

RESOLUTION 19 -11
AN ADMINISTRATIVE RESOLUTION OF THE CITY OF KINGSBURG
APPROVING SITE PLAN REVIEW 19-08, ADVENTIST HEALTH

WHEREAS, Adventist Health has applied for a site plan permit to construct a 15,490 square foot medical clinic on 2.16 acres situated on the southwest corner of Sierra and Simpson Street in Kingsburg, and

WHEREAS, the subject property is currently vacant and is bounded on the north by a service station, on the west by a Highway 99 offramp, Simpson Street on the east and a parking lot with a small office on the south, and

WHEREAS, the applicant is proposing the construction of a 15,490 square foot medical clinic, 78 off-street parking stalls and a trash enclosure, and

WHEREAS, the proposed request has been processed consistent with Chapter 17.72, Site Plan Review, of the Kingsburg Zoning Ordinance, and

WHEREAS, the Site Plan Committee has reviewed the site plan for the proposed medical clinic and has determined that it is consistent with requirements of the CC zone, and

WHEREAS, subject to landscaping and architectural conditions, the proposed project will comply with the Highway Beautification Overlay Zone as well as Kingsburg's Form Based Code, and

WHEREAS, upon review of the Adventist Health project the Site Plan Review Committee has recommended approval of Site Plan 19-08 subject to conditions, and

WHEREAS, the Planning Department has prepared a staff memo on the project and determined that the project is consistent with the development standards of the Central Commercial zone district, and

WHEREAS, the applicant shall sign said administrative resolution within 30 days of receiving said resolution for this agreement to become effective, and

WHEREAS, failure to sign this administrative resolution will cause the site plan to become null and void, and

WHEREAS, the applicant has 30 days to appeal any of the conditions attached to this site plan, and failure to appeal any conditions within 30 days will cause the site plan conditions to be final.

NOW, THEREFORE, BE IT RESOLVED that the Site Plan Review Committee, after considering all the evidence presented, determined the following findings were relevant in evaluating this project:

1. The project is exempt from the California Environmental Quality Act because it is not considered to be a "project" under CEQA.

2. The proposed use is consistent with the Kingsburg General Plan, Land Use Element.

3. The project will not have an adverse impact on the health, safety or welfare of the community or immediate neighborhood.

BE IT FURTHER RESOLVED That the Kingsburg Site Plan Review Committee approves Site Plan 2019-08, Kingsburg Medical Clinic (Adventist Health) subject to the following conditions and amendments. The project shall be constructed consistent with Exhibit A, Site Plan 19-08, and amended as follows:

- a. The subject building shall be moved forward towards Simpson Street.
- b. Improved parking stalls shall be located in the area designated "future lot", at the rear of the building and on the southeast side of the building.
- c. All parking lots shall be provided with shade trees so that 50 percent of parking lot is shaded within 10 years.
- d. A 10-foot sidewalk shall be installed along the entire street frontage of the property. Decorative street lights shall be installed at locations identified by the city engineer.
- e. Tree-wells shall be incorporated into the 10-foot sidewalk. Trees shall be planted in each tree well. Each tree shall be planted with a root barrier and drip irrigation shall be provided to each tree.
- f. The trash enclosure shall be moved towards Simpson Street and shall be situated at the edge of the parking lot. Said enclosure shall be topped with a trellis system.
- g. A 6-foot block wall shall be constructed along the property line that runs along State Highway right-of-way. The interior of the wall shall be lined with trees, shrubs or combination of both. Drip irrigation shall be the source of water.

2. The applicant shall submit a grading and drainage plan to the city engineer for review and approval.

3. The applicant shall secure a permit to connect to SKF consistent with the district's improvement standards. The applicant shall pay all necessary fees and charges. The applicant shall comply with the following specific conditions:

- a. submit floor and plumbing plans for each building for sewer evaluation;
- b. install sanitary sewer laterals with clean outs and box to each proposed building;
- c. each building shall be metered separately from the landscaping system; and
- d. the applicant shall complete and submit a commercial sewer connection application to SKF.

4. The applicant shall secure a building permit from the City of Kingsburg and shall pay all building and development impact fees prior to occupancy.

5. The City Planner shall review and approve a landscaping and irrigation plan for the project. Said landscaping and irrigation shall be installed prior to occupancy.
6. The City Planner shall review and approve the sign plan for the medical clinic to ensure consistency with Kingsburg's Sign Ordinance.
7. The elevation designs shall comply with the Swedish architectural design guidelines set forth in Kingsburg's Zoning Ordinance, which reads as follows and are also attached to this report:

The project applicant shall make a good faith effort to conform new construction and exterior remodeling to the traditional and historic theme of the Swedish Village Design Standards and Guidelines to emphasis on the use of wood or wood in combination with brick, stone or stucco masonry, in the design of exterior walls.

Taking into consideration the type and size of the project, the project applicant shall make good faith efforts to incorporate as many Level 1 intensity elements as possible, including, without limitation, flower boxes, planers, awnings, mullion windows, use of brick or stone, and emulation of half-timbering, and/or such additional decorative features as window shutters, Dala horses, banners, Swedish and American flags, and other items with a Swedish theme.

8. The trash enclosures shall be designed to be covered with a trellis system and shall be screened with landscaping.
9. The applicant shall install driveways, gutters and sidewalks consistent with Kingsburg's Improvement Standards manual.
10. The applicant shall install parking lot improvements consistent with Kingsburg's Improvement Manual.
11. The subject site shall be well maintained by insuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the signs are properly lighted and painted; that the irrigation system is periodically checked to insure against leaks, over spray and watering times that are not conservation effective; and that the parking lot and driveways shall be properly paved and stripped.
12. A visible building address shall be fixed to the front of the building. The numbers shall be a minimum of six inches high.

13. Parking lot lights consistent with Kingsburg Improvement Standards Manual shall be installed within the interior of the subject site.

14. The applicant shall comply with the conditions from the Kingsburg Building Department:

- a. all buildings and exterior improvements shall comply with ADA standards;
- b. all building shall be provided with fire sprinklers; and
- c. the applicant shall secure a building permit and pay all building and development impact fees as required by the city of Kingsburg.

15. The applicant shall comply with the city engineer's conditions as follows:

- a. the applicant shall provide a grading and drainage plan for review and approval; said plan shall provide for filters at all drop inlets that accept storm water runoff from the subject site;
- b. the water system shall be looped unless calculations indicate that water pressure throughout the subject site can meet water pressure requirements without looping the system;
- c. all curbs, gutters, sidewalks, parking lots, parking lot lights shall be installed and designed consistent with Kingsburg's improvement standards; and
- d. sewer, water and storm drainage improvements shall be designed and installed consistent with Kingsburg's improvement standards.

The foregoing administrative resolution was signed and agreed upon by the City Manager of the City of Kingsburg and the representative of Adventist Health. Said conditions shall be binding upon Adventist Health upon signing of this resolution.

Kingsburg City Manager, Alex Henderson

Date

Representative for Adventist Health

Date