methods to manage and maintain an appropriate staff-to-customer ratio, including but not limited to the use of the waiting area during high-volume hours. This protects the ability of our reception and security team to effectively monitor customer flow and ensures Guides can educate customers through one-on-one, personalized interaction.

Security Onsite

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

DEVELOPMENT NOTES:

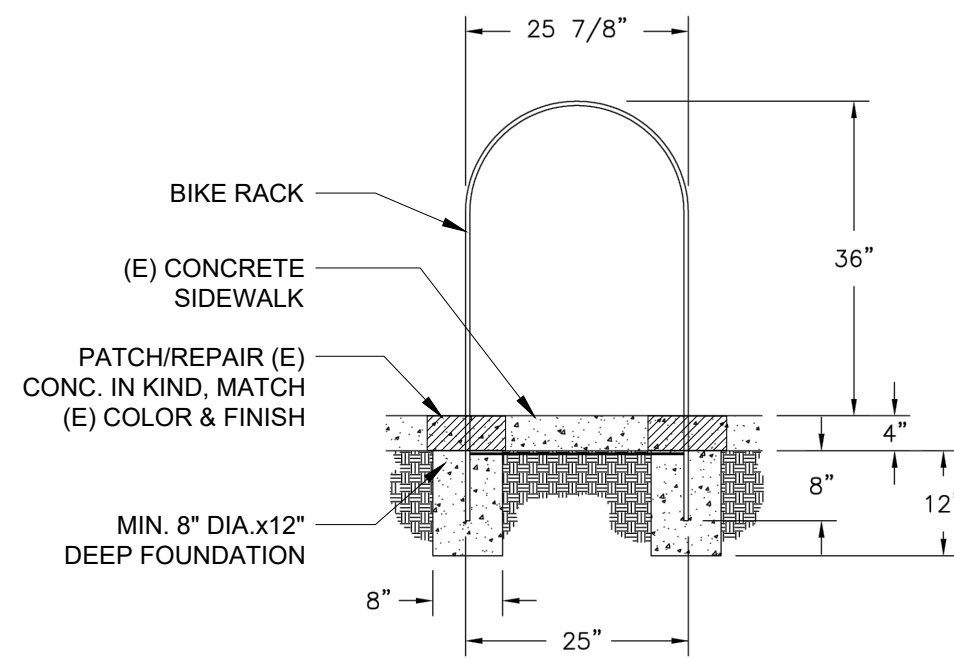
1. THE PROPOSED CANNABIS RETAIL BUSINESS CONFORMS WITH THE GENERAL PLAN, AND THE HANFORD COMMUNITY PLAN.
2. THE PROPOSED CANNABIS RETAIL BUSINESS COMPLIES WITH THE ZONE DISTRICT DEVELOPMENT STANDARDS AND ALL OTHER RELATED DEVELOPMENT STANDARDS.
3. THE PROPOSED CANNABIS RETAIL BUSINESS IS ADEQUATE IN SIZE AND SHAPE TO ACCOMMODATE THE YARDS, WALLS, FENCES, PARKING AND LOADING FACILITIES, LANDSCAPING, AND ALL ITEMS REQUIRED FOR THE DEVELOPMENT.
4. THE PROPOSED CANNABIS RETAIL BUSINESS IS SERVED BY HIGHWAYS ADEQUATE IN WIDTH AND IMPROVED AS NECESSARY TO CARRY THE KIND AND QUANTITY OF TRAFFIC SUCH USE WILL GENERATE.
5. THE PROPOSED CANNABIS RETAIL BUSINESS IS PROVIDED WITH ADEQUATE ELECTRICITY, SEWERAGE, DISPOSAL, WATER, FIRE PROTECTION, AND STORM DRAINAGE FACILITIES FOR THE INTENDED PURPOSE.
6. THE PROPOSED CANNABIS RETAIL BUSINESS DEMONSTRATES COMPATIBILITY WITH THE SURROUNDING CHARACTER OF THE NEIGHBORHOOD AND BLEND IN WITH EXISTING BUILDINGS. THE ESTABLISHMENT LOOKS SIMILAR TO OTHER NEARBY BUILDINGS.

SITE PLAN DISCLAIMER:

ALL SITE INFORMATION NOTED ON THIS PAGE WAS COLLECTED THROUGH COUNTY IMAGERY, GIS DATA, AND PARCEL RECORDS. NO SURVEY OF THE PROPERTY HAS BEEN CONDUCTED.

CANNABIS BUSINESS ACTIVITY NOTE:

1. NO CANNABIS CULTIVATION WILL BE CONDUCTED
2. ALL CANNABIS ACTIVITY LIMITED TO COMMERCIAL BUSINESS
3. ALL CANNABIS ACTIVITY WILL BE CONDUCTED WITHIN BUILDING INTERIOR
4. NO CANNABIS OR CANNABIS PRODUCTS OR GRAPHICS DEPICTING CANNABIS OR CANNABIS PRODUCTS SHALL BE VISIBLE FROM THE EXTERIOR OF ANY PROPERTY ISSUED A COMMERCIAL CANNABIS BUSINESS PERMIT, OR ON ANY OF THE VEHICLES OWNED OR USED AS PART OF THE CANNABIS RETAIL BUSINESS. NO OUTDOOR STORAGE OF CANNABIS OR CANNABIS PRODUCTS IS PERMITTED AT ANY TIME.



2 BIKE RACK MOUNTING DETAIL
N.T.S.

TWO-BIKE CAPACITY BIKE RACK

BIKE RACK QUANTITY REQUIRED:
5% OF PARKING = .05x43 = 2.15

BIKE RACK QUANTITY PROVIDED:
MIN. (1) TWO-BIKE CAPACITY BIKE RACK
PER GREEN BUILDING CODE 5.106.4.1.1

MNFR: WABASH VALLEY
(www.wabashvalley.com)
MODEL: BL (BIKE LOOP)
MOUNTING: INGROUND
COLOR: BLACK, PLASTISOL COATED

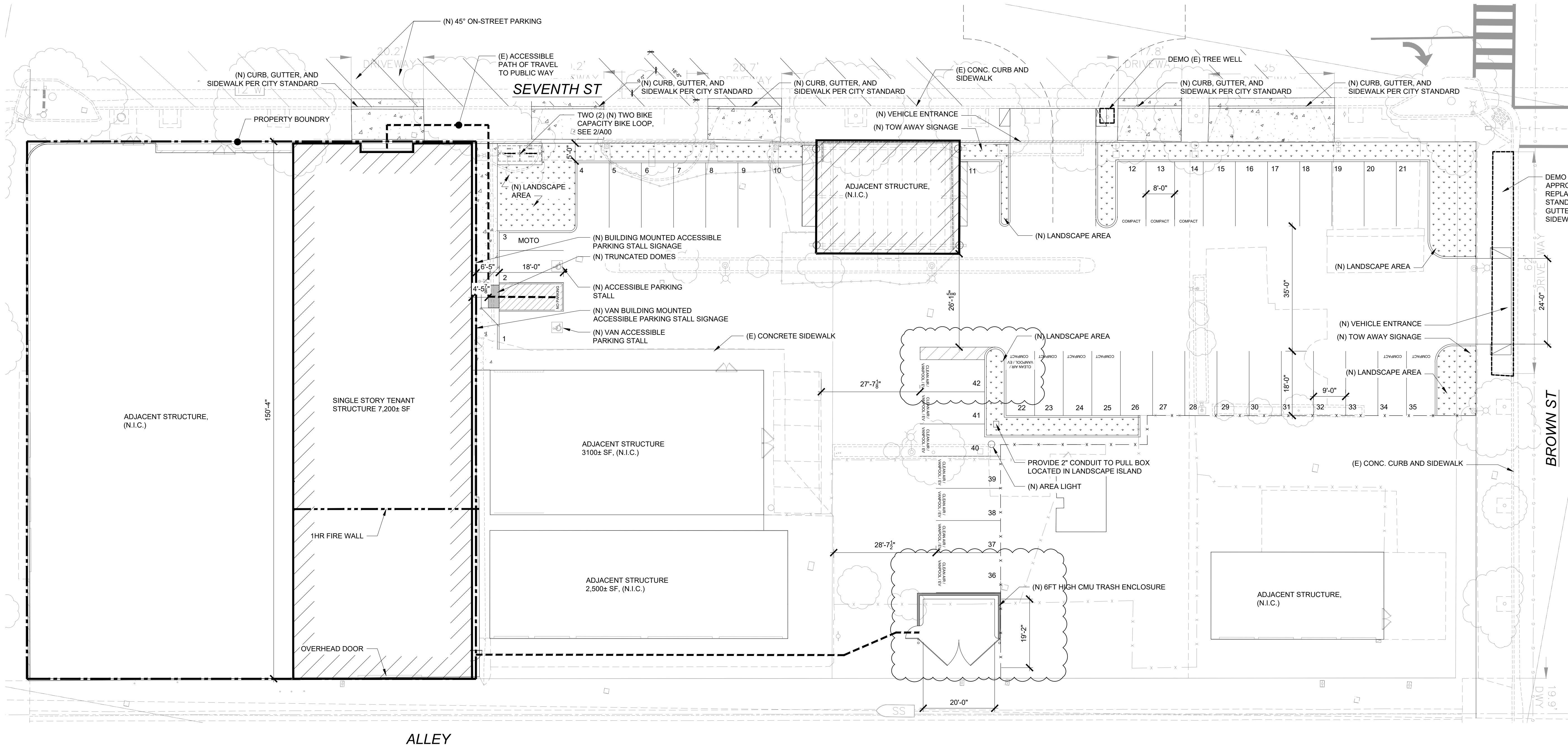
PARKING SUMMARY

REQUIRED PARKING FOR BUILDING @ 1/300	43 (12,800± TOTAL SF)
PROVIDED PARKING @ 1/300	42 (12,800± TOTAL SF)
REQUIRED ACCESSIBLE PARKING	2
TOTAL COMPACT STALLS	12 (30% OF TOTAL STALLS)
TOTAL MOTORCYCLE PARKING	1 (1 PER 40 STALLS)

REQUIRED BICYCLE SPACE(S)	(3) CLASS II (SHORT-TERM)
PROVIDED BICYCLE SPACE(S)	(4) CLASS II (SHORT-TERM)

SITE ACCESSIBILITY NOTES

1. ACCESSIBLE PATH OF TRAVEL (POT), AS INDICATED SHALL COMPLY WITH 11B-402 OF THE CALIFORNIA BUILDING CODE. POT SHALL BE AN IDENTIFIABLE ACCESSIBLE ROUTE WITHIN AN EXISTING SITE, BUILDING OR FACILITY BY MEANS OF WHICH A PARTICULAR AREA MAY BE APPROACHED, ENTERED AND EXITED, AND WHICH CONNECTS A PARTICULAR AREA WITH AN EXTERIOR APPROACH (INCLUDING SIDEWALKS, STREETS AND PARKING AREAS), AN ENTRANCE TO THE FACILITY, AND OTHER PARTS OF THE FACILITY. ACCESSIBLE PATH SHALL BE:
 - 1.1. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT EXCEED 1:20 EXCEPT FOR SIDEWALKS, WHICH SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY)
 - 1.2. CROSS SLOPE SHALL NOT EXCEED 1:48 (PER 11B-403.3).
 - 1.3. CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" WIDE MINIMUM (PER 11B-403.5.1).
 - 1.4. VERTICAL CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.2 AND SHALL NOT EXCEED 1/4" MAXIMUM.
 - 1.5. BEVELED CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.3 AND SHALL NOT EXCEED 1/2" MAXIMUM, TO INCLUDE A 1" VERTICAL AND 1" BEVELED WITH A SLOPE NOT EXCEEDING 1:2.
2. DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-404, INCLUDING ALL GROUND LEVEL ENTRANCES AND EXITS.
3. PER 11B-203.5 MACHINERY SPACES, SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR OR OCCASIONAL MONITORING OF EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH CHAPTER 11B OF THE CALIFORNIA BUILDING CODE.



ALLEY

NORTH

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 15'-0"

0 15' 30'



KM Architecture, Inc.
A Full Service Architectural Practice

3420 COACH LN, SUITE 9
CAMERON PARK, CA 95682
(530) 344-4073



EMBARC - HANFORD

207 E 7TH ST
HANFORD, CA
93230

CONDITIONAL USE

APN:
012-045-001

Drawn By

JOSH MINKEL

Project Architect

KIRK MILLER

Scale

AS NOTED

Date

10/18/2023

Project Number

20112.13

SHEET TITLE

PRELIMINARY
ARCHITECTURAL SITE
PLAN

1	PLANNING COMMENTS	01/05/2024
PERMIT SUBMISSION		03/31/2023
MARK DESCRIPTION		DATE

SHEET NO.

A00

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF KM ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF KM ARCHITECTURE, INC.



DATE: April 19, 2024

PROJECT: Site Plan Review SPR0089-24; CUP0004-23

APPLICANT: Embarc Hanford

LOCATION: 207 E Seventh Street

PROPOSAL: Cannabis storefront retail dispensary (and parking lot reconfiguration)

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: Latest – March 26, 2024

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 site plan approval.
- ☒ **PROCEED:** Plans approved subject to the attached conditions of approval, including the revision of any stated plan. The following department comments and conditions are attached:

- ☒ Planning
☒ Fire
☒ Other: Cannabis

- ☒ Building
☒ Public Works

- ☒ Submit plans for a building permit via the Citizen Self Service Portal.
☒ To complete the entitlement process, your plans must be reviewed by:

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

Signed,

Gabrielle Myers

Gabrielle Myers
Senior Planner, Community Development Department

April 19, 2024
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 and 17.70.080). **Exemption No. 2024-22**

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 SPR0089-24 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

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (559) 584-6656

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

Defense and Indemnification Provisions:

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

Cannabis Dispensary Comments:

1. That all requirements of the Hanford Municipal Code apply to the proposed project, including, but not limited to, Chapter 5.56:
https://library.gcode.us/lib/hanford_ca/pub/municipal_code/item/title_5-chapter_5_56
2. That the property be developed as shown on the attached site plan, **Attachment 1**.
3. That the dispensary be open within 270 days from the approval date of the Conditions of Approval.
4. That all conditions of this use permit are conditions of the Commercial Cannabis Business Permit.
5. That the applicant must maintain a Commercial Cannabis Business Permit, which must be renewed annually and is subject to a renewal fee.
6. That all cannabis operations must be consistent with the materials submitted with the Commercial Cannabis Business Permit application, upon which the award of the permit was based.
7. That the use must be in compliance with all applicable state and local laws and any regulation promulgated thereunder.
8. That all employees/volunteers must be legally allowed to work in a cannabis facility by State law and are required to have a cannabis employee permit issued by the Hanford Police Department.
9. That if the Commercial Cannabis Business Permit expires, or is revoked, this conditional use permit may also be revoked by action of the Planning Commission.
10. That a change in business location for this applicant will require the approval of a new conditional use permit.
11. That at all times the applicant is required to have an approved security plan on file with the Hanford Police Department.
12. That no person shall cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of the commercial cannabis business.
13. That the applicant shall allocate 1% of total sales to the proposed Hanford Community Investment Fund as indicated in the "Community Benefits" section of the Cannabis Business Permit Application .
14. That the City may inspect the premises at any time, without notice.
15. That this permit shall expire and become null and void two years after the date of approval, unless, prior to the expiration, a building permit is issued and construction commenced and diligently pursued or the use for which the permit was issued has commenced.

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: March 6, 2024

SITE PLAN NUMBER: SITE PLAN REVIEW REQUIRED; CUP0004-23 REV 4; SPR 0089-24

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

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

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

Corrections

- Provide parking in-lieu fees for all stalls unable to be accommodated of the 43 parking stall requirement (deficient 1 parking space)

Required Entitlements:

- **Conditional Use Permit – Cannabis Dispensary (submitted; scheduled 4/23/2024)**
- **Parcel Map Waiver – to adjust the lot line, so that the parking area and buildings are on the same site; otherwise, a Planned Unit Development is required to allow for cross-access and parking)**

MX-D Downtown Mixed Use

General: (all comments checked shall apply)

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled SPR0089-24, with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.
- ☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district
- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

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

Height of Structures (Section 17.28.080)

- ☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54).

- ☒ That the applicant provides 43 parking stalls, as shown on the approved site plan, two of which are ADA-accessible. That parking shall be provided at a ratio of one stall per 300 square feet of building area for the retail and gym use.

Calculation:

$$12,800 \text{ square feet} \div 300 \text{ square feet} = 42.66 \text{ stalls} \rightarrow \text{minimum 43 required}$$

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ **There shall be no more than four compact spaces adjacent to each other.**
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for

ornamentation. **Parking areas are to have one tree placed at every four lineal parking stalls.**

Usable Open Space: (Section 17.28.110).

- ☒ That there is no standard requirement for minimum usable open space.
- ☒ Conditional uses may be required to provide usable open space as a condition of approval.

Signage: (Section 17.56).

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

Landscaping: (Section 17.20.120 and 17.52).

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

- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.28.130)

- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

Dust Control:

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

BUILDING DIVISION
SPR0089-24/CUP0004-23 – Embarc Cannabis Dispensary
4-19-24
207 E Seventh St

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 1 electronic submittal, 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 Plans shall be stamped and wet signed by an Architect or
Engineer licensed in the State of California, if required.

****** 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 1 electronic submittal, 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 Plans shall be stamped and wet signed by an Architect or
Engineer licensed in the State of California, if required.
5. That a school impact fee for each square foot of occupiable building area be paid when building permits are issued as required.

6. That all special inspection reports be submitted to the Building Division prior to final inspection.
7. That all construction shall conform to **the Most Current Edition** (2022) of the California Building or Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
8. That Kings County Impact Fees shall apply at current rates.



H A N F O R D

Fire Department

Nikkie Chamberland, Fire Marshal



City Of Hanford Fire Department Plan Review

Approval of all projects does not exempt compliance with all applicable sections of the adopted Fire Codes and local city ordinances. All fire protection systems must be installed and operational prior to occupying the building. All permits shall be issued and paid for prior to scheduling any inspections with the fire department. Please contact the building department for the submittal process. To schedule inspection please contact the building department at 559-585-2580

The scope of work shall be clearly stated on all the plans submitted for permit. All deferred submittals shall be listed on the building plan page. All deferred submittals are required to be submitted within 30 days of building permit issuance.

Review Number: CUP0004-23

Address: 207 East Seventh Street, Hanford, CA 93230

Reviewer: Nikkie Chamberland

Date: 2-27-2024

The following are comments that are applicable and pertain to plans submitted: This project must comply with the latest applicable codes.

- Project shall meet the minimum fire flow requirements per Appendix B & C of the CFC 2022; Provide the fire flows within one year
- No traffic calming devices shall be installed without the Fire Departments approval
- Areas identified as “**Fire lanes**” must be Identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
 1. **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 2. **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 3. **Access roads 32 feet in width or more:** No fire lanes required.
 4. **Markings shall include “No Parking- Fire Lane”**

- Locked gates installed across fire department access roads:
 1. **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** 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. (See www.knoxbox.com for current models)
 2. **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.
 3. 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.
 4. 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.
 5. Provide a Knox Box for all structures and gates. In accordance with the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.
 6. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
- 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:

- | | |
|--|-----------------|
| 1. Downtown area (existing buildings): | 4 inch numbers |
| 2. Buildings 20-ft. or less from the street: | 6 inch numbers |
| 3. Buildings 21- to 40-ft. from the street: | 8 inch numbers |
| 4. Buildings more than 40-ft. from street: | 12 inch numbers |

- Operational Fire Permit is Required
- Submit plans and information regarding high piled storage, rack storage, storage of combustible commodity, hazardous materials and any processes regulated by the Uniform Fire Code



City of Hanford

Public Works Department

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

Utilities Division Comments

PROJECT: CUP0004-23 Embarc Hanford 207 E. Seventh Street

APN: 012-045-010

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall contact Underground Service Alert for all utility markings within the City right-of way.
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. Developer shall install a minimum 1" water service, as well as a minimum 1" backflow device dedicated to 207 E. Seventh Street. This service can connect to alley water main.
3. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to connect to Seventh Street.
4. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all required water services, existing or new, including fire service lines. Fire service system shall be a looped system with two points of connection to the City water main or as approved by the City of Hanford Fire Department.
5. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician that has been approved by the City of Hanford prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
6. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Sewer:

1. That the property owner is responsible for maintenance of all sanitary sewer laterals providing service to their property from building structure to the City Sanitary Sewer main, including connection fittings.
2. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. All new sanitary sewer laterals shall connect to sanitary sewer main in the alley.
3. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure per City Standard Detail GE-35. If serving food, include a sand/grease separator per City Standard Detail SS-32. Drain line shall connect to the City's Sanitary Sewer System.

Bob Williams

Utilities Manager 559-585-2560

1/19/2024

Date



City of Hanford

Public Works Department

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

Engineering Division Comments

PROJECT: CUP0004-23 Embarc Hanford 207 E. Seventh Street

APN: 012-045-010

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standards and Specifications requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558 or go to the City website at www.cityofhanfordca.com.
3. That the development is subject to a **\$4,200.00** Grading Plan Review fee in accordance with City Resolution No. 10-31-R. or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right-of-way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of ungrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the current National Pollutant Discharge Elimination System (NPDES) and Construction General Permit (CGP), and the City of Hanford Municipal Code Section 13.10 for Storm Water compliance. If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit and City of Hanford Municipal Code Section 13.10 requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

Bob Williams

1/19/2024

Utilities Manager 559-585-2560

Date



City of Hanford

Public Works Department

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

PROJECT: CUP0004-23 Embarc Hanford 207 E. Seventh Street

APN: 012-045-010

2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans. All onsite storm drainage shall drain to existing onsite basin.

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalks located along the Seventh Street project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage as well as meeting ADA requirements. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curb and gutter, and sidewalk installed per City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.
2. Existing tree wells that conflict with development improvements shall be removed and reinstalled in a location approved by the City Engineer. All associated irrigation and electrical shall also be relocated. A new tree approved by the City of Hanford Parks Department shall be installed. The existing tree well location shall be replaced with concrete to the satisfaction of the City's Construction Inspector.

Drive Approach Requirements:

1. All drive approaches not be used for this development shall be removed with clean sawcut limits, and new curb and gutter installed per City Standard CO-11 and new sidewalk per City Standard Detail CO-15.
2. Developer shall install one (1) 24' drive approach on Seventh Street and one (1) 24' drive approach on N. Brown Street as approved on plan and as measured at the bottom of the apron. Drive approaches shall be in conformance with City Standard Detail CO-41. All work regarding drive approaches shall be shown on the engineered site improvement plans.

Street Requirements:

1. Traffic control within the City of Hanford right-of-way shall conform to the California Manual on Uniform Traffic Control (CA MUTCD) and shall be approved by the City of Hanford Public Works Dept. prior to scheduling work.
2. All underground piping shall be inspected prior to backfilling. All utility trench backfill and paving shall conform to City Standard Detail ST-8. All underground piping and utility connections shall be shown on engineered site improvement plans.
3. Parking stalls on Seventh Street shall be removed as parallel parking and restriped as angled parking as shown on plan. New stalls shall be shown on the engineered site improvement plans.
4. A minimum 6" wide section of asphalt shall be removed to allow for forming of new curb and gutter. Asphalt and aggregate base section shall be replaced in kind or with a seven (7) inch plug of hot mixed asphalt.

Steve Coodey

1/19/2024

Assistant Engineer (559) 585-2582

Date



City of Hanford

Public Works Department

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

PROJECT: CUP0004-23 Embarc Hanford 207 E. Seventh Street

APN: 012-045-010

Development Impact Fees:

- I.** That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on the site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect the FY22/23 rates effective October 1st, 2022. All fees are payable prior to issuance of building permits. (**Proposed building area 7,200 sf.- Site Area: 1.2 Acres**).
- A.** That the development is subject to a **\$66,191.76 Circulation Impact Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof. *
- B.** That the development is **NOT** subject to a **Water System Impact Fee** in accordance with City Resolution No. 98-54-R, or any revision thereof.
- C.** That the development is **NOT** subject to a **Wastewater System Impact Fee** in accordance with City Resolution No 98-55-R, or any revision thereof.
- D.** That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revision thereof.
- E.** That the development is **NOT** subject to a **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R, or any revision thereof.
- F.** That the development is **NOT** subject to a **Police Protection Impact Fee** in accordance with city Resolution No. 98-53-R, or any revision thereof.
- G.** That the development is subject to a **\$3,464.07 Refuse and Recycling Impact Fee** in accordance with City Resolution No 98-56-R, or any revision thereof. Calculated with three (3) 2-yard dumpster bins.
- H.** That the development is **NOT** subject to a Park Impact Fee in accordance with City Resolution No 05-64-R, or any revision thereof.

Steve Coodey

1/19/2024

Assistant Engineer (559) 585-2582

Date



City of Hanford

Public Works Department

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

Refuse Division Comments

PROJECT: CUP0004-23 Embarc Hanford 207 E. Seventh Street

APN: 012-045-010

General Requirements:

1. That a minimum 10' X 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" X 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City Standard GE-41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate material. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That all on site vehicle routes used to service trash enclosure shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.
6. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**

Nick Mechem

1/19/2024

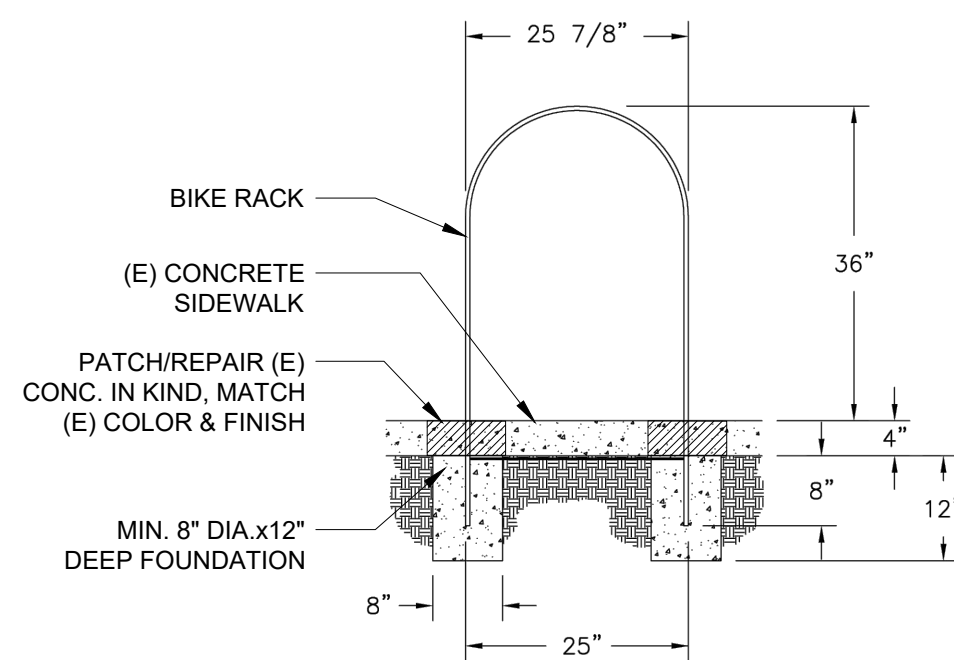
Refuse Supervisor (559) 585-7992

Date

1. THE PROPOSED CANNABIS RETAIL BUSINESS CONFORMS WITH THE GENERAL PLAN, AND THE HANFORD COMMUNITY PLAN.
2. THE PROPOSED CANNABIS RETAIL BUSINESS COMPLIES WITH THE ZONE DISTRICT DEVELOPMENT STANDARDS AND ALL OTHER RELATED DEVELOPMENT STANDARDS.
3. THE PROPOSED CANNABIS RETAIL BUSINESS IS ADEQUATE IN SIZE AND SHAPE TO ACCOMMODATE THE YARDS, WALLS, FENCES, PARKING AND LOADING FACILITIES, LANDSCAPING, AND ALL ITEMS REQUIRED FOR THE DEVELOPMENT.
4. THE PROPOSED CANNABIS RETAIL BUSINESS IS SERVED BY HIGHWAYS ADEQUATE IN WIDTH AND IMPROVED AS NECESSARY TO CARRY THE KIND AND QUANTITY OF TRAFFIC WHICH WILL GENERATE.
5. THE PROPOSED CANNABIS RETAIL BUSINESS IS PROVIDED WITH ADEQUATE ELECTRICITY, SEWERAGE, DISPOSAL, WATER, FIRE PROTECTION, AND STORM DRAINAGE FACILITIES FOR THE INTENDED PURPOSE.
6. THE PROPOSED CANNABIS RETAIL BUSINESS DEMONSTRATES COMPATIBILITY WITH THE SURROUNDING CHARACTER OF THE NEIGHBORHOOD AND BLEND IN WITH EXISTING BUILDINGS. THE ESTABLISHMENT LOOKS SIMILAR TO OTHER NEARBY BUILDINGS.

1. NO CANNABIS CULTIVATION WILL BE CONDUCTED
2. ALL CANNABIS ACTIVITY LIMITED TO COMMERCIAL BUSINESS
3. ALL CANNABIS ACTIVITY WILL BE CONDUCTED WITHIN BUILDING INTERIOR
4. NO CANNABIS OR CANNABIS PRODUCTS OR GRAPHICS DEPICTING CANNABIS OR CANNABIS PRODUCTS SHALL BE VISIBLE FROM THE EXTERIOR OF ANY PROPERTY ISSUED A COMMERCIAL CANNABIS BUSINESS PERMIT OR ON ANY OF THE VEHICLES OWNED OR USED AS PART OF THE CANNABIS RETAIL BUSINESS. NO OUTDOOR STORAGE OF CANNABIS OR CANNABIS PRODUCTS IS PERMITTED AT ANY TIME.

ALL SITE INFORMATION NOTED ON THIS PAGE WAS COLLECTED THROUGH COUNTY IMAGERY, GIS DATA, AND PARCEL RECORDS. NO SURVEY OF THE PROPERTY HAS BEEN CONDUCTED.



2 BIKE RACK MOUNTING DETAIL
N.T.S.

BIKE RACK QUANTITY REQUIRED:
5% OF PARKING = .05x43 = 2.15

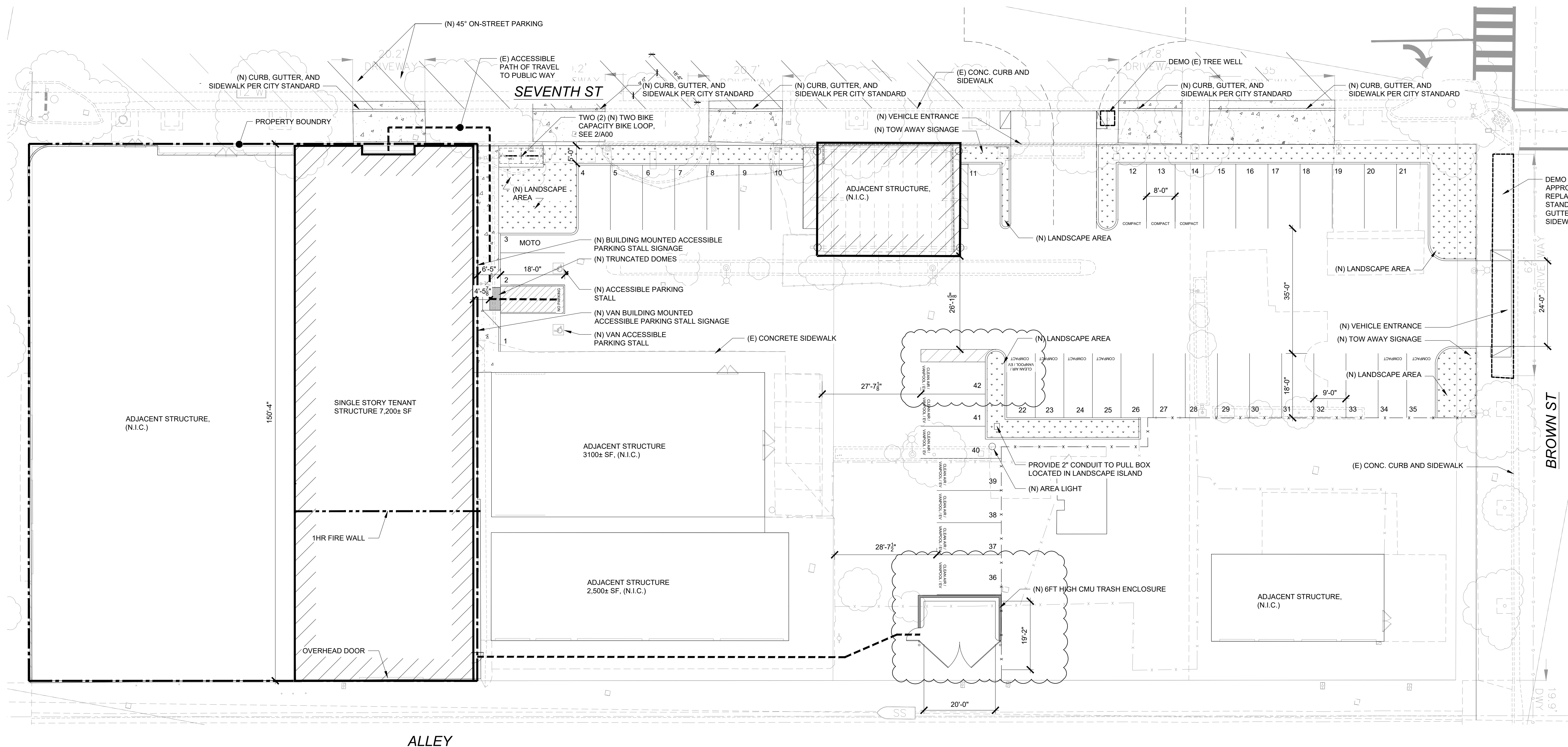
BIKE RACK QUANTITY PROVIDED:
MIN. (1) TWO-BIKE CAPACITY BIKE RACK
PER GREEN BUILDING CODE 5.106.4.1.1

MNFR: WABASH VALLEY
(www.wabashvalley.com)
MODEL: BL (BIKE LOOP)
MOUNTING: INGROUND
COLOR: BLACK, PLASTISOL COATED

REQUIRED PARKING FOR BUILDING @ 1/300	43 (12,800± TOTAL SF)
PROVIDED PARKING @ 1/300	42 (12,800± TOTAL SF)
REQUIRED ACCESSIBLE PARKING	2
TOTAL COMPACT STALLS	12 (30% OF TOTAL STALLS)
TOTAL MOTORCYCLE PARKING	1 (1 PER 40 STALLS)

REQUIRED BICYCLE SPACE(S) _____ (3) CLASS II (SHORT-TERM)
 PROVIDED BICYCLE SPACE(S) _____ (4) CLASS II (SHORT-TERM)

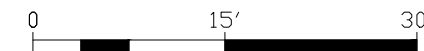
1. ACCESSIBLE PATH OF TRAVEL (POT), AS INDICATED SHALL COMPLY WITH 11B-402 OF THE CALIFORNIA BUILDING CODE. POT SHALL BE AN IDENTIFIABLE ACCESSIBLE ROUTE WITHIN AN EXISTING SITE, BUILDING OR FACILITY BY MEANS OF WHICH A PARTICULAR AREA MAY BE APPROACHED, ENTERED AND EXITED, AND WHICH CONNECTS A PARTICULAR AREA WITH AN EXTERIOR APPROACH (INCLUDING SIDEWALKS, STREETS AND PARKING AREAS), AN ENTRANCE TO THE FACILITY, AND OTHER PARTS OF THE FACILITY. ACCESSIBLE PATH SHALL BE:
 - 1.1. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT EXCEED 1:20 EXCEPT FOR SIDEWALKS, WHICH SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY)
 - 1.2. CROSS SLOPE SHALL NOT BE 1:48 (PER 11B-403.1)
 - 1.3. CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" WIDE MINIMUM (PER 11B-403.5.1)
 - 1.4. VERTICAL CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.2 AND SHALL NOT EXCEED $\frac{1}{4}"$ MAXIMUM.
 - 1.5. BEVELED CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.3 AND SHALL NOT EXCEED $\frac{1}{4}"$ MAXIMUM, TO INCLUDE A $\frac{1}{4}"$ VERTICAL AND $\frac{1}{4}"$ BEVELED WITH A SLOPE NOT EXCEEDING 1:2.
2. DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-404, INCLUDING ALL GROUND LEVEL ENTRANCES AND EXITS.
3. PER 11B-203.5 MACHINERY SPACES, SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR OR OCCASIONAL MONITORING OF EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH CHAPTER 11B OF THE CALIFORNIA BUILDING CODE.



ALLEY

NORTH

1) ARCHITECTURAL SITE PLAN
SCALE: 1" = 15'-0"



3420 COACH LN, SUITE 9
CAMERON PARK, CA 95682
(530) 344-4073



207 E 7TH ST
HANFORD, CA
93230

CONDITIONAL USE

APN:
012-045-001

Drawn By	JOSH MINKEL
Project Architect	KIRK MILLER
Scale	AS NOTED
Date	10/18/2023
Project Number	20112.13

*This drawing is not final, or to be used for construction
until the Architect's or Engineer's seal and signature
appear above.*

SHEET TITLE

PRELIMINARY
ARCHITECTURAL SITE
PLAN

1	PLANNING COMMENTS	01/05/2024
	PERMIT SUBMISSION	03/31/2023
MARK	DESCRIPTION	DATE
SHEET NO.		

A00



OPERATIONS PLAN

Applicant: Embarc Hanford

Project Address: 207 E 7th Street

Hours of Operation

Embarc will comply with operational hours as set forth by the City and anticipates operating retail and delivery between 9:00 am and 9:00 pm.

Number of Employees & Employees Per Shift

	Year 1	Year 2	Year 3	Year 4	Year 5
General Manager	1	1	1	1	1
Store Managers - Operations, Inventory, & Community	3	3	3	3	3
Inventory Specialist	1	1	1	2	2
Store Leads	1	1	1	1	1
Guides (Retail & Delivery Sales Associates	9	10	11	12	15
TOTAL	15	16	17	19	22

We have extensive experience operating stores with similar volumes to those projected here, providing data to drive decision-making in initial staffing. As outlined above, we will have 15 employees during our first year of operations. During year one of operations, we anticipate shifts will include between 5 and 8 team members, varied by hour and day to reflect customer traffic patterns. Each shift will include the General Manager and/or 1–2 Store Manager(s), 1 Inventory Specialist, 1 Lead Guides, and 1–3 Guides. Customer flow is analyzed no less than bi-weekly during the schedule development process. Our shifts will scale to meet the demands of the business based on proven staff modeling scenarios utilized in existing operations.

Description of How Customers Enter & Purchase Product

1. Greeted	Guests are buzzed into the Screening Lobby. Upon entering the secure Screening Lobby, the customer will be greeted while their identification is verified to ensure compliance with State law requiring that no underage person will enter a commercial cannabis business premises.
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	The reception employee will record the identification via a scanning feature on Treez, Embarc's track and trace/point-of-sale software.
2. Introduced	Once identification and age are verified, guests are invited to move into the waiting area of the Screening Lobby, which has been designed with the customer in mind. Here you will find educational materials regarding cannabis as well as community-specific activations and installations. Based on customer flow in the Retail Area, guests will either move directly from this room into the Retail Sales Area or stay in the waiting area of the Screening Lobby until space permits.
3. Guided	After entering the Retail Area through the secure entry, guests will approach the countertop, where they are greeted by a retail sales associate called a "Guide." Guides take the guest through product selection, answer questions, and provide individualized suggestions. During this process, the Guide will use an internal standardized consultation protocol to obtain information about the customer's consumption experience. This information is used by the Guide to tailor education, discussion and product suggestions based on each customer's unique experience level with cannabis. If there is a line of customers when a guest first enters the Retail Sales Area, the guest will queue until called up to the counter by a Guide.
4. Check Out	Once the customer has selected products, the Guide will obtain the products and facilitate the transaction at a point-of-sale station. Guides will record the sale via the Treez software system. Treez will alert Guides if the customer has already exceeded their daily limit as defined by State law. If Treez indicates that the customer has already exceeded their daily purchasing limit, the Guide will not sell additional product to them that day. Purchased products are placed into an opaque exit package. The easily identifiable exit package allows Security Officers to monitor customers exiting the building.
5. Exit	Guests are thanked for coming and are directed to exit through the exit path. Customers will not be permitted to loiter on the property.

Detailed ID Verification / Check In Procedures

Embarc utilizes state-of-the-art technology and security and customer experience protocols to ensure no person under the age of 21 (or 18 with a valid physician's recommendation and/or medical card) is permitted to enter. These protocols have been proven to ensure no person enters the retail sales area until their identification has been verified, including age, identity, and validity of medical recommendation, if one is provided.

Access Restriction Through Verification Redundancy & Physical Design

All guests will enter utilizing the designated entrance at the front of the building where a sign will be posted clearly and legibly stating that no person under the age of 21 is permitted to enter. The premises will have distinct and clearly labeled entrance and exit doors and an access-controlled reception "screening lobby" that will remain electronically

locked and under Embarc's control during all business hours (with deadbolt security after-hours).

A robust surveillance network complemented by viewing stations in the reception area will allow for pre-screening of those approaching the business, ensuring only those who can be certainly identified on camera will be granted electronic access into the screening lobby to initiate the check in process and that youth are not able to access even the waiting area.

Upon entry, a guest is greeted in the secure reception ("screening lobby") area by a security guard and/or receptionist who visually inspects the guest's identification card before scanning it into Treez, which automatically inputs necessary identification verification and compliance information into our point-of-sale system. As a redundant layer of security, the receptionist also scans the ID using a portable age verification device such as the CAV-2000 (or similar model, depending on best-in-class technology at the time of operations).

Acceptable forms of identification include:

- A document issued by a federal, State, county, or municipal government, or a political subdivision or agency thereof, including, but not limited to, a valid motor vehicle operator's license, that contains the name, date of birth, height, gender, and photo of the person;
- A valid identification card issued to a member of the Armed Forces that includes the person's name, date of birth, and photo; or
- A valid passport issued by the United States or by a foreign government.

To protect against any guest accessing the retail sales area prior to identification verification, the reception area is secure with no further access capabilities unless buzzed through the locked door by the guard or receptionist, which only occurs after identification verification is complete.

Medical Patients & Caregivers

If the potential customer is between 18 and 20 years old (and thus only able to access the facility as a medical patient or caregiver), Embarc will confirm the customer's possession of a valid identification card utilizing the process outlined above as well as a physician's recommendation and/or Medical Marijuana Identification Card using a protocol that exceeds State regulations. Pursuant to State law, physician's recommendations will not be obtained or provided at our location. No person under the age of 21 will be allowed access to the retail sales area without the following verification protocol:

- If the patient produces a physician's recommendation, staff will verify that the doctor's license is active and in good standing using the California Medical Board's online license verification program, BreEZe; and upon verification that the physician's license is in good standing and active, the staff member will utilize the online verification system provided by the doctor to verify that the medical recommendation is valid. If no online platform is available, the staff member will call the physician's office and manually verify the recommendation.

- If the patient produces a State-issued medical identification card, the staff member will utilize the official website administered by the California Department of Public Health to verify the patient's identification card using the assigned a nine-digit Unique User Identification Number.

Once the above procedures are complete, the following outcomes are possible: (1) The patient is properly verified, their information is entered into the Treez point-of-sale system, and their records are stored in a HIPAA compliant database to meet State guidelines for record retention, or (2) The patient's verification fails, and they are asked to promptly leave the premises and only to return with valid documentation. The patient will be asked to show the government-issued identification and if applicable doctor's recommendation or MMIC card again at the point-of-sale station at the time of purchase.

Once age and identity verification are complete, the receptionist completes the guest's profile, including contact information in case of a product recall and should the guest want to join the Passport Club, Embarc's proprietary customer loyalty program. This information is properly stored pursuant to all cannabis and general advertising laws and regulations. The guest is then buzzed into the retail sales area where they are greeted by a Guide or, if at capacity, is invited to wait in the reception seating area. Embarc will utilize appropriate COVID-19 protocols as necessary at the time of operation.

Planned Customers Per Day

Based on this practical experience and actual results operating cannabis dispensaries, and as indicated in our revenue projections and pro forma, we can expect to see an average of 299 customers per day, 7 days a week. This equates to approximately 25 customers per hour, per day. Embarc will employ a variety of methods to manage and maintain an appropriate staff-to-customer ratio, including but not limited to the use of the waiting area during high-volume hours. This protects the ability of our reception and security team to effectively monitor customer flow and ensures Guides can educate customers through one-on-one, personalized interaction.

Security Onsite

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Notice of Exemption 2024-22

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 – Gabrielle Myers (Senior Planner)
317 N. Douty Street
Hanford, CA 93230
(559)585-2578

Project Title: CUP0004-23; SPR0089-24

Project Location –207 E Seventh Street (APN 012-045-001, 012-045-010, 012-045-004, and 012-045-005).

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

Description of Nature, Purpose and Beneficiaries of Project: a request, by Embarc Hanford, to permit a Cannabis Business for a storefront dispensary for retail of cannabis products in the MX-D Downtown Mixed Use zone district.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Embarc Hanford c/o Terri Gilles

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, 15332 Infill
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

This project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities and 15332 Infill Projects of the California Environmental Quality Act (CEQA) Guidelines. The proposed project will occupy an existing building with no additional square footage and is surrounded by urban development.

Lead Agency Contact Person: Jason Waters Telephone: (559) 585-2590

Signature: _____ Date: April 23, 2024 Title: Deputy City Manager

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

Applicant Information:

Name: Terri Gilles - Embarc
Address: 1201 K Street, Unit 920; Sacramento, CA 95814
Phone Number: 310.995.0319

CHAPTER 17.69
COMMERCIAL CANNABIS-RELATED USES AND ACTIVITY

§ 17.69.010. Purpose.

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

(Ord. 17-08 § 3, 2017; Ord. 19-06 § 4, 2019)

§ 17.69.020. Definitions.

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

(Ord. 17-08 § 3, 2017; Ord. 19-06 § 4, 2019)

§ 17.69.030. Location of commercial cannabis businesses—Storefront retail dispensaries.

Storefront retail dispensaries shall be a conditional use in the MX-D zone, subject to the following requirements:

- A. Storefront retail dispensaries shall be located no closer than 200 feet to any property zoned RL-5, RL-8, RL-12, R-M, R-H that is in existence at the time the application is submitted. If any part of an MX-D zoned parcel falls within the 200 foot radius from the above listed residentially zoned properties, then the entire parcel shall be excluded from allowing the commercial cannabis business.
- B. It shall be no closer than 600 feet from any portion of any parcel containing any of the following that is in existence at the time the application is submitted:
 1. A school (whether public, private, or charter; including pre-school, transitional kindergarten, and K-12);
 2. A daycare facility serving nine or more children and is licensed by the State;
 3. Any youth facility as defined in State of California Health and Safety Code Section 11353.1(e)(2). Youth Facility is further defined to mean any public or private facility that is primarily used to host recreation or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades where 10 or more video games or game machines or devices are operated, and where minors are legally permitted to conduct business, or similar amusement park facilities. It shall also include a park, playground or recreational area specifically designed to be used by children which has play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or

basketball or any similar facility located on a public or private school grounds, or on city, county or state parks. This definition shall not include any private commercial activity including martial arts, yoga, ballet, music or similar studio of this nature nor shall it include any private athletic training facility or pizza parlor, dentist office or doctor's office primarily serving children.

(Ord. 17-08 § 3, 2017; Ord. 19-06 § 4, 2019)

§ 17.69.040. Location of commercial cannabis businesses—Cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing facilities, distributors and transporting.

Commercial cannabis businesses, including those permitted to engage in cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing, distribution and transporting of cannabis and cannabis products shall be permitted only if all the following requirements are met:

- A. The commercial cannabis business, other than a storefront retail dispensary, must be located on property zoned I-H-Heavy Industrial District.
- B. The property on which the commercial cannabis business is located must also meet all of the following distance requirements:
 1. It shall be no closer than 200 feet to any property zoned RL-5, RL-8, RL-12, R-M, R-H that is in existence at the time the application is submitted, including any legal nonconforming residential uses as of the date the commercial cannabis business permit is issued. If any part of an I-H zoned parcel falls within the 200 foot radius from residentially zoned properties within the City, then the entire parcel shall be excluded from allowing the commercial medical cannabis business.
 2. It shall be no closer than 600 feet from any portion of any parcel containing any of the following that is in existence at the time the application is submitted:
 - a. A school (whether public, private, or charter; including pre-school, transitional kindergarten, and K-12);
 - b. A daycare facility serving nine or more children and is licensed by the State;
 - c. Any youth facility as defined in State of California Health and Safety Code Section 11353.1(e)(2). Youth Facility is further defined to mean any public or private facility that is primarily used to host recreation or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades where 10 or more video games or game machines or devices are operated, and where minors are legally permitted to conduct business, or similar amusement park facilities. It shall also include a park, playground or recreational area specifically designed to be used by children which has play equipment installed, including public grounds

designed for athletic activities such as baseball, softball, soccer, or basketball or any similar facility located on public or private school grounds, or on city, county or state parks. This definition shall not include any private commercial activity including martial arts, yoga, ballet, music or similar studio of this nature nor shall it include any private athletic training facility or pizza parlor, dentist office or doctor's office primarily serving children.

(Ord. 17-08 § 3, 2017; Ord. 19-06 § 4, 2019)

§ 17.69.050. Distances measured—Applicable properties.

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

(Ord. 17-08 § 3, 2017; Ord. 19-06 § 4, 2019)

§ 17.69.060. Certification from the Community Development Director.

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

(Ord. 17-08 § 3, 2017; Ord. 19-06 § 4, 2019)

KINGS COUNTY ASSESSOR'S MAP

12-04

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.
DECEMBER 2004

