



**CITY COUNCIL MEETING
AGENDA
June 3, 2014 7:00 PM**

**Council Chambers, Civic Auditorium
400 N Douty St.**

ROLL CALL BY THE CITY CLERK:

FLAG SALUTE:

INVOCATION:

RECOGNITIONS/PROCLAMATIONS:

PUBLIC COMMENT:

Any person may directly address the Council at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Council. A maximum of five minutes is allowed for each speaker.

WRITTEN CORRESPONDENCE:

1. STAFF COMMUNICATIONS:

2. CONSENT CALENDAR:

All items listed under the Consent Calendar are considered routine and will be enacted by one motion (**ROLL CALL VOTE required**). For discussion of an item on the Consent Calendar, it will be removed at the request of any member of the City Council or any person in the audience and made a part of the regular agenda.

- A.** Community Development: Waive the second reading and approve Ordinance 14-02 adopting Municipal Code Amendment 2014-03 adding Section 17.44.065 to the Zoning Ordinance pertaining to large automobile dealership signage.

3. PUBLIC HEARING:

- A.** Finance Department: Public Hearing regarding the Application and a Resolution to issue a Permit to Operate two additional "Automobiles For Hire" Filed by Jose Cabrera DBA Limo One
- B.** Community Development: Continue the public hearing started on April 1, 2014, and approve resolution 14-09-R, increasing building inspection and plan review fees.
- C.** Community Development: Hold a public hearing and provide direction for the development of the City's FY 2014-2018 Community Development Block Grant Consolidated Plan, the first year's Annual Action Plan and Amendment to the Citizen Participation Plan.
- D.** Community Development: Hold a public hearing and introduce and waive the first reading of Ordinance 14-03 for Municipal Code Amendment 2014-05, an amendment to Section 17.18.090 of the Hanford Municipal Code to increase the maximum building coverage from 40 percent to 45 percent.
- E.** Community Development: Hold a public hearing and introduce and waive the first reading of Ordinance 14-04 for Municipal Code Amendment No. 2014-06, a request by the City of Hanford to amend Section 17.66.020 deleting paragraph C and adding Section 17.02.070 Multiple Decisions.
- F.** Police Department: Hold the public hearing and approve the use of the Edward Byrne Memorial Justice Assistance Grant (JAG) for FY 2014 as proposed.

4. **COUNCIL REPORTS/COMMENTS:**

5. **ADJOURNMENT:**

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. City Council Agendas and materials are also available at the City's website, www.cityofhanfordca.com; subject to staff's ability to post the agenda 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 City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}



AGENDA STAFF REPORT

MEETING DATE: 5/20/2014

AGENDA SECTION: 2. A.

SUBJECT:

Community Development: Waive the second reading and approve Ordinance 14-02 adopting Municipal Code Amendment 2014-03 adding Section 17.44.065 to the Zoning Ordinance pertaining to large automobile dealership signage.

RECOMMENDATION:

That the City Council by Motion, waive the second reading and approve Ordinance 14-02 adopted Section 17.44.065 pertaining to signage for large automobile dealerships and direct staff to publish in accordance with Government Code 36933.

BACKGROUND:

On May 6, 2014, the City Council held a public hearing and introduced Ordinance 14-02, which approved Municipal Code Text Amendment 2014-03. The proposed text amendment added section 17.44.065 pertaining to signage for large automobile dealerships.

FISCAL IMPACT:

None

ATTACHMENTS:

Description

 [Ordinance 14-02 - Sign Standards for Large Automobile Dealerships](#)

**ORDINANCE NO. 14-02
MUNICIPAL CODE AMENDMENT 2014-03**

**AN ORDINANCE OF THE CITY OF HANFORD AMENDING CHAPTER
17.44 OF THE MUNICIPAL CODE ADDING SIGN STANDARDS FOR
LARGE AUTOMOBILE DEALERSHIPS**

The City Council of the City of Hanford does ordain as follows:

Section 1: Section 17.44 of the Hanford Municipal Code is amended as shown in the attached Exhibit A.

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.66.050 of the Hanford Municipal Code and Government Code Section 65854.

Section 3: The City Council hereby finds that the proposed amendment is consistent with the objectives of the zoning regulations as set forth in Section 17.02.020 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 6th day of May, 2014, at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 4: The City Council of the City of Hanford finds that per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines the project is found to be exempt from environmental review.

Section 5: Effective Date and Publication. This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage.

EXHIBIT A

17.44.065 Auto Dealership Signage

Auto sales are a vital economic factor in the City of Hanford and often have unique circumstances relative to location, access, co-branding and highway visibility. An auto dealership could sell new vehicles made by multiple manufacturers and parts and service, as well as used vehicles. Such dealerships could require special consideration to ensure adequate signage for such multi-faceted operations.

The purpose of this section is to allow auto dealership signage that will provide flexibility while maintaining project identification that is visible, adequate, safe and noticeable to the motoring public from surface streets and highways. This section shall not, however, apply to auto dealership signage in the Downtown Commercial zone. This section shall supercede any conflicting sections of Chapter 17.44.

A. Definitions

1. "Auto dealership"- means a new car sales office(s), which may engage in secondary activities, including parts sales and repair service and secondary used car sales, on a single parcel/site or multiple adjacent parcels/sites. A used car dealership of two (2) acres in size will also qualify as an auto dealership for the purpose of this Section 17.44.065.
2. "Dealership sign"- means a sign identifying the dealer name and associated manufacturer name(s) and logo(s), e.g., Smith's Dodge/Chevrolet.
3. "Manufacturer sign" – means a sign identifying an individual vehicle manufacturer's name and/or logo, e.g, GMC, Cadillac, Toyota.
4. "Directional sign" – means an on-site sign that provides direction as to the location of new cars, used cars, parts and service and ancillary services.
5. "Off-site sign" – means a sign identifying the location of a vehicle dealership that is located on a site or parcel that is not the site or parcel upon which the auto dealership is located.

B. Auto Dealership Sign Guidelines

1. A master sign program shall be submitted to the Community Development Department for approval prior to the issuance of any new sign permits.

2. Dealership Signs – A dealership may have one (1) on-site freestanding sign and building sign on the primary and secondary frontages in accordance with Section 17.44.040. Freestanding signage shall be limited to six (6) feet in height and must be set back from property lines a minimum of five (5) feet, except when it is determined by the Community Development Director or City Engineer that the sign will obstruct vehicular visibility, in which case a greater setback may be required.
3. Manufacturer Signs – Each new car auto dealership shall be allowed one (1) on-site freestanding sign and one (1) building sign per street frontage that contains the manufacturer's name and logo of vehicles sold on-site.
 - a. Freestanding signs shall not exceed one and one-half (1.5) times the average height of the building housing the sale of such vehicles, as measured from ground level, and shall have a minimum base of fifty (50) percent the width of the sign face. If signs are located within thirty (30) feet of intersecting curb lines, the minimum clearance measured from the ground to the bottom of the sign shall be ten (10) feet.
 - b. Building signs shall be a maximum of two (2) square feet per linear foot of building frontage.
 - c. Individual manufacturer signs shall be located on the parcel or site of the auto dealership. For a dealership that sells vehicles made by more than one (1) manufacturer, the manufacturer sign(s) shall not be located closer than fifty (50) feet to another manufacturer sign on the auto dealership's parcel or site.
4. Maximum Aggregate Building Sign Area shall be as follows:
 - a. NC, CC, PC, MC and PHD – Maximum of three hundred fifty (350) square feet of sign area per site, including auto dealership signs (freestanding and building signs) and manufacturer signs, but not including directional or temporary promotional signage.
 - b. SC – Maximum of five hundred (500) square feet of sign area per site, for auto dealership signs (freestanding and building signs) and manufacturer signs, not including directional or temporary promotional signage.
 - c. DC – Shall comply with all regulations of the Downtown District.
5. Directional Signs – On-site directional signs are allowed to provide direction to the location of new cars, used cars, parts and service and other uses that may occur on the site related to auto sales. Directional signs shall not exceed six (6) square feet for each sign.

6. Temporary Promotional Signs

The intensely competitive nature of the automobile business involves periodic seasonal promotions, including new model introductions and factory incentives, etc. Flags and other promotional material are permitted, provided they comply with the following criteria:

- i. No temporary promotional sign shall be located more than twenty (20) feet off of the ground.
 - ii. Temporary signage, including flags and banners, are allowed if they are affixed to flag poles or on-site light standards and shall not exceed two (2) feet by three (3) feet.
 - iii. Banners are permitted if they are consistent with the requirements and limitation of Section 17.44.060E.
 - iv. No signage will be allowed in the public right of way.
- b. Off-Site Signs- Off-site freestanding signs may be permitted, subject to the approval of the Community Development Director, when required for public benefit or safety purposes to assist the traveling public in identifying the location of an auto dealership that may otherwise be difficult to find and subject to the following:
- i. An off-site sign shall be located within one-half (1/2) mile of an auto dealership for which the sign is erected and shall be adjacent to a designated highway or major arterial/collector street.
 - ii. Off-site signage shall be consistent with the requirements and limitations for dealership signs and shall contain directional information.
 - iii. If the auto dealership utilizing the off-site sign ceases business, the off-site sign shall be removed.
- c. Prohibited Signs. The following signs are prohibited:
- i. Roof signs erected on the roof of the building that extend beyond the face of the building, the fascia of the roof, above the peak of a pitched roof or the parapet line of a flat roof.
 - ii. A-frame signs, temporary sandwich signs, balloon or blow up signs.

- iii. Banners or flags not affixed to an on-site flag pole or light standard, such as feather signs.
- iv. Electronic or animated signs.
- v. Red, green or amber lights or any sign placed in such a position that it could reasonably be expected to interfere with, or be confused with an official traffic control device, traffic signal or official directional guide sign.

7. Pre-Existing Signs

Signage that does not fully conform to the above standards and which is legally existing at the time of adoption of this section shall be considered legal non-conforming and subject to Section 17.44.110.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on the 20th day of May, by the following roll call vote:

Council Members IRWIN JAMESON MARTINEZ CURRY PANNETT

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

Gary Pannett
MAYOR of the City of Hanford

ATTEST:

Diana Black
DEPUTY CITY CLERK

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

*I, **DIANA BLACK***, Acting City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 6th day of May, 2014, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the the 20th day of May, 2014.

Dated: _____

Diana Black
Acting City Clerk



AGENDA STAFF REPORT

MEETING DATE: 6/3/2014

AGENDA SECTION: 3. A.

SUBJECT:

Finance Department: Public Hearing regarding the Application and a Resolution to issue a Permit to Operate two additional "Automobiles For Hire" Filed by Jose Cabrera DBA Limo One

RECOMMENDATION:

That the City Council:

- a) Conduct a public hearing to determine if the public interest, necessity, and convenience will be served if the applicant is permitted to operate two additional "automobiles for hire", for a total of five, in the City of Hanford, and
- b) If it is determined that the public interest will be served, approve by resolution the schedule of rates and the issuing of a permit to operate conditioned upon the applicant complying with all applicable State, County, and City laws and regulations.

BACKGROUND:

The applicant has applied for a permit to operate two (2) additional "automobiles for hire" under Chapter 5.52 of the Hanford Municipal Code under the business name Limo One, which the business is currently authorized to operate three vehicles.

There are two limousine services authorized in Hanford. Love's Limousine Service has operated in Hanford since February 1999 and is authorized to operate three (3) vehicles but currently only operating two (2) vehicles. Limo One has operated in Hanford since October 2006 and is authorized three (3) vehicles.

There are also seven taxicab services in Hanford.

The applicant is requesting use of two additional vehicles which have a white exterior color. The vehicles are a 25 passenger 2004 International Mini Bus with a proposed \$175.00 per hour rate and a 40 Passenger Limo MCI Bus with a proposed rate of \$200.00 per hour.

Following is a summary of limousine service rates in effect in Hanford and surrounding jurisdictions as determined by a staff telephone survey:

Visalia Classic Status

\$75.00/hour-6 passenger-3 hour minimum, no mileage charge
\$100.00/hour-10-12 passenger-3 hour minimum, no mileage charge
15% gratuity added for driver

Fresno

Touch of Class Limousine Service
\$85.00/hour-10 passenger-3 hour minimum, \$4.00/hour fuel surcharge
15% service fee added to charge
15% gratuity added for driver

Hanford

Love's Limousine Service
\$102.00/hour-10 passenger limo-3 hour minimum, no mileage charge
\$102.00/hour-12 passenger limo-3 hour minimum, no mileage charge

Limo One
\$175.00/hour – 24 passenger Escalade limo, no mileage charge
\$125.00/hour - 22 passenger 2007 Escalade, no mileage charge
\$125.00/hour - 22 passenger 2005 #2 Hummer, no mileage charge

The Municipal Code provides that the Finance Director, upon receipt of proper application for a permit to operate an "automobile for hire", shall set the matter for public hearing. The public hearing for this applicant has been set for May 20, 2014 and proper notice has been given in accordance with provisions of the Code.

It is staff recommendation, unless testimony at the public hearing should cause Council to otherwise act, that Council approve the request of the applicant and adopt a resolution setting rates as proposed by the applicant.

Enclosed is a copy of the application, Chapter 5.52 of The Hanford Municipal Code, and a draft of a proposed resolution should Council approve this request.

FISCAL IMPACT:

Granting of the above request will not impact the fiscal budget.

ATTACHMENTS:

Description

- ❏ [14-27-R Limo One](#)
- ❏ [Limo One Application](#)
- ❏ [Chapter 5.52 Hanford Municipal Code](#)

RESOLUTION NO. 14-27-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD AUTHORIZING A
PERMIT AND RATE SCHEDULE FOR OPERATION OF AN AUTOMOBILE FOR HIRE
WITHIN THE CITY OF HANFORD BY LIMO ONE

At a regular meeting of the City Council of the City of Hanford duly called and held on June 3, 2014, it was moved by Council Member _____, seconded by Council Member _____, and duly carried, the following Resolution was adopted:

WHEREAS, pursuant to the provisions of Chapter 5.52 of the Hanford Municipal Code, for Jose Cabrera, doing business as Limo One has filed an application for approval of a permit to operate five automobiles for hire within the City of Hanford and for approval of the rates charged for the hire of such automobiles.

WHEREAS, the City Council has deemed that the public interest, convenience and necessity require the issuance of such permit and the setting of such rates.

NOW, THEREFORE, BE IT RESOLVED that the Director of Finance for the City of Hanford is hereby directed to issue to Jose Cabrera, doing business as Limo One, a permit to operate five automobiles for hire within the city limits of the City of Hanford subject to the filing and approval of an insurance policy as required by Chapter 5.52 of the Hanford Municipal Code.

RESOLVED FURTHER, that effective June 3, 2014, the automobile for hire rates to be charged by Limo One shall be as follows:

Automobile For Hire Rates

\$175.00 per hour – 24 Passenger Escalade Limo – No additional mileage charge

\$125.00 per hour – 22 Passenger Escalade Limo – No additional mileage charge

\$125.00 per hour – 22 Passenger H2 Hummer – No additional mileage charge

\$175.00 per hour – 25 Passenger International Limo Mini Bus - No additional mileage charge

\$200 per hour – 40 Passenger Limo MCI Bus - No additional mileage charge

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on June 3, 2014, by the following roll call vote

Councilmember IRWIN JAMESON MARTINEZ CURRY PANNETT

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

MAYOR of the City of Hanford

ATTEST:

Diana Black
ACTING CITY CLERK

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

I, **Diana Black**, Acting City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 3rd day of June, 2014.

Date: _____

Diana Black
Acting City Clerk

110 pc
4-28-14
C-11-1958
R-13238

CITY OF HANFORD

APPLICATION FOR A PERMIT TO OPERATE A TAXICAB / AUTOMOBILE FOR HIRE

Hanford Municipal Code

Sec. 5.52.030

Permit / Application / Fee

(a) Applicant's Name and Address:

Jose Cabrera
101 E 4th St.

Phone Number:

589-9355

Business Name (dba) and Address:

Limo One
101 E Fourth St
Hanford, CA 93230

(b) Permit Requested: Identify as a ~~Taxicab~~
or Automobile for Hire

yes

(c) Vehicle:

Make & Model:

Limo MCI BUS Limo International

Year and Trade Name:

98

mini bus 2004

Motor and serial number:

1M8TRMPA4WP060101/HV6TAFM94H666825

State license plate number:

8243471

88195A1

Seating capacity:

40

25

Body style:

Limo BUS

Limo BUS

(d) Location of taxi / automobile for hire stand:

(e) Rates to be charged:

Flag Drop

Rate Per Mile

Standby Fee

\$200 Hr.

\$175 Hr.

(f) Hours Of Operation:

24 Hrs

24 Hrs

(g) Color scheme:

white

white

Name, monogram or insignia:

Limo one

Limo one

(h) If any proposed stand is in the public street, the application shall be accompanied by a written consent thereto of all the occupants of the ground floor of any building in front of which such automobile is to be located and for twenty-five (25') feet each way therefrom or, if there is no such occupant, by the written consent thereto of the owner or lessee of such building or lot.

(i) Signature of Applicant(s)

Return to: City of Hanford, Finance Department
315 N. Douty Street
Hanford, California 93230
(559) 585-2512

Chapter 5.52

TAXICABS AND AUTOMOBILES FOR HIRE

Sections:

5.52.010	Definitions.
5.52.020	Permit required.
5.52.030	Permit--Application--Fee.
5.52.040	Permit application--Hearing--Issuance--Denial.
5.52.050	Insurance.
5.52.060	Drivers' permits.
5.52.070	Rules and regulations.
5.52.080	Permit--Revocation.
5.52.090	Changes in rates of fares and vehicles used.
5.52.100	Permits nontransferable--Number limited.
5.52.110	Nonpayment of fare.

Section 5.52.010 Definitions.

For the purposes of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter are defined as follows:

"Automobile for hire" means and includes every automobile or motor-propelled vehicle by means of which passengers are transported for hire upon any public street in the city and not over a regular or defined route, irrespective of whether the operations extend beyond the city limits, except vehicles defined as taxicabs and except vehicles of transportation companies.

"Taxicab" means and includes every automobile or motor-propelled vehicle by means of which passengers are transported for hire upon any public street in the city and not over a regular or defined route, irrespective of whether the operations extend beyond the city limits, when a charge for such transportation is measured by the distance traveled or by the time required for such transportation or both, except vehicles of transportation companies.

"Transportation company" shall be synonymous with the phrase "carrier" as defined by Section 3511 of the Public Utilities Code of the State. (Ord. 96-18 § 36, 1996; prior code § 5-14.01)

Section 5.52.020 Permit required.

It is unlawful for any person to operate or cause to be operated, any automobile for hire or taxicab upon any public street in the city without first having obtained a permit so to do in accordance with the provisions of this chapter and without complying with or having complied with, all the provisions of this chapter. (Prior code § 5-14.02)

Section 5.52.030 Permit--Application--Fee.

Any person desiring to obtain the permit required by Section 5.52.020 of this chapter shall pay a fee in the amount fixed by resolution of the council to the director of finance and shall make an application for such permit to the council, which application shall set forth:

- A. The name and address of the applicant and, if the applicant shall be a corporation, the names of its principal officers or, if the applicant shall be a partnership, association or fictitious company, the names of the partners or persons comprising the association or company, with the address of each;
- B. A statement as to whether the permit is desired for an automobile for hire or taxicab;
- C. A description of every motor vehicle which the applicant proposes to use, including:

1. The trade name,
2. The motor and serial number,
3. The state license number,
4. The seating capacity, and
5. The body style;
- D. The street number and exact location of the place where the applicant proposes to stand each such automobile;
- E. A proposed schedule of rates or fares to be charged for carrying passengers in such automobiles;
- F. The distinctive color scheme, name, monogram or insignia which shall be used on such automobiles; and
- G. If any proposed stand is in the public street, the application shall be accompanied by a written consent thereto of all the occupants of the ground floor of any building in front of which such automobile is to be located and for twenty-five (25) feet each way therefrom or, if there is no such occupant, by the written consent thereto of the owner or lessee of such building or lot. (Prior code § 5-14.03)

Section 5.52.040 Permit application--Hearing--Issuance--Denial.

- A. Upon the receipt of any such application, the director of finance shall set a time, not less than ten days nor more than thirty (30) days thereafter, for the hearing of the application before the council and shall give notice of the time so set, at least five days before the date of the hearing, to the applicant and to any other such permit holder at the address set forth in such application (and by publication if directed by the council).
- B. At the time set for the hearing of such application, the council may examine the applicant and all persons interested in the application and shall determine whether or not the public interest, convenience and necessity require the issuance of the permit applied for. If it shall be found by the council that the public interest, convenience and necessity require the issuance of the permit applied for the council, by resolution, shall order the director of finance to issue a permit in accordance with the application, subject to the filing and approval of an insurance policy as provided in this chapter.
- C. The following reasons shall be sufficient for the denial of the permit:
 1. That the application is not in the form and does not contain the information required to be contained therein by the provisions of this chapter;
 2. That the vehicles described in the application are inadequate or unsafe for the purpose for which they are to be used;
 3. That the color scheme, name, monogram or insignia to be used upon such vehicles shall be in conflict with or imitate any color scheme, name, monogram or insignia used by any person in such manner as to be misleading or tend to deceive or defraud the public;
 4. That the location of the proposed stand is such as to congest or interfere with travel on any public street or that the proposed stand is within three hundred (300) feet from any other stand theretofore fixed by the council on the same street;
 5. That the applicant, at some prior time, has had a permit for the operation of an automobile for hire or taxicab revoked for reason; or
 6. That it shall appear to the council that there is a sufficient number of taxicabs and automobiles for hire in the city to fully serve the public, that the granting of additional permits would unduly congest the traffic and interfere with the free use of the public streets by the public and that the public interest, convenience and necessity do not require the issuance of such permit. (Prior code § 5-14.04)

Section 5.52.050 Insurance.

Before a permit shall be issued by the director of finance, the applicant to whom a permit shall have been awarded by the council shall deliver to the council a policy of insurance, executed by a company duly authorized under the laws of the state to do business, in which policy the insurance company promises and undertakes to pay in full all claims for damages to persons or property resulting from the operation of the vehicles referred to in the application. The minimum amount for which liability shall be assumed for injury to or the death of, any person in any one accident and for injury to or the death of, more than one person in any one accident and the minimum amount for which liability shall be assumed for injury to or the destruction of, property in any one accident shall be the minimum amounts as set forth in Section 16430 of the Vehicle Code of the state. (Prior code § 5-14.05)

Section 5.52.060 Drivers' permits.

A. Required. It is unlawful for any person to drive any taxicab or automobile for hire without first obtaining a permit in writing from the police chief. Such permits issued shall entitle the driver to work only for the owner whose name appears on the permit. A new permit shall be required for each subsequent employment.

B. Application. Applicants for such permits shall file applications therefor with the police chief upon blanks to be furnished by the city.

C. Issuance--Refusal. Permits shall be in the form of a card which shall bear the signature, photograph and fingerprints of the applicant. Such card shall be issued in duplicate and one copy shall be filed with the police department and the other card shall be conspicuously displayed in the vehicle operated by the driver. No permit shall be issued to any of the following persons:

1. Any person under the age of twenty-one (21) years;
2. Any person who has been convicted of a felony or a crime involving moral turpitude;
3. Any person who has been convicted of reckless driving or driving while under the influence of intoxicating liquor or narcotics; or
4. Any person not possessing a State Class C driver's license of the state.

D. Examination. Each applicant shall be examined by a person designated by the police chief as to the applicant's knowledge of the provisions of this chapter, the Vehicle Code of the state, and the geography of the city and, if the result of the examination is not satisfactory, he shall be denied a permit.

E. Revocation. The police chief may revoke a permit issued or may refuse to renew a permit if the driver or applicant has, since the granting of a permit:

1. Been convicted of a felony or a crime involving moral turpitude;
2. Been convicted of reckless driving or driving while under the influence of intoxicating liquor or narcotics;
3. Had his state operator's license revoked or suspended;
4. Had two or more convictions of speeding within any twelve (12) month period; or
5. Violated any of the provisions of this chapter. (Ord. 96-18 §§ 37, 38 and 55, 1996: prior code § 5-14.06)

Section 5.52.070 Rules and regulations.

The following rules and regulations shall be observed by all persons operating taxicabs or automobiles for hire, and it is unlawful to operate such taxicabs or automobiles for hire in violation of any of the following rules:

A. Any person operating a taxicab shall wear a distinctive hat or cap with a badge in plain sight inscribed with the name of the person to whom the permit has been issued. The provisions of this subsection shall not apply to an individual to whom a permit has been issued when driving his own car.

B. All taxicabs and automobiles for hire shall, while carrying passengers, come to a full stop within thirty (30) feet of the nearest rail before crossing any railroad track where no gates are maintained.

C. No automobile for hire or taxicab shall remain standing upon any portion of any public street except for loading and unloading passengers and then not for a period of more than five minutes, except at such stand as may be designated by the council and described in the application for a permit. The provisions of this subsection shall not apply to any automobile for hire or taxicab while the same is engaged by and being paid for by a passenger or while a licensed operator is seated at the driver's seat in the taxicab or automobile for hire awaiting engagement by a passenger.

D. No operator or owner of any automobile for hire or taxicab shall solicit, take or carry any passengers after such automobile for hire or taxicab shall have been engaged or while in use for another passenger, without the consent of the passenger first engaging the same having been first obtained. A passenger engaging such automobile shall have the exclusive right to full and free use of the passenger compartment and the whole thereof, if he desires the same.

E. The operator of any taxicab shall carry any passenger engaging the same safely and expeditiously to his destination by the most direct and accessible route.

F. No owner or operator of any automobile for hire or taxicab shall solicit patronage for the same from the vehicle or within one hundred (100) yards therefrom, upon any public street save and except at railroad and interurban depots and within the boundaries of the space designated by the police chief for such purposes.

G. All automobiles for hire and taxicabs shall be kept in good mechanical condition.

H. No taxicab or automobile for hire shall be operated by any person under the age of twenty-one (21) years, or by any person who does not have a chauffeur's license issued by the state or by any person under the influence of intoxicating liquor or by any person while using tobacco in any form or by any person who is for any reason whatsoever unable or incompetent to safely handle such automobile or by any person in violation of any law.

I. No owner or operator of any automobile for hire or taxicab shall indulge in unfair competition with competitors or shall commit any fraud upon the public or other persons engaged in the same business and the council shall be the sole judge of what constitutes fraud or unfair competition pursuant to the provisions of this subsection. Any complaint of violation of the provisions of this subsection shall only be heard upon written complaint specifying the act complained of and sworn to by the complainant before a notary public or other officer authorized to administer oaths.

J. Every taxicab shall have posted in the passenger's compartment a schedule of rates and charges for the hire of such vehicle and a copy of the provisions of this section.

K. Every automobile for hire and taxicab shall be equipped with a light of not less than two candlepower within such vehicle, so arranged as to illuminate the whole of the passenger compartment, which light shall be constantly lighted at all times while any passenger is in such vehicle (except when the same is in motion) from one-half hour after sunset of any day until one-half hour before sunrise of the next day and no shades or blinds shall be drawn over the windows of any automobile for hire or taxicab while any passenger is in such vehicle.

L. No charge shall be made by any operator or owner of a taxicab or automobile for hire in excess of the rates posted in the passenger compartment of such vehicle and approved by the council.

M. No automobile for hire or taxicab shall be operated unless the passenger compartment shall be kept clean and in a sanitary condition.

N. No automobile for hire shall be designated as a taxi or taxicab or by word or phrase using the words taxi or taxicab in any sign or advertising matter. (Prior code § 5-14.07)

Section 5.52.080 Permit--Revocation.

Any permit granted pursuant to the provisions of this chapter may be revoked by the council, either as a whole or as to any or all vehicles described therein or as to the right to use any distinctive color

monogram or insignia, after thirty (30) days' notice to the permittee requiring him to appear at a certain time and place to show cause why the permit should not be revoked for any of the following reasons:

- A. That the insurance provided for in Section 5.52.050 of this chapter has not been given, has been withdrawn or lapsed for nonpayment of premium or is not in force for any reason;
- B. For the nonpayment of any license fee provided by Chapters 5.04 and 5.08;
- C. For failure to observe any of the rules, regulations or provisions set forth in this chapter;
- D. For the violation of any laws of the state or city by any permittee, operator or driver of an automobile for hire or taxicab;
- E. For failure to maintain satisfactory service to the public by means of any of the vehicles described in the permit or for failure to keep any such vehicle in use for any reasonable length of time or for failure to use the distinctive color, monogram or insignia described in the application; or
- F. For any cause which, in the opinion of the council, makes it contrary to the public interest, convenience and necessity for the permit to be continued. (Prior code § 5-14.08)

Section 5.52.090 Changes in rates of fares and vehicles used.

In the event any permittee shall desire to change his schedule of rates and charges or the color scheme, name, monogram or insignia used on any automobile for hire or taxicab or to substitute any vehicle for and in place of the vehicle described in the application for a permit or to increase or decrease the number of vehicles used by him as automobiles for hire or taxicabs, he shall make application for permission to do so from the council, which permission shall be granted if, in the discretion of the council, it deems the public interest, necessity and convenience will be served by such change and if the permittee has complied with all the provisions of this chapter. (Prior code § 5-14.09)

Section 5.52.100 Permits nontransferable--Number limited.

No permit issued pursuant to the provisions of this chapter shall be transferable, either by contract or operation of law, without the permission of the council having been first obtained, and any such attempted transfer shall be sufficient cause for revocation thereof.

No person shall be entitled to hold more than one permit at a time, either as an individual, member of a copartnership, stockholder or officer of a corporation or under a fictitious name or otherwise. (Prior code § 5-14.10)

Section 5.52.110 Nonpayment of fare.

It is unlawful for any person to refuse to pay the legal fare for the hire of any automobile for hire or taxicab with the intent to defraud the person from whom it is hired. (Prior code § 5-14.11)



AGENDA STAFF REPORT

MEETING DATE: 6/3/2014

AGENDA SECTION: 3. B.

SUBJECT:

Community Development: Continue the public hearing started on April 1, 2014, and approve resolution 14-09-R, increasing building inspection and plan review fees.

RECOMMENDATION:

Approve resolution to increase building inspection and plan review fees as presented

BACKGROUND:

The State of California allows local building departments to charge fees based on the estimated reasonable cost of providing the services rendered. The fees in the City of Hanford are less than actual cost based on review of actual permits issued, plan reviews done and inspection provided. This creates a drain on the general fund. Each new project should closely pay for the services rendered to that project and the general fund should only pay for the services to the public in general.

A public hearing, and testimony was received on this matter at the April 1, 2014 City Council meeting. At that time Bob Keenan with the BIA, requested specific documentation related to the rate study used to establish proposed fees. The City Council closed the public comment section and continued the hearing to the following meeting.

FISCAL IMPACT:

This change will increase the revenue to the Building Department, reducing it's impact on the general fund.

ATTACHMENTS:

Description

- 📎 [Example - Bid Valuation pages from ICC](#)
- 📎 [Example - Uniform Building code table 1-A](#)
- 📎 [14-09-R Building Code Resolution](#)
- 📎 [Information sent to the BIA](#)



Building Valuation Data – August 2013

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2014. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2012 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and

does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB
 Area: 1st story = 8,000 sq. ft.
 2nd story = 8,000 sq. ft.
 Height: 2 stories
 Permit Fee Multiplier = 0.0075
 Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$158.73/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$158.73/sq. ft x 0.0075
= \$19,048

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c, d}

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	224.86	217.27	211.75	202.82	190.47	185.12	196.05	174.13	167.22
A-1 Assembly, theaters, without stage	205.84	198.25	192.73	183.80	171.46	166.11	177.03	155.12	148.21
A-2 Assembly, nightclubs	175.48	170.50	165.74	159.07	149.41	145.36	153.20	135.40	131.56
A-2 Assembly, restaurants, bars, banquet halls	174.48	169.50	163.74	158.07	147.41	144.36	152.20	133.40	130.56
A-3 Assembly, churches	207.90	200.31	194.78	185.86	173.66	168.32	179.09	157.32	150.42
A-3 Assembly, general, community halls, libraries, museums	173.93	166.34	159.82	151.89	138.66	134.32	145.12	122.32	116.42
A-4 Assembly, arenas	204.84	197.25	190.73	182.80	169.46	165.11	176.03	153.12	147.21
B Business	179.33	172.77	166.90	158.73	144.01	138.61	152.18	126.55	120.48
E Educational	190.23	183.68	178.30	170.23	158.53	150.15	164.36	138.54	134.04
F-1 Factory and industrial, moderate hazard	108.42	103.32	97.18	93.38	83.24	79.62	89.22	68.69	64.39
F-2 Factory and industrial, low hazard	107.42	102.32	97.18	92.38	83.24	78.62	88.22	68.69	63.39
H-1 High Hazard, explosives	101.53	96.44	91.29	86.49	77.57	72.95	82.34	63.02	N.P.
H234 High Hazard	101.53	96.44	91.29	86.49	77.57	72.95	82.34	63.02	57.71
H-5 HPM	179.33	172.77	166.90	158.73	144.01	138.61	152.18	126.55	120.48
I-1 Institutional, supervised environment	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
I-2 Institutional, hospitals	304.49	297.93	292.06	283.89	268.07	N.P.	277.34	250.61	N.P.
I-2 Institutional, nursing homes	210.47	203.90	198.04	189.87	175.09	N.P.	183.31	157.63	N.P.
I-3 Institutional, restrained	204.27	197.71	191.84	183.67	170.47	164.08	177.12	153.01	144.94
I-4 Institutional, day care facilities	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
M Mercantile	130.79	125.81	120.05	114.38	104.47	101.42	108.50	90.46	87.62
R-1 Residential, hotels	179.14	172.89	167.90	160.83	147.95	144.10	160.52	132.93	128.36
R-2 Residential, multiple family	150.25	143.99	139.01	131.94	119.77	115.91	131.62	104.74	100.18
R-3 Residential, one- and two-family	141.80	137.90	134.46	131.00	125.88	122.71	128.29	117.71	110.29
R-4 Residential, care/assisted living facilities	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
S-1 Storage, moderate hazard	100.53	95.44	89.29	85.49	75.57	71.95	81.34	61.02	56.71
S-2 Storage, low hazard	99.53	94.44	89.29	84.49	75.57	70.95	80.34	61.02	55.71
U Utility, miscellaneous	74.83	70.51	66.11	62.74	56.42	52.69	59.81	44.15	42.06

- a. Private Garages use Utility, miscellaneous
b. Unfinished basements (all use group) = \$15.00 per sq. ft.
c. For shell only buildings deduct 20 percent
d. N.P. = not permitted

TABLE 1-A—BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

RESOLUTION NO. 14-09-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HANFORD TO REVISE THE BUILDING DIVISION USER FEE
SCHEDULES FOR NEW SINGLE FAMILY, DUPLEX AND MULTI-
FAMILY DWELLINGS AND ALL NEW COMMERCIAL AND
INDUSTRIAL PROJECTS FOR SERVICES RENDERED BY THE CITY
OF HANFORD COMMUNITY DEVELOPMENT DEPARTMENT**

At a regular meeting of the City Council of the City of Hanford, duly called and held on the 20th day of May, 2014 on motion of Council Member _____, seconded by Council Member _____, and duly carried, the following Resolution was adopted:

WHEREAS, Chapter 15.02 of Title 15 of the Hanford Municipal Code provides that Building Division user fees including, without limitation, building permit fees, inspection fees and other related fees (collectively “building fees”) shall be adopted by resolution of the City Council and;

WHEREAS, an analysis of the fees currently assessed by the Building Division for these types of projects show a deficit in collection verses actual cost to provide services and;

WHEREAS, the State of California allows local agencies to charge building fees based on estimated costs of providing the services rendered;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hanford as follows: that the Building Division fees for all new single family dwellings, duplexes, multi-family units, commercial projects and industrial projects be revised to use the most current edition of the Building Valuation Data produced by the International Code Council, or percentage thereof based on actual costs to provide the service, to determine the value. A contract, signed by all parties, for the cost to build a specific project may be substituted for the Building Valuation Data sheet as determined by the building official. The building inspection

fees will then be determined as per table 1-A of the 1997 Uniform Building Code and the plan review fees will be 65% of the inspection fees.

BE IT FURTHER RESOLVED, that these fees will become effective 60 days after approval by the City Council

BE IT FURTHER RESOLVED, that the provisions of this Resolution supersede Resolution 07-54-R.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on May 20, 2014, by the following roll call vote

Councilmember IRWIN JAMESON MARTINEZ CURRY PANNETT

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

MAYOR of the City of Hanford

ATTEST:

Diana Black

DEPUTY CITY CLERK

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

I, **Diana Black**, Acting City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 20th day of May, 2014.

Date: _____

Diana Black
Acting City Clerk

Mr. Tom Haglund
Deputy City Manager
City of Hanford
317 No. Douty Street
Hanford, CA 93230

RECEIVED
AUG 14 2007
Final FEE SCHEDULE
STUDY (COPY)

August 3, 2007

Dear Mr. Haglund,

MAXIMUS is pleased to deliver this final report of our study of the City's Planning and Building & Safety divisions operating fee schedules. We were retained in November 2006 to develop a charging format that would provide the following benefits:

COST STUDY

The purpose of this study is to determine the full cost of operations and the maximum fees that may be assessed.

- ✚ Fee schedules that comply to current State of California legislation regarding cost-of-service fee recovery
- ✚ Fee schedules that recover all appropriate costs of the divisions
- ✚ Fee schedules that are readily understandable to the division's clients
- ✚ Fee schedules that are administratively workable, and
- ✚ Fee schedules that can be easily updated for future cost increases or decreases.

We believe our analysis and resultant fee schedules have achieved all of the above requirements. Additionally, our computer model has provided the divisions with significant management information of their internal operations, information which should be extremely helpful in accomplishing the division's missions.

BACKGROUND - COMPLIANCE WITH BEST PRACTICES

A user fee is an activity that a governmental jurisdiction takes on behalf of a particular applicant – for that person's or organizations specific use – as opposed to a service provided to the community as a whole. User fee cost recovery levels are established by the policy making body of each jurisdiction: city council, board of supervisors, board of directors, etc. With knowledge of the full cost of each service area, they have the requisite information to making their cost recovery and/or subsidy decisions.

USER FEES

User fees recover the cost of doing business in exchange for the personal or financial benefit received.

Knowledge of full costs is critical for optimum user fee decision making. Governments, however, typically budget at the direct cost level. Costs not covered include building and equipment depreciation, central service overhead costs, departmental overhead, and support from other departments. The combination of all these costs levels – from practical necessity performed outside the official budget - equates to full cost identification. User Fee cost analysis begins with identification of full costs.

In 1996, the Government Finance Officers Association (GFOA) issued its recommended practice for setting government charges and fees. The GFOA recommended policy supports: [See http://www.gfoa.org/services/re\p/budget.shtml](http://www.gfoa.org/services/re\p/budget.shtml) for recommended budgetary practices, including fee related practices.

1. The adoption of a formal policy regarding charges and fees. That policy should identify the factors to be considered when setting fees, including whether fees are set to regulate demand, whether there is a desire to subsidize the service for which a fee is being set, and other similar concerns.
2. The calculation of the full cost of providing any service, as a basis for setting any fee. According to the GFOA recommended practice, full cost "incorporates direct and indirect costs."
3. Periodic review and update of fees.
4. Public availability of information on fees.

California state law allows jurisdictions to recover (up to) a maximum of 100% of all appropriate costs for fee-for-service activities. Legislative actions refer to "estimated, reasonable" costs and do not require any particular methodologies to accomplish the determination goal. For building and safety fees, the State Attorney General in his opinion 92-506 noted that there must be a linkage, or "nexus" between the fee charged and the service provided.

The underpinning of all MAXIMUS' user fee analysis is development of full costs and recommendations to both management and the policy making body based on realistic/achievable cost recovery levels. This study is not an "audit" of the processes and procedures employed by the various divisions, but rather a snapshot of the current full cost by service and/or activity. From this vantage point, there are no "good" or "bad" results, only a determination of current levels of expenditures according to the overall direction of the City Council.

SUMMARY OF FINDINGS

This study reviewed the costs to provide specific services of the Planning and Building divisions. The base data was the FY 2006/07 budget. The analytical models used compare overall current revenues and study-developed costs/ revenues based on an identical volume levels, and the results are as follows:

Division/Activity	Computed Rev. From Current Fees & Volume	Full Cost @ Current Volume	Current Sunsidy/ (Surplus)	Potential Revenue Inc. @ Rec. Fee
Planning	\$ 343,246	\$ 559,123	\$ 215,877	\$ 215,877
Building				
New Construction	\$ 1,155,648	\$ 995,183	\$ (160,465)	\$ (160,465)
Misc. Items	\$ 112,662	\$ 158,262	\$ 45,600	\$ 45,600
Code Enforcement	\$ -	\$ 87,103	\$ 87,103	\$ 87,103
M/P/E's	\$ 34,194	\$ 53,110	\$ 18,916	\$ 18,916
Subtotal - Building	\$ 1,302,504	\$ 1,293,658	\$ (8,846)	\$ (8,846)
Total Planning & Building	\$ 1,645,750	\$ 1,852,781	\$ 207,031	\$ 207,031

REVENUE OPPORTUNITY

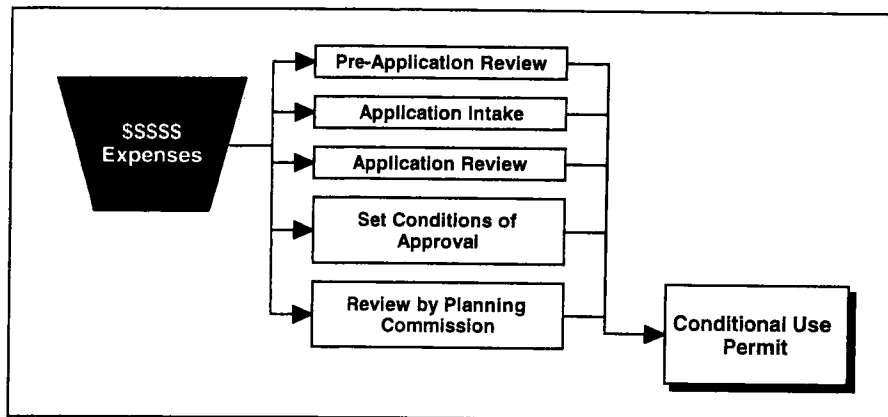
The City has a net under-recovery in the study's user fee activities.

As shown, Planning is currently undercharging for its services and Building & Safety is slightly over collecting. Overall, the two divisions are under collecting by \$207031.

STUDY METHODOGY

Cost determinations result from an essentially simple formula: multiply a productive hourly rate by the number of hours required to complete the task. It is the correct identification of the underlying components of rates and hours that gives the analysis structure and validity. MAXIMUS uses specially designed, proprietary software to ensure that all operational components are identified and incorporated into the final determination. The methodology emulates the principles of Activity Based Costing (ABC), which provide for the identification of work components/activities, and the assignment of dollar values to the resulting time allotments. (Specific model discussions for both Planning and Building and Safety as discussed in their individual sections.)

The following graphic displays the process, with unit costs subsequently attached to each activity (built up by individual staff member and summarized by each fee):



With the costs now identified, the final objective of the study is the presentation of the results to the City Council for their direction. In our experience, cities typically choose to recover full costs of their activities where an applicant for a discretionary service will obtain a specific monetary or personal benefit. The fee schedules incorporated herein show the maximum fee levels that the City may assign to each fee and, where appropriate, the recommended fee levels set by City staff. The City Council may set the adopted fee levels at any amount up to the maximum fee level.

DISCUSSION – PLANNING

The Planning Division is responsible for advance planning, development review and approval, and code compliance. The bulk of the division's efforts are devoted to development applications and administration of on-going programs. In addition to current fee activities, the Division also provides input into development of the Long Range Plan (primary work performed by external consultants).

Our analysis indicates that the Division is currently under collecting for its user fee activities by \$215,877. (Note: long rang planning and direct support to the Building Department are excluded from this number, although the costs have been calculated). This situation is similar to every other planning agency we have studied, and typically results from unintendedly setting fees too low to recover full costs.

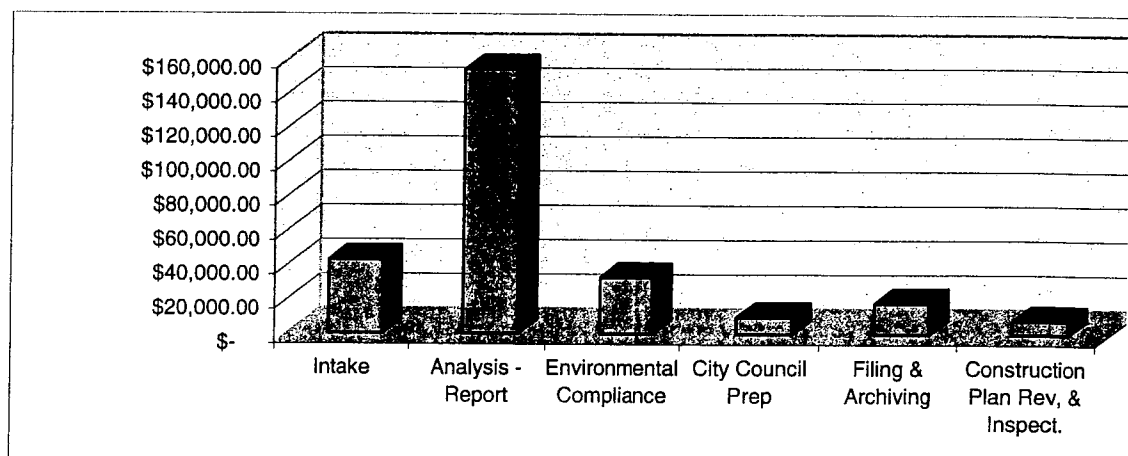
For this component of the study, we used our *Process Analytics* user fee model. *Process Analytics* not only provides solid documentation of the overall time/cost involved with each fee, but also the individual activities underlying each fee. The time distribution is data for an example user fee is shown below:

Position No.	Position #1	Position #2	Position #3	Position #5
Position Name or Staff Name	Planning Manager	Sr. Planner	Planner	Admin. Spr. Tech.
Total Hours Assigned	1288	2975	1153	1105
Productive Hours Available	1487	2974	1487	1487
Productive Hourly Rate	\$ 114.18	\$ 81.48	\$ 64.99	\$ 46.75

Conditional Use Permit				
Intake	0.00		1.00	2.17
Interagency/Dept. Review	4.00	6.50	3.50	0.5
Analysis- Report	0.00	17.50		2
Environmental Compliance	0.00			0.5
Plan. Commis. Prep	1.00	5.50		2.45
City Council Prep	0.00			1
Filing & Archiving	0.00			0.5
Construction Plan Rev. & Inspect.	0.00	1.00		

Information contained in the model is derived from interviews with City staff. Cross-checking is performed by correlating total time spent on all activities – both fee and non fee – and the total amount of time available to perform all activities. As noted previously, the results of this analysis is that the division is under collecting for its services.

As a division, the following graphic displays where the division's time is spent within each activity:



Based on the current fee schedule and study-determined unit volume, the City would collect \$152,123 in revenue while expending \$559,123 in user fee activity services. MAXIMUS recommends that (with the exception of appeals) fee be set at full cost. This action would result in an additional \$215,877 in annual revenue based on the current volume levels.

DISCUSSION – BUILDING & SAFETY

The Building Division is responsible for monitoring State and City laws and regulations concerning the safety of buildings and structures built within City limits. Activities include issuing permits, answering code questions, routing plans to other impacted City divisions as appropriate, plan checking building design specifications, and inspecting construction to assure safety and compliance with all applicable laws and regulations.

A building division's fee schedule is somewhat different than other governmental operations in that the final product is determined by a classification and sizing dynamic. Rather than providing a relatively straight-forward service, i.e. lot line adjustment, fire permit for combustibles storage, sign permit, or aquatics class as in other local government operations, a building department must look at scores of different types of construction using differing building products having different components. Moreover, every applicant for service may present a different size structure for the same building encapsulating the above.

The City of Hanford, like most all jurisdictions in California and across the country, has relied on building valuation tables and other construction sub-sets to set their fees. The underlying problem with valuation is that there is not a definitive correlation between the tables – which are based on national averages – and any particular jurisdiction's specific cost of service. Valuation tables could meet the Attorney General's "nexus" if the valuation was correlated to a jurisdiction's actual costs, but this would be difficult to maintain as valuation fluctuates much more rapidly than a jurisdiction's costs and very periodic re-calculations would have to be performed. The lack of apparent linkage spurred numerous legal challenges to the valuation approach over the past 15 years.

NEXUS FEES

Building Fees will be based on square footage and type of construction, not construction value.

To provide our clients with a workable, defensible building fee schedule, MAXIMUS developed a specialized application for the determination of building inspection and plan check costs: our *NEXUS* model. This approach represents a distinct change in fee calculation and administration. Over forty California cities and counties have engaged MAXIMUS to develop a *NEXUS* study for their building and safety (including fire) fees.

NEXUS develops three primary fee tables: new construction, mechanical/electrical/plumbing (M/P/E) individual service fees, and miscellaneous fees. New construction fees – both for plan checking and inspection – are calculated based ICC category and structured based on time...then adjusted for square footage variations. M/P/E and miscellaneous services are structured based on specific (time-originated) services. The jurisdiction's client merely identifies what service is desired, and is shown the specific fee for that service. No additional calculations are required.

Looking at just the fee-for-service sections only, we found a net over collection, i.e. full costs were less than pro forma revenues, of \$8,846. However, when analyzing the various components we found significant cost-revenue imbalances where adjustments are recommended – and discussed more fully in subsequent sections of this report. Component totals are shown below:

Building Fee Category	Computed Rev from Current Fees & Volume	Computed Rev from Full Fees & Volume	Current Public Subsidy (Surplus)
New Construction	\$ 1,155,648	\$ 995,183	\$ (160,465)
Misc. Items	\$ 112,662	\$ 158,262	\$ 45,600
Code Enforcement	\$ -	\$ 87,103	\$ 87,103
MP&E's	\$ 34,194	\$ 53,110	\$ 18,916
Total Revenues	\$ 1,302,504	\$ 1,293,658	\$ (8,846)

NEXUS FEE SCHEDULE DEVELOPMENT

MAXIMUS worked with the City's Chief Building Official to fully document the costs of the Division's costs. The base data was the FY 2006/07 budget. The *NEXUS* model compares overall current revenues and study-developed costs/revenues based on an identical volume level.

Multiple iterations and cross-checks were performed. (Note: our analysis does not compare analyzed costs to actual recorded revenues for any particular year. We calculate potential revenues based on the product of unit/service activity volume times the cost to produce each activity. This eliminates situations where plan checking revenue is taken in one fiscal year but the permit (inspection) revenue not recorded until the following year when the work may actually be performed).

The goal of a *NEXUS* study is to create a new format that is legally defensible, fair to the consumer, and administratively workable. *NEXUS* complies with California and other state's legal imperatives that call for a direct relationship (nexus) between fees levied and services provided. The traditional valuation tables do not provide this validation, but *NEXUS* does. This study accomplishes each of the following objectives:

- ✦ Develop a Building Fee schedule that recovers 100% of Building's direct and indirect costs, as well as the cost of supportive operating departments (e.g., Planning).
- ✦ Communicate to the public and development community that a clear, equitable, and defensible method has been used to calculate plan check and inspection fees.
- ✦ Result in a fee schedule that is easy to administer.

The detailed worksheets included in this report as Appendix B document the flow of information from the initial calculation of productive hourly rates through the final fee schedules for new construction, M/P/E items, miscellaneous building

services, and code enforcement. ***It is important to note that all data is reflective of the City of Hanford's direct experience and is not based by any outside jurisdiction or "generic models."***

Summarizing the major schedules:

Productive Hourly Rates – This is one of the key schedules that “drive” the entire analysis. The goal is to ascertain the cost of each available hour of work. Once this is known, the remainder of the schedules use this value multiplied by the (average) time to complete activity. In reality, any worker – whether public or private – is available to “produce” something only a portion of the maximum annual time in any given year. The maximum time (52 weeks times 40 hours per week) must be reduced for the following occurrences: vacation, sick leave, holidays, administrative leave, plus normal operational reductions for training, mandated rest breaks, etc. Further, in many situations there are also reductions for non-direct work such as staffing the public counter and supervision. Finally, support personnel, i.e. secretarial, clerical, general administrative, time must also be eliminated from the “productive” column. (Note: the final fee is the same whether they are eliminated from the original productive hourly rate calculation or they have their time specifically spread to each fee).

In our experience involving scores of studies, the time available for actual “productive” work – for the department as a whole - is in the 1,300 to 1,500 range per employee. The net “productive” hours for the City of Hanford is 1,330. Smaller departments tend to be on the lower end of the scale due to the lower “worker” to “management” ratio. The blended net productive hourly rate is \$105.91. This rate is in the mid-range of the clients we have similarly analyzed.

New Construction Analysis – We begin the analysis by establishing building construction categories. Typically these are modeled after the International Codes Council (ICC) descriptions. The City of Hanford decided to group several of the categories since their individual time/costs were extremely close and the net result will be more client friendly. For each construction category the City provided time distributions for both plan checking and inspection. Each of those service areas is a combination of individual activities, e.g. intake, plan reviews for structural, mechanical/electrical/plumbing services, grading, energy, life saving reviews, etc. plus actual inspection for all construction activities by individual category.

Consolidated time by plan checking and inspection is matched to the productive hourly rate to produce a fee based on the average square footage unit within each construction category. From there a table is developed based on scaling, e.g. a 4,000 square foot structure does not take twice as long to plan check or inspect as does a 2,000 square foot structure. The scaling was suggested by MAXIMUS based on our data base of other jurisdictions and accepted by City staff. ***Note: the New Construction fee table includes a combination of structural, electrical, mechanical, and plumbing time/cost values.***

Miscellaneous Fee Analysis – This table establishes the fees for such activities as pools, decks, roofs, signs, etc. total time per fee area is multiplied by the productive hourly rate.

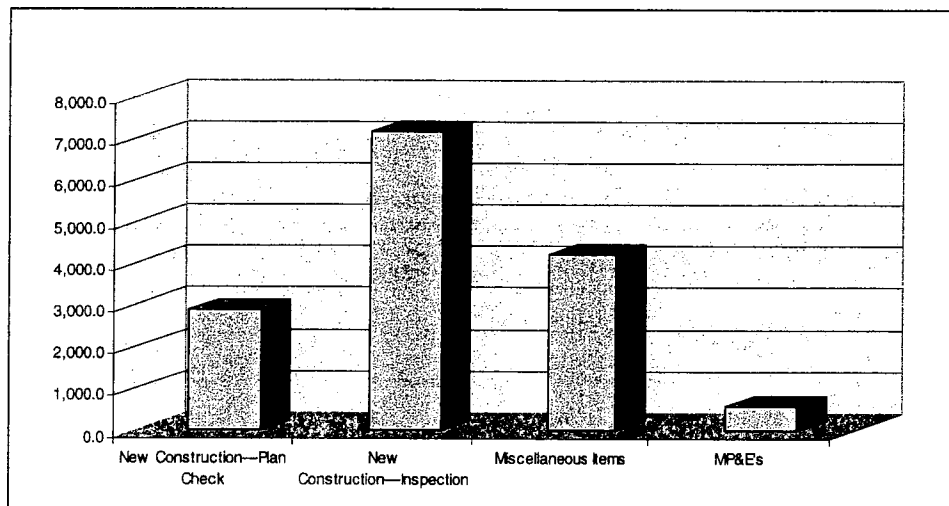
Also included in this table are costs associated with code enforcement. The City of Hanford has two full time code enforcement inspectors. Current City policy is to not charge for any initial inspection or the cost of a return inspection where the violation was immediately corrected. If however, the initial violation was not satisfactorily corrected, the intent of the City is to charge not only for the failed re-inspection but for all subsequent inspections until the violation is cleared. We have calculated the fiscal impact of the re-inspections based on current data.

Mechanical/Electrical/Plumbing (M/P/E) Fee Analysis – Costs of these services have been calculated based on the individual times-to-complete multiplied by the productive hourly rate. As noted above, M/P/E's associated with new construction have been included in the new construction table. This specific table is for "one-off" plan checking and inspection services.

Reconciliation Analysis – These tables compare the total available time for the Division with the product of volume multiplied by individual times-to-complete each activity, plus a financial comparison. We believe a correlation value of +/- 10% is representative of required accuracy due to: (1) the fluctuating nature of a Building department operation and (2) the fee table is being constructed for a three-to-five year time period (updated annually for MOU increases).

DISCUSSION – NEW CONSTRUCTION

As shown below, the overwhelming percentage of the Division's work efforts are involved with new construction. The following chart displays the Full Time Equivalent (FTE) breakdown of work hours by component:



New Construction activities account for ninety percent (68%) of the Division's workload, with R-3 single family dwellings fifty six percent (56%) of that total. Our analysis revealed that total revenues exceeded expenses on a pro forma basis and the recommended tables will establish appropriate future collections.

DISCUSSION – MISCELLANEOUS FEES/CODE ENFORCEMENT

These two areas have been combined due to computer model requirements.

Code Compliance – The City has an aggressive code compliance program that will be continued in the future. At this time the City does not charge for code compliance violations but intends to do so in the future for non corrected violations. Total code compliance costs are \$242,329 of which \$87,103 is associated with the non-corrected violations.

Miscellaneous Fees – These fees include activities such as fences, remodels, re-roofs, swimming pools, etc. Every jurisdiction we have analyzed has under collected for these fees prior to our study.

DISCUSSION – MECHANICAL/ELECTRICAL/PLUMBING

These fees are for individualized plan checking and inspection services not associated with new construction. Note: new construction includes these activities plus structural and all associated plan checking and inspection services as one fee...delineated by plan checking, inspection, and combined fees. Our analysis indicates a net undercharge for these three “trades” components. As in the miscellaneous fees, our experience is that most all M/P/E fees have been historically undercharged.

RECOMMENDATIONS

Our recommendations to the City of Hanford are similar to our other user fee clients: it is appropriate to charge full costs for all services since the City’s “product” monetarily benefits (current or in the future through property value increases) a particular set of applicants, as opposed to the community at large.

The attached Excel-based fee tables provide the recommended schedules for Planning (Attachment A) and Building (B). For Building and Safety new construction we recommend adoption of the individual plan checking and inspection tables, as well as the combined tables. We have delineated plan checking and inspections as the services occur in different time frames and individualization precludes the requirement for reimbursement from a combined schedule where plan checking occurred but the project was not carried forward to the inspection phase.

The new construction schedules include a single “free” inspection over the minimum number of typical inspections. In the City’s experience virtually all projects require at least one “call-back.” We recommend that the City adopt a policy of additional charges for excessive call-backs, based either on a flat charge per inspection, or a per hour rate.

City of Hanford

Study Data

Planning – Building & Safety

ATTACHMENT A

City of Hanford
Community Development
Department—Building Division

BUILDING FEE ANALYSIS
NEXUS Methodology

August 10, 2007

MAXIMUS
HELPING GOVERNMENT SERVE THE PEOPLE®

City of Hanford
Community Development Department—Building Division
Calculation of Direct Work (Billable) Hours

STAFF HOURS & ADJUSTMENTS	SOURCE & STANDARD	AVERAGE	TOTAL	Building Official	Building Inspector	Bldg. Insp. - Plan Check	Permit Specialist	Admin Spt. Tech	Bldg. Insp. - C.E.	Code Compliance
Full-Time Equivalents (FTEs)	Budget	10.00		1.00	4.00	1.00	1.00	1.00	1.00	1.00
Regular Workday Hours	Policy/MOU									
Gross Annual Hours Available	Calculation	2,080	20,800	2,080	8,320	2,080	2,080	2,080	2,080	2,080
Full Day Reductions for:										
Vacation	Annual Accrual (days)	93	928	136	352	88	88	88	88	88
Holiday (including Floating)	Policy/MOU (days)	96	960	96	384	96	96	96	96	96
Seminars, Conferences, Training	Varies	0	0	0	0	0	0	0	0	0
Sick Leave and Wellness	Policy/MOU (days)	96	960	96	384	96	96	96	96	96
Management Leave	Policy/MOU (days)	0	0	0	0	0	0	0	0	0
Other	Annual Accrual (days)	0	0	0	0	0	0	0	0	0
Total Full Day Reductions	Hours	(285)	(2,848)	(328)	(1,120)	(280)	(280)	(280)	(280)	(280)
Subtotal Available Hours		1,795	17,952	1,752	7,200	1,800	1,800	1,800	1,800	1,800
Subtotal Available Days		224	2,244	219	900	225	225	225	225	225
Annual Hour Reductions for:										
Training Classes/Sessions	Policy	38	380	60	160	40	30	10	40	40
Staff Meetings	Department Heads	51	510	125	200	50	35	0	50	50
Interdepartmental Meetings	Assigned	0	0	0	0	0	0	0	0	0
Department Meetings	Departmentwide	0	0	0	0	0	0	0	0	0
Supervisor Meetings	Supervisors Only	0	0	0	0	0	0	0	0	0
Staff Meetings	All Staff	0	0	0	0	0	0	0	0	0
Other	Annual Time (hours)	0	0	0	0	0	0	0	0	0
Total Annual Hour Reductions	Hours	(89)	(890)	(185)	(360)	(90)	(65)	(10)	(90)	(90)
Daily Reductions for:										
Break Time	FLSA	0.5	5.00	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Office hours (start & end of day)	Support to All Activities	0	4.82	0.00	0.33	1.00	2.50	0.00	0.00	0.00
Other	Support to All Activities	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Daily Reductions	Hours	(0.98)	(9.82)	(0.50)	(0.83)	(1.50)	(3.00)	(0.50)	(0.50)	(0.50)
Annualized Total Daily Reductions	Hours	(220)	(2,207)	(110)	(747)	(339)	(675)	(113)	(113)	(113)
Annual Hour Additions for:										
Compensated Overtime	Non-Multiplied (hours)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other	Annual Time (hours)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Annual Hour Additions	Hours	0	0	0	0	0	0	0	0	0
Subtotal Available Hours		1,486	14,856	1,458	6,093	1,373	1,060	1,678	1,598	1,598
Annual Hour Reductions for:										
Supervision, G&A (hours)	Annual Time (hours)									
Supervision, G&A (percent)	Annual Time (percent)									
Total Supervision, G&A Reductions	Hours	(357)	(1,580)	(729)	0	0	0	50.0%	0.0%	0.0%
DIRECT WORK (BILLABLE) HOURS:	FTE: 8.30	1,329.6	13,286.0	1,328.8	6,093.0	1,372.5	1,060.0	838.8	1,597.5	1,597.5

City of Hanford
Community Development Department—Building Division
Productive Hourly Rate Calculation

Divide by
 Direct Work
 (Billable) Hours
 13,288
 (See previous
 page)

BUDGET SUMMARY			
Item	Source	FY 2007-08 Budget	Productive Hourly Rate Per Item
Salaries			
Salaries & Benefits	Budget	\$ 722,190	\$ 54.35
Other	Budget	\$ -	\$ -
Subtotal—Salaries		\$ 722,190	\$ 54.35
TOTAL SALARIES & BENEFITS (Adj)		\$ 722,190	\$ 54.35
Non-Personnel Costs			
Comm/Liab	Budget	\$ 16,050	\$ 1.21
Fleet	Budget	\$ 28,060	\$ 2.11
Other	Budget	\$ 27,680	\$ 2.08
Computer Maint	Budget	\$ 20,740	\$ 1.56
Outside Plan Checking	Budget	\$ 72,750	\$ 5.47
Training	Budget	\$ 12,780	\$ 0.96
Vehicle Abatement	Budget	\$ 6,080	\$ 0.46
City Services	Verbal	\$ 303,370	
Subtotal—Non-Personnel Costs		\$ 487,510	\$ 36.69
TOTAL BUDGET (Adj)		\$ 1,209,700	\$ 91.04

Exclusions (Adjustments)			
Contract Plan Check	Verbal	\$ (72,750)	\$ (5.47)
Vehicle Abatement	Verbal	\$ (6,080)	\$ (0.46)
			\$ 22.83
Subtotal—Exclusions		\$ (78,830)	\$ (5.93)
Overheads			
City Services - direct charge in budge CAP			\$ -
Subtotal—Overheads		\$ -	\$ -
Off-Budget Items			
Long range Plan - consultants @ 50% Est		\$ 71,450	\$ 5.38
Long range Plan - staff @ 50% Est		\$ 33,823	\$ 2.55
Permit System Upgrade Maintenance Est		\$ 11,750	\$ 0.88
Computer Systems—Field Access Est		\$ 10,000	\$ 0.75
MAXIMUS NEXUS study costs (5-yea Est		\$ 3,000	\$ 0.23
Add back of 25% of uncoll. C.E. Est		\$ 40,000	\$ 3.01
Subtotal—Off-Budget Items		\$ 170,023	\$ 12.80
Support from Other Departments			
Planning CD Director		\$ 72,000	\$ 5.42
Planning Support		\$ 34,482	\$ 2.59
Subtotal—Other Departments		\$ 106,482	\$ 8.01
NET ADJUSTED BUDGET		\$ 1,407,375	\$ 105.91

Adopted Budget	\$ 1,209,700	\$ 91.04
Excluded Costs—Not Funded by Fees	\$ (78,830)	\$ (5.93)
Off-Budget Adjustments	\$ 276,505	\$ 20.81
NET ADJUSTED BUDGET	\$ 1,407,375	\$ 105.91

COST ADJUSTMENTS FOR MP&E's & MISC ITEMS			
Exclusions			
Long range Plan - consultants @ 50% Est		\$ (71,450)	\$ (5.38)
Long range Plan - staff @ 50% Est		\$ (33,823)	\$ (2.55)
Add back of 25% of uncoll. C.E. Est		\$ (40,000)	\$ (3.01)
Subtotal—Cost Exclusions		\$ (145,273)	\$ (10.93)
			\$ -
Additions			
Other			\$ -
		Est	\$ -
Subtotal—Cost Additions		\$ -	\$ -
MP&E's & Misc Item Adjustments		\$ 1,262,102	\$ 94.98
Cost Recovery from MP&E & Misc Exclusions		\$ 52,564	\$ 3.96
FULLY BURDENED PRODUCTIVE HOURLY RATE		\$ 1,459,939	\$ 109.87



AGENDA STAFF REPORT

MEETING DATE: 6/3/2014

AGENDA SECTION: 3. C.

SUBJECT:

Community Development: Hold a public hearing and provide direction for the development of the City's FY 2014-2018 Community Development Block Grant Consolidated Plan, the first year's Annual Action Plan and Amendment to the Citizen Participation Plan.

RECOMMENDATION:

Staff recommends that the City Council hold a public hearing to solicit input on community needs and priorities for the development of the City's Five Year Consolidated Plan, the annual Action Plan and the amendment of the Citizen Participation Plan.

BACKGROUND:

In March 2004, the City of Hanford became an entitlement community under the federal Community Development Block Grant Program (CDBG). This enables the City of Hanford to receive federal funding directly from the U.S. Department of Housing and Urban Development (HUD), as opposed to competing for it annually through the State program.

Any project funded with CDBG Entitlement funds must meet one of the three national objectives; 1) benefit low to moderate-income persons and/or neighborhoods, 2) prevent or eliminate slum and blight or 3) meet an urgent community need.

Staff is in the process of developing the City's Five Year Consolidated Plan (FY 2014-2018); the first years' Annual Action Plan (FY 2014-2015); as well as amending the Citizen Participation Plan. The Consolidated Plan describes the City's needs, resources, priorities and proposed activities to be undertaken under the CDBG Program. It also serves as the City's blue print for carrying out the HUD-related activities over the five-year period covered by the plan. The Annual Action Plan allocates one year's funding to specific projects and activities, consistent with the priorities established in the Consolidated Plan. The Citizen Participation Plan describes how the City will involve its citizens in the planning, implementation, and assessment of the Community Development Block Grant (CDBG) funds.

The projected annual budget is \$556,555. This includes \$465,555 from the U.S. Department of Housing and Urban Development's 2014 allocation and \$91,000 in program income.

FISCAL IMPACT:

Failure to hold a public hearing and solicit public input could result in the City not receiving its allocation from HUD.



AGENDA STAFF REPORT

MEETING DATE: 6/3/2014

AGENDA SECTION: 3. D.

SUBJECT:

Community Development: Hold a public hearing and introduce and waive the first reading of Ordinance 14-03 for Municipal Code Amendment 2014-05, an amendment to Section 17.18.090 of the Hanford Municipal Code to increase the maximum building coverage from 40 percent to 45 percent.

RECOMMENDATION:

The Planning Commission recommended that the Council approve Municipal Code Amendment 2014-05, to amend the allowable building coverage to increase from 40 percent to 45 percent.

Staff recommends that the City Council Hold a public hearing and introduce and waive the first reading of Ordinance 14-03 for Municipal Code Amendment 2014-05, an amendment to Section 17.18.090 of the Hanford Municipal Code to increase the maximum building coverage from 40 percent to 45 percent.

BACKGROUND:

An application was recieved from Lennar Homes of California and San Joaquin Valley Homes to increase the allowable building coverage from 40 percent to 50 percent in the R-1 zones. After review of the application and consulting with the City Engineering Department, staff recommended an increase to 45 percent. The recommendation was based on the current calculations storm water run off. Currently the City plans for accomodate storm water using a 40 percent coverage with a 10 percent safety factor, or 44 percent. Engineering staff commented that based on the 44 percent, they could support an increase in existing subdivisions of 45 percent, but not the 50 percent.

The Planning Commission held a public hearing on May 13, 2014 and recieved testimony. Two people addressed the commission. After the public hearing closed, the Planning Commission moved to approve based on staff's recommendation. The amendment was recommended for approval with a 5-2 vote. The two dissenting commissioners expressed thought that the real issue is that the houses are too big for the lots and did not support the amendement, but did agree that the issue should be visiting with the General Plan Update.

FISCAL IMPACT:

None

ATTACHMENTS:

Description

📎 [Planning Commission Staff Report](#)

📎 [14-03 Coverage Ordinance](#)

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
May 13, 2014**

PROJECT: **MUNICIPAL CODE AMENDMENT 2014-05**, a request by San Joaquin Valley Homes and Lennar Homes of California to amend Section 17.18.090 of the Hanford Municipal Code to increase the maximum site area coverage from 40 percent to 50 percent.

PROJECT PLANNER: Darlene Mata, Planning Consultant

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of Municipal Code Amendment 2014-05 to the City Council to allow an increase in building coverage in the R-1 zone to 45 percent, not the 50 percent proposed by the applicant.

RECOMMENDED MOTION

I move to adopt Resolution No. 2014-07, approving Municipal Code Amendment No. 2014-05.

PROJECT DESCRIPTION

The applicant submitted a request for a text amendment to change the lot coverage from 40 percent to 50 percent in the Single Family Residential (R-1) Zone, Section 17.18.090. The City Zoning Ordinance contains the following, which pertain to coverage limitations of single family development:

17.18.090 Coverage.

The maximum site area covered by roofed structures shall be forty (40) percent.

17.04.030

"Building coverage" means the percent of lot area which may be covered by roof covered buildings, structures or improvements located on a lot.

17.54.030 Coverage—Measurement.

The percent of the site area covered by roofed structures shall be measured by dividing the number of square feet of horizontal floor area covered by roofed structures, whether open or enclosed sided by the total horizontal area within the property lines of the site. Areas without roofs including, without limitation, such as decks, patio slabs, driveways and walks are not counted as site coverage. Areas covered by a trellis of less than fifty (50) percent open, tarps, plastic and the like are considered roofed areas.

The current limitation of 40 percent has resulted in a large number of lot line adjustments to adjust square footage of individual parcels to meet the minimum of 40 percent in multiple subdivisions. In those cases, the proposed homes were well within the building setbacks, but due to the coverage limitation, the proposed home could not be built as proposed unless a lot line adjustment was processed to make the parcel slightly larger. Some lot line adjustments were to move a lot line inches to accommodate the building.

The definition of "Coverage", which includes all areas covered by roof structures is also a contributing factor. The area used to calculate coverage includes covered porches, which we encourage because they add detail and interest to elevations, patios or trellises that are 50 percent open, not just areas under the roof structure. In some cases, we have had home owners that wished to add a covered patio to the rear of their home, but due to the coverage limitation are not able to do so. In the Hanford climate, an outdoor covered patio, can add enjoyment and use to the outdoor space of a rear yard.

Several examples of residential site plans are attached as Exhibits 1-3. In the examples, in each instance you can see the buildable area, or the area inside the required setbacks shown as dashed lines. The home and all patios and porches are well within the buildable area, but the coverage exceeds the maximum allowed of 40 percent, see the notes on each exhibit. A developer could remove the covered porch area, but the result would be a less aesthetic neighborhood. In most of the instances, removal of the porch would have resulted in a home that met the coverage limitation. Exhibit 1 illustrates a lot that was subject to a lot line adjustment of .53 feet, roughly 6 inches, to accommodate the home. The note on the site plan indicates that the lot coverage as originally submitted was 40.38 percent.

After review of the request with the Engineering staff, staff's recommendation is to limit the increase to 45 percent based on the increase in coverage potential to impact storm drain facilities. The City Storm Drain Master Plan plans for 40 percent coverage plus a 10 percent safety factor or 44%. (this safety factor is required due to potential changes in land use and density) Engineering is supportive of the proposed request, but will request that the storm drain development standard be amended by the City Council to require design to accommodate 45 percent coverage with a 10 percent safety factor if the proposed amendment is approved. Further the coverage standards in general will be evaluated through the General Plan Update process and subsequent Zoning Ordinance update.

FINDINGS

The Planning Commission must find that the proposed amendment is consistent with the purpose and objectives of the Zoning Ordinance as set forth in Section 17.02.020 and consistent with the General Plan. The purpose and objectives of the City of Hanford zoning regulations are to preserve, protect, and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare of the residents of the City of Hanford. The purpose and objectives are achieved by the following requirements:

- a) To provide a zone plan to guide the physical development of the city in such a manner as to achieve progressively the general arrangement of the land uses described and depicted in the general plan;
- b) To foster a wholesome, serviceable and attractive living environment, the beneficial development of areas which exhibit conflicting patterns of use, and the stability of existing land uses which conform with the objectives, policies, principles and standards of the general plan;
- c) To prevent excessive population densities and the overcrowding of land with structures;

- d) To promote a safe, effective traffic circulation system, the provision of adequate off-street parking and truck-loading facilities, and the appropriate location of community facilities;
- e) To protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base;
- f) To protect and enhance real property values and the city's natural assets;
- g) To ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with the objectives and policies of the general plan; and
- h) To provide and protect open space in accordance with the policies of the open space element of the General Plan.

FINDINGS FOR APPROVAL:

1. That the proposed amendment is consistent with the objectives as set forth in Zoning Ordinance Section 17.02.020.
2. The amendment to the Hanford Municipal Code is consistent with the General Plan in that the density of residential development will not be affected.
3. That amendment supports General Plan Policy 6.1: New single family residences shall be constructed at a size and scale that is compatible with the size of the lot.
4. The proposed amendment does not affect setbacks in the single family zones.
5. The existing storm drainage system can accommodate the proposed increase in coverage.
6. The proposed amendment is consistent with the goals of the Land Use Element to provide a quality of life for Hanford residents without significant degradation to the natural or man-made environment.
7. The proposed amendment will encourage the development of homes with covered front porches and covered patios, resulting in a more aesthetic neighborhood.
8. The proposed amendment will provide for more enjoyment of the rear space on residential homes by allowing area for covered patios, gazebos, etc.

PUBLIC COMMENTS

Notice of the text amendment was published in the newspaper on May 2, 2014. The Community Development Department has received no comments on the project as of the preparation of this report.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA.

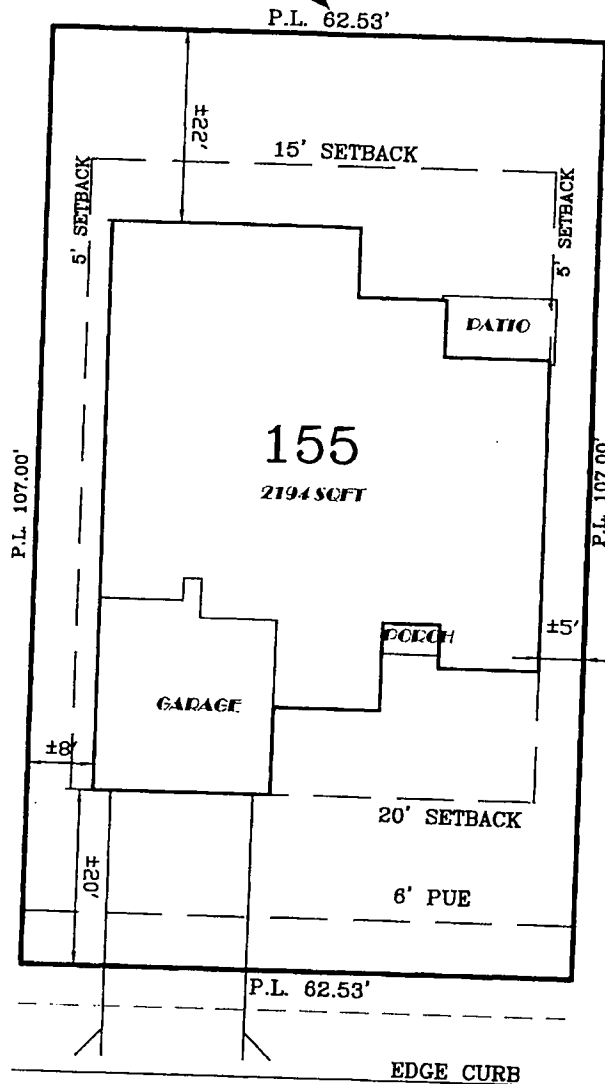
APPLICANT:

Lennar Homes of California LLC
San Joaquin Valley Homes

ATTACHMENTS

Exhibits 1 – 3 Examples
Resolution 2014-__
Environmental Document

ORIGINAL DISTANCE 62.00'
ADJUSTED 0.53' FOR COVERAGE

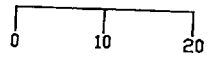


- STREET LIGHT
- FIRE HYDRANT
- CABLE TV SPLICE BOX
- TELEPHONE SPLICE BOX
- P.C.A.E. SPLICE BOX
- PAD-MOUNTED SPLICE BOX

LOT INFORMATION

ORIGINAL LOT AREA: 6,634 SF
COVERAGE AT 40%: 2,653 SF
TOTAL RESIDENCE SQUARE FOOTAGE: 2,676 SF
LOT COVERAGE: 40.38%
ADDITIONAL LOT AREA: 23 SF

ADJUSTED LOT AREA: 6,691 SF
COVERAGE AT 40%: 2,676 SF
TOTAL RESIDENCE SQUARE FOOTAGE: 2,676 SF
LOT COVERAGE: 40.00%



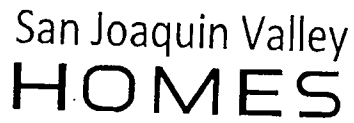
SITE PLAN

PLEASE NOTE: CERTAIN SITE FEATURES MAY NOT BE INCLUDED IN DRAWING. NOT ALL SITE INFORMATION WAS AVAILABLE AND/OR APPROVED AT THE TIME THIS SITE PLAN WAS PRODUCED. REFER TO TITLE REPORT FOR FURTHER DISCLOSURE. PLACEMENT OF HOUSE, STREET LIGHTS, FIRE HYDRANTS, SIDEWALK, TRANSFORMERS, ECT. ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS. DIMENSIONS SHOWN ARE APPROXIMATE EXCEPT FOR MINIMUMS REQUIRED BY ORDINANCE. THIS PLAN DOES NOT REFLECT AS-BUILT CONDITIONS WHICH MAY VARY FROM THIS PLAN. PLOT MAP MAY NOT SHOW ANY OR ALL EXISTING EASEMENTS.

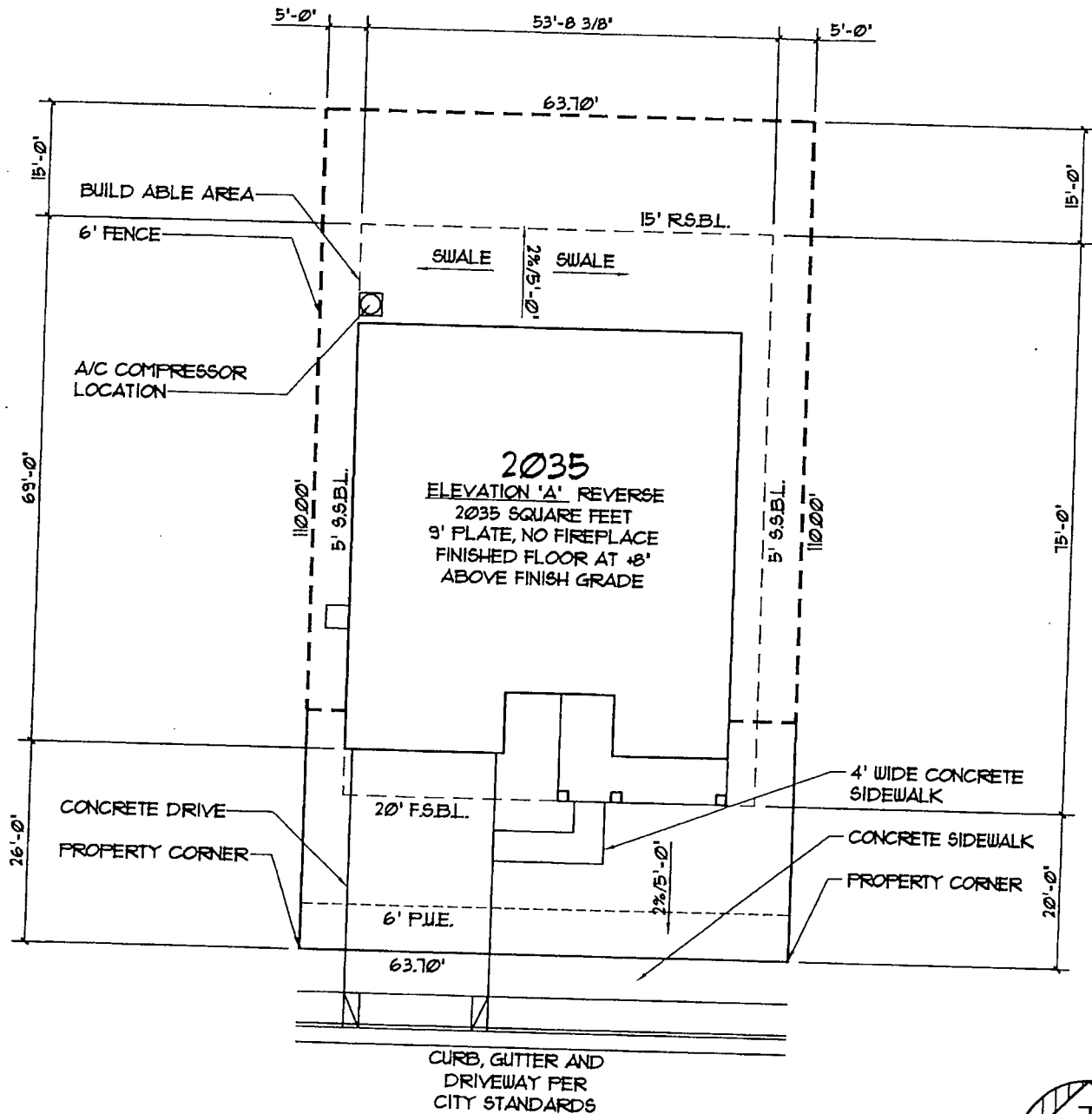
TRACT 843 LOT 83
1875 W. Bryman Street

PLAN NO. _____ ELEVATION _____ DATE _____

Exhibit 1



THIS IS A PRELIMINARY DRAWING. ALL MEASUREMENTS ARE APPROXIMATE. SAN JOAQUIN VALLEY HOMES, RESERVES THE RIGHT TO CHANGE ANY SETBACK MEASUREMENTS AND DIMENSIONS. YOUR ACTUAL HOMESITE MAY DIFFER FROM WHAT IS SHOWN.



1432 WEST WILLIS COURT



SITE PLAN

APN: 011-130-066 DATE: 2/7/14

Lot Area 7,007 square feet
Total Building Coverage 2,880 square feet
Lot Coverage 41.1%
Porch 190 square feet
If porch removed Coverage 38.4%

Donia Estates Unit 2

HANFORD

APPROVAL DATE:

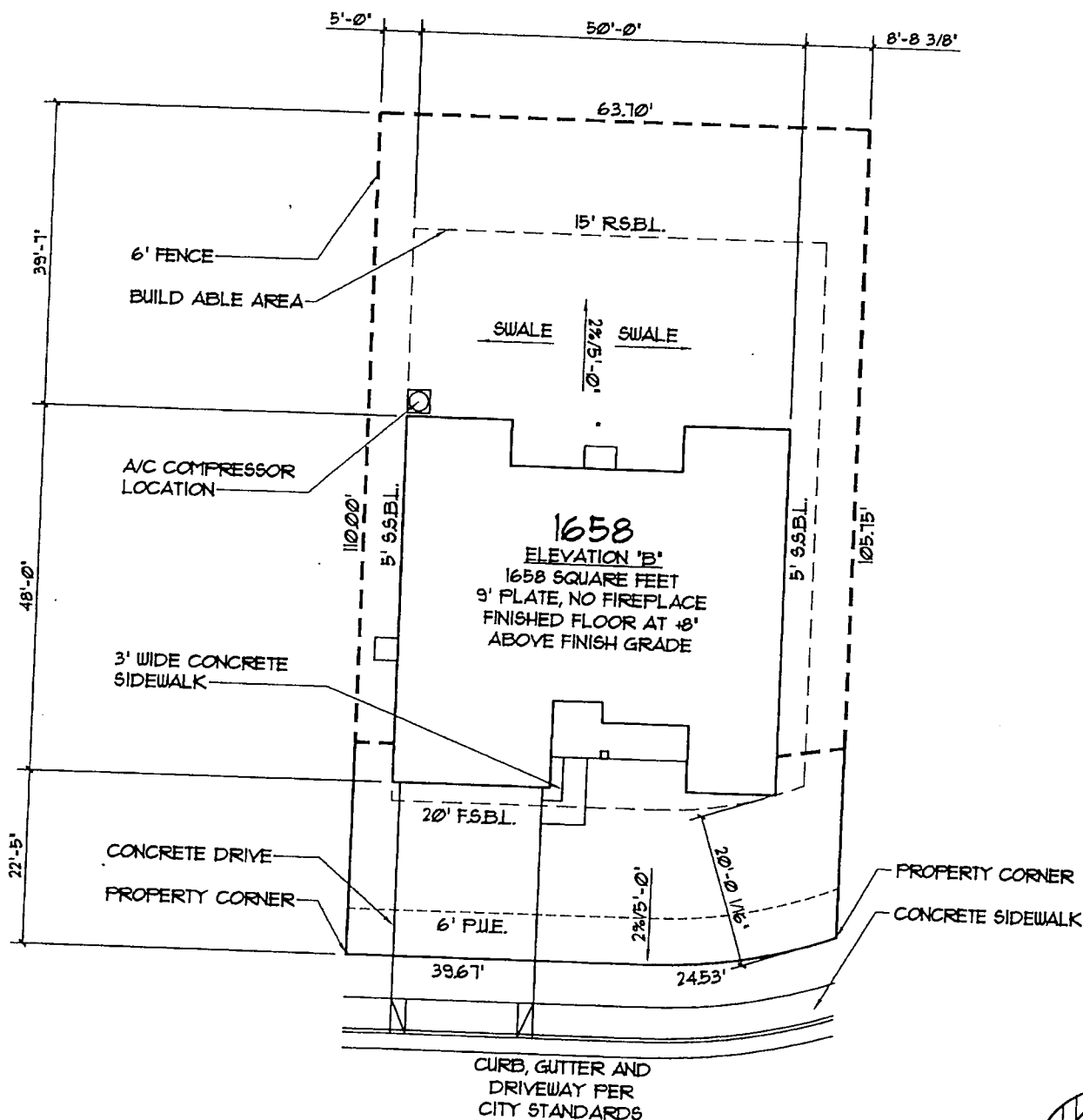
Exhibit 2



San Joaquin Valley
HOMES

401 North Church Street
Visalia, California 93291
Voice 559-732-2660

THIS IS A PRELIMINARY DRAWING. ALL MEASUREMENTS ARE APPROXIMATE. SAN JOAQUIN VALLEY HOMES. RESERVES THE RIGHT TO CHANGE ANY SETBACK MEASUREMENTS AND DIMENSIONS. YOUR ACTUAL HOMESITE MAY DIFFER FROM WHAT IS SHOWN.



1396 WEST WILLIS COURT

SITE PLAN



1"=20'-0"

APN: 011-130-068

DATE: 12/23/13

nia Estates Unit 2

HANFORD

APPROVAL DATE: _____

Lot Area 6,950 square feet
Total Building Coverage 2,875 square feet
Lot Coverage 41.4%
Porch 190 square feet
If porch removed Coverage 38.6%

Exhibit 3

RESOLUTION NO. 14-09-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HANFORD TO REVISE THE BUILDING DIVISION USER FEE
SCHEDULES FOR NEW SINGLE FAMILY, DUPLEX AND MULTI-
FAMILY DWELLINGS AND ALL NEW COMMERCIAL AND
INDUSTRIAL PROJECTS FOR SERVICES RENDERED BY THE CITY
OF HANFORD COMMUNITY DEVELOPMENT DEPARTMENT**

At a regular meeting of the City Council of the City of Hanford, duly called and held on the 1st day of April, 2014 on motion of Council Member _____, seconded by Council Member _____, and duly carried, the following Resolution was adopted:

WHEREAS, Chapter 15.02 of Title 15 of the Hanford Municipal Code provides that Building Division user fees including, without limitation, building permit fees, inspection fees and other related fees (collectively “building fees”) shall be adopted by resolution of the City Council and;

WHEREAS, an analysis of the fees currently assessed by the Building Division for these types of projects show a deficit in collection verses actual cost to provide services and;

WHEREAS, the State of California allows local agencies to charge building fees based on estimated costs of providing the services rendered;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hanford as follows: that the Building Division fees for all new single family dwellings, duplexes, multi-family units, commercial projects and industrial projects be revised to use the most current edition of the Building Valuation Data produced by the International Code Council, or percentage thereof based on actual costs to provide the service, to determine the value. A contract, signed by all parties, for the cost to build a specific project may be substituted for the Building Valuation Data sheet as determined by the building official. The building inspection

fees will then be determined as per table 1-A of the 1997 Uniform Building Code and the plan review fees will be 65% of the inspection fees.

BE IT FURTHER RESOLVED, that the provisions of this Resolution supersede Resolution 07-54-R.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on April 1, 2014, by the following roll call vote

Councilmember IRWIN JAMESON MARTINEZ CURRY PANNETT

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

MAYOR of the City of Hanford

ATTEST:

Melonie Patrick

CITY CLERK

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

I, **Melonie Patrick**, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 1ST day of April, 2014.

Date: _____

Melonie Patrick
City Clerk

NOTICE OF EXEMPTION 2014-08

____ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95814-3044

From: City of Hanford
317 N. Douty Street
Hanford, CA 93230

 X County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

Project Title: Municipal Code Amendment 2014-05

Project Applicant: San Joaquin Valley Homes, Lennar Homes of California

Project Location - Specific: This project is municipal code text amendment and does not apply to a specific location.

Project Location – City: Hanford

Project Location – County: Kings

Description of Nature, Purpose, and Beneficiaries of Project: This project is an amendment to the Hanford Municipal code Section 17.18.090 to increase the building coverage from 40 percent to 45 percent.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status (check one)

- ☐ Ministerial (Section 15073)
- ☐ Declared Emergency (Section 15071 (a))
- ☐ Emergency Project (Section 15071 (b) and (c))
- ☐ Categorical Exemption. State type and section number:
- ☒ Statutory Exemption. State code number: PR Sec. 15061(b)(3)

Reasons why project is exempt: The proposed project is a text amendment, therefore it can be seen with certainty that no environmental impacts will result from the proposed project.

Lead Agency Contact Person: Darlene Mata **Telephone:** (559) 585-2582

Signature May 9, 2014 Planning Consultant
Date *Title*

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

**ORDINANCE NO. 14-03
MUNICIPAL CODE AMENDMENT 2014-05**

**AN ORDINANCE OF THE CITY OF HANFORD TO AMEND SECTION
17.18.090 OF THE HANFORD MUNICIPAL CODE TO INCREASE THE
MAXIMUM SITE AREA COVERAGE FROM 40 PERCENT TO 45
PERCENT.**

The City Council of the City of Hanford does ordain as follows:

Section 1: Section 17.18.090 of the Hanford Municipal Code is amended as follows:

Section 17.18.090 The maximum site area covered by roofed structures shall be forty
(45) percent.

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.66.050 of the Hanford Municipal Code and Government Code Section 65854.

Section 3: The City Council hereby finds that the proposed amendment is consistent with the objectives of the zoning regulations as set forth in Section 17.02.020 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 3rd day of June 2014, at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 4: The City Council of the City of Hanford finds that per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines the project is found to be exempt from environmental review.

Section 5: Effective Date and Publication. This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on _____, by the following roll call vote:

Council Members IRWI JAMESON MARTINEZ CURRY PANNETT

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

MAYOR of the City of Hanford

ATTEST:

Diana Black

DEPUTY CITY CLERK

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

I, DIANA BLACK, Deputy City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 3rd day of June, 2014, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the _____, _____.

Dated: _____

Diana Black
Deputy City Clerk



AGENDA STAFF REPORT

MEETING DATE: 6/3/2014

AGENDA SECTION: 3. E.

SUBJECT:

Community Development: Hold a public hearing and introduce and waive the first reading of Ordinance 14-04 for Municipal Code Amendment No. 2014-06, a request by the City of Hanford to amend Section 17.66.020 deleting paragraph C and adding Section 17.02.070 Multiple Decisions.

RECOMMENDATION:

Staff recommends that the City Council hold a public hearing on the project. Following the public hearing, introduce and waive the first reading for Ordinance 14-04 amending Section 17.66.020 and 17.02.070 of the Hanford Municipal Code.

BACKGROUND:

On May 20, 2014, the Planning Commission held a public hearing and adopted Resolution 2014-08 recommending approval of Municipal Code Amendment 2014-06 to the City Council with a 5-0-2 vote (Commissioners Nahal and Forberg absent). No one addressed the Commission during the public hearing.

FISCAL IMPACT:

ATTACHMENTS:

Description

- ☐ [Planning Commission Staff Report](#)
- ☐ [14-04 Process Ordinance](#)

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
May 20, 2014**

PROJECT: **MUNICIPAL CODE AMENDMENT 2014-06**, a request by the City of Hanford to amend Section 17.66.020 deleting paragraph C and adding Section 17.02.070 Multiple Decisions:

PROJECT PLANNER: Darlene Mata, Planning Consultant

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of Municipal Code Amendment 2014-06 to the City Council amending Section 17.66.020 deleting paragraph C in its entirety and adding Section 17.02.070 Multiple Decisions, which states, "That where a project requires multiple decisions by the Planning Commission and City Council, that the Planning Commission decisions on such project shall not be final but shall be advisory to the City Council, which shall be vested with the final decision making powers pertaining to the project."

RECOMMENDED MOTION

I move to adopt Resolution No. 2014-08, recommending approval of Municipal Code Amendment No. 2014-06.

PROJECT DESCRIPTION

The Municipal Code contains Section 17.66.020(C) which state that when processing a general plan amendment and a zone amendment that the general plan amendment approval must precede the zoning amendment approval by 30 days. It further states that no other development permits or subdivisions may be approved until the general plan amendment and zoning amendment become effective, which would be 30 days from the second reading of the ordinance. See Section C below. Paragraph C essentially adds three to four months to any process that requires multiple approvals that include a general plan amendment or zone amendment and other development entitlements.

17.66.020 Initiation.

- A. An amendment of boundaries of any zoning district or any other provision of this title may be initiated by the owner of the property within the area for which a change of district is proposed, or the authorized agent of the owner, as prescribed in Section 17.66.030.
- B. A change in the boundaries of any zoning district, or any other provision of this title may be initiated at the request of the community development department by resolution of the planning commission or by the city council in the form of a request to the planning commission, that it consider a proposed change; provided, however, in either case the procedures prescribed in Sections 17.66.040 through 17.66.070, and 17.66.090 shall be followed.

- C. When an amendment to a zoning district requires a general plan amendment for consistency or other purposes, the general plan shall be amended pursuant to Article 6 commencing with Section 65350 of the California Government Code. Furthermore, the general amendment must precede by thirty (30) calendar days the city council's approval of the amendment to the zoning district. Additionally, no development permits or subdivision of land within the zoning district may be approved until the amendments to the general plan and the zoning district become effective.

Staff proposes that the Planning Commission consider a text amendment to delete paragraph C of Section 17.66.020 in its entirety. This will allow the City Council to consider the actions for a general plan amendment and zoning amendment at the same meeting date and allow them to consider other actions if appropriate.

Staff also recommends that the Zoning Ordinance be amended to add the following Section to the Chapter 17.02 General Provisions:

Section 17.02.070 Multiple Decisions

That where a project requires multiple decisions by the Planning Commission and City Council, that the Planning Commission decisions on such project shall not be final but shall be advisory to the City Council, which shall be vested with the final decision making powers pertaining to the project.

The proposed amendment results in a more streamlined review and allows the City Council to consider the whole of the project when it is before them. For example, if a project involves multiple entitlements; general plan amendment, zone amendment and a tentative subdivision map, the Planning Commission would make a recommendation on all of the actions and all of the entitlements would be forwarded to the City Council for consideration. The current code results in the Planning Commission reviewing all of the actions, make a recommendation on the general plan amendment and zone amendment and gives final approval to a subdivision map, which would be subject to the Council approval of the general plan and zone amendment.

The City Council has implemented a "Red Carpet not Red Tape" policy and the proposed amendment implements that vision. It results in a streamlining of the process, allows for a more comprehensive review of a project by the City Council and reduces the time required take projects through the City processes.

FINDINGS

The Planning Commission must find that the proposed amendment is consistent with the purpose and objectives of the Zoning Ordinance as set forth in Section 17.02.020 and consistent with the General Plan. The purpose and objectives of the City of Hanford zoning regulations are to preserve, protect, and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare of the residents of the City of Hanford.

FINDINGS FOR APPROVAL:

1. That the proposed amendment does not conflict with the objectives as set forth in Zoning Ordinance Section 17.02.020.
2. That the proposed amendment is consistent with the State of California Government Code.
3. That the proposed amendment will result in a streamlined process for projects requiring multiple entitlements.

PUBLIC COMMENTS

Notice of the text amendment was published in the newspaper on May 9, 2014. The Community Development Department has received no comments on the project as of the preparation of this report.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA.

ATTACHMENTS

Resolution 2014-08
Environmental Document

RESOLUTION NO. 2014-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF MUNICIPAL CODE AMENDMENT NO. 2014-06 A REQUEST BY THE CITY OF HANFORD TO AMEND SECTION 17.66.020 DELETING PARAGRAPH C AND ADDING SECTION 17.02.070 MULTIPLE DECISIONS:

At a special meeting of the Planning Commission of the City of Hanford duly called and held on May 20, 2014, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, a proposal to amend Title 17, Chapter 17.66.020 deleting paragraph C and adding 17.66.020 Multiple Decisions as follows:

17.66.020 Initiation.

- A. An amendment of boundaries of any zoning district or any other provision of this title may be initiated by the owner of the property within the area for which a change of district is proposed, or the authorized agent of the owner, as prescribed in Section 17.66.030.
- B. A change in the boundaries of any zoning district, or any other provision of this title may be initiated at the request of the community development department by resolution of the planning commission or by the city council in the form of a request to the planning commission, that it consider a proposed change; provided, however, in either case the procedures prescribed in Sections 17.66.040 through 17.66.070, and 17.66.090 shall be followed.
- ~~C. When an amendment to a zoning district requires a general plan amendment for consistency or other purposes, the general plan shall be amended pursuant to Article 6 commencing with Section 65350 of the California Government Code. Furthermore, the general amendment must precede by thirty (30) calendar days the city council's approval of the amendment to the zoning district. Additionally, no development permits or subdivision of land within the zoning district may be approved until the amendments to the general plan and the zoning district become effective.~~

17.02.070 Multiple Decisions

That where a project requires multiple decisions by the Planning Commission and City Council, that the Planning Commission decisions on such project shall not be final but shall be advisory to the City Council, which shall be vested with the final decision making powers pertaining to the project.

WHEREAS, the Hanford Planning Commission, at a special meeting on May 20, 2014, held a public hearing and received testimony and evidence regarding the proposed Municipal Code Amendment; and

WHEREAS, Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. Notice of Exemption 2014-09 has been prepared for the project in accordance with CEQA; and,

NOW THEREFORE BE IT RESOLVED, on the basis of the application for the Municipal Code Amendment, the documentation and information provided by the staff report, and evidence and testimony submitted at the public hearing, the Planning Commission for the City of Hanford hereby makes the following findings:

1. That the proposed amendment does not conflict with the objectives as set forth in Zoning Ordinance Section 17.02.020.
2. That the proposed amendment is consistent with the State of California Government Code.
3. That the proposed amendment will result in a streamlined process for projects requiring multiple entitlements.

BE IT FURTHER RESOLVED that pursuant to Section 17.66.060 of the City of Hanford Zoning Ordinance, the Planning Commission forward to the City Council a recommendation that Municipal Code Amendment No. 2014-06 be approved

PASSED AND ADOPTED at a special meeting of the Hanford City Planning Commission by the following votes:

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

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

I, **Diana Black**, 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 20th day of May, 2014.

Diana Black, Secretary

NOTICE OF EXEMPTION 2014-09

Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95814-3044

From: City of Hanford
317 N. Douty Street
Hanford, CA 93230

 X County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

Project Title: Municipal Code Amendment 2014-06

Project Applicant: City of Hanford

Project Location - Specific: This project is a municipal code text amendment affecting application processing and does not apply to a specific location.

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

Description of Nature, Purpose, and Beneficiaries of Project: The project is an request by the City of Hanford to amend Section 17.66.020 (C) deleting paragraph C and adding Section 17.02.070 Multiple Decisions.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status (check one)

- ☐ Ministerial (Section 15073)
☐ Declared Emergency (Section 15071 (a))
☐ Emergency Project (Section 15071 (b) and (c))
☐ Categorical Exemption. State type and section number:
☒ Statutory Exemption. State code number: PR Sec. 15061(b)(3)

Reasons why project is exempt: The proposed project is a text amendment, therefore it can be seen with certainty that no environmental impacts will result from the proposed project.

Lead Agency Contact Person: Darlene Mata **Telephone:** (559) 585-2582

Signature

Date

Title

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

**ORDINANCE NO. 14-04
MUNICIPAL CODE AMENDMENT 2014-06**

**AN ORDINANCE OF THE CITY OF HANFORD TO AMEND SECTION
17.66.020 DELETING PARAGRAPH “C” AND ADDING SECTION
17.02.070 MULTIPLE DECISIONS.**

The City Council of the City of Hanford does ordain as follows:

Section 1: Section 17.66.020 of the Hanford Municipal Code is amended as follows:

17.66.020 Initiation.

- A. An amendment of boundaries of any zoning district or any other provision of this title may be initiated by the owner of the property within the area for which a change of district is proposed, or the authorized agent of the owner, as prescribed in Section 17.66.030.
- B. A change in the boundaries of any zoning district, or any other provision of this title may be initiated at the request of the community development department by resolution of the planning commission or by the city council in the form of a request to the planning commission, that it consider a proposed change; provided, however, in either case the procedures prescribed in Sections 17.66.040 through 17.66.070, and 17.66.090 shall be followed.
- ~~C. When an amendment to a zoning district requires a general plan amendment for consistency or other purposes, the general plan shall be amended pursuant to Article 6 commencing with Section 65350 of the California Government Code. Furthermore, the general amendment must precede by thirty (30) calendar days the city council's approval of the amendment to the zoning district. Additionally, no development permits or subdivision of land within the zoning district may be approved until the amendments to the general plan and the zoning district become effective.~~

Section 2: Section 17.02.070 of the Hanford Municipal Code is added as follows:

Section 17.02.070 Multiple Decisions

That where a project requires multiple decisions by the Planning Commission and City Council, that the Planning Commission decisions on such project shall not be final but shall be advisory to the City Council, which shall be vested with the final decision making powers pertaining to the project.

Section 3: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public

hearing before the Planning Commission after notice required by Section 17.66.050 of the Hanford Municipal Code and Government Code Section 65854.

Section 4: The City Council hereby finds that the proposed amendment is consistent with the objectives of the zoning regulations as set forth in Section 17.02.020 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 3rd day of June 2014, at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 5: The City Council of the City of Hanford finds that per Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines the project is found to be exempt from environmental review.

Section 6: Effective Date and Publication. This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on the __day of _____, _____ by the following roll call vote:

Council Members IRWIN JAMESON MARTINEZ CURRY PANNETT

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

MAYOR of the City of Hanford

ATTEST:

Diana Black

DEPUTY CITY CLERK

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

I, DIANA BLACK, Deputy City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 3rd Day of June, 2014, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the _____, _____.

Dated: _____

Diana Black
Deputy City Clerk



AGENDA STAFF REPORT

MEETING DATE: 6/3/2014

AGENDA SECTION: 3. F.

SUBJECT:

Police Department: Hold the public hearing and approve the use of the Edward Byrne Memorial Justice Assistance Grant (JAG) for FY 2014 as proposed.

RECOMMENDATION:

That the City Council hold the public hearing and by motion approve the use of the Edward Byrne Memorial JAG grant funds to purchase the below listed equipment.

BACKGROUND:

The Hanford Police Department is eligible to receive a grant of \$18,142.00 from the Edward Byrne Memorial Grant FY 2014 Allocation. The amount that the City of Hanford is eligible is based upon a formula and varies from year to year.

Upon approval the Hanford Police Department will be expending these funds to purchase needed non-budgeted equipment for the Hanford Police Department. The equipment we are seeking to purchase are body worn cameras.

We have tested cameras from at least six different manufacturers and spoken to several agencies wearing cameras and have come to the conclusion that the Taser Axon Flex would best suit the needs of our department. Some of the advantages identified are;

1. Battery life
2. Pre-event recording
3. Supports Taser Electronic Control Devices currently being used by HPD
4. Cloud based storage
5. Ability to streamline file transfers to DA's Office
6. Automatic downloading of video files
7. Video streaming to devices for tagging of videos
8. Ability to customize where the device is worn

We are proposing 40 units along with the necessary training and support. The proposed price for the 40 units including the evidence software is \$41,549.75 for the first year. The year 2 cost is \$8,116.80 for ongoing support of the evidence software. There are minor increases each additional year after that for increases

associated with additional storage needs. The evidence software is cloud based so it will require no additional servers or on-sight equipment to maintain or purchase.

The Hanford Police Department does not currently have an electronic evidence software system so in addition to storing the body worn camera videos we can also use it to store all of our electronic media. Another big plus to this software is that due to it being cloud based we can give access to the District Attorneys office for downloads related to various cases.

FISCAL IMPACT:

With the cost of the current project being \$41,549.75, after applying the JAG Grant funding, the City of Hanford will be left with a shortfall of \$23,407.00. We are proposing to cover this cost with funds from our asset forfeiture account. Currently the asset forfeiture account has a balance of \$33,000.00. Using this account will leave a balance of \$9,995.00, which is enough to cover the annual fee for the second year which will bring us to the next budget cycle. Additionally, we are continuing to grow the asset forfeiture account and we are awaiting additional fund transfers.

ATTACHMENTS:

Description

📎 [Taser Axon Qoute](#)

TASER International

Protect Truth

17800 N 85th St.
Scottsdale, Arizona 85255
United States
Phone: (800) 978-2737
Fax: 480.658.0734



Quotation

Quote: Q-07009-2

Date: 5/13/2014 10:28 AM

Quote Expiration: 6/30/2014

Contract Start Date*: 7/1/2014

Contract Term: 5 years

Chris Barker

(559) 906-4102

cbarker@cityofhanfordca.com

Bill To:

Hanford Police Dept. - CA
425 N. Irwin Street
Hanford, CA 93230
US

Ship To:

Chris Barker
Hanford Police Dept. - CA
425 N. Irwin Street
Hanford, CA 93230
US

SALESPERSON	PHONE	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Bob Dillon	480.905.2012	rdillon@taser.com	Fedex - Ground	Net 30

*Note this will vary based on the shipment date of the product.

AXON Flex Hardware /
Evidence.com Year 1: Net 30

QTY	ITEM #	DESCRIPTION	UNIT PRICE	NET UNIT PRICE	NET TOTAL
40	73030	KIT, AXON, FLEX	499.95	USD 499.95	USD 19,998.00
40	73059	BALLISTICS VEST MOUNT, ROTATING, FLEX		USD 0.00	USD 0.00
40	73036	CONTROLLER, HOLSTER, BELT CLIPS, FLEX		USD 0.00	USD 0.00
1	73021	MULTI-MOUNTING OPTION KIT, FLEX	199.95	USD 199.95	USD 199.95
3	85014	AXON 1-DAY SERVICE	2000.00	USD 2,000.00	USD 6,000.00
5	70026	METM, HUB+6 BAY ASSY, GREEN BAY	1495.00	USD 1,495.00	USD 7,475.00
3	89101	PROFESSIONAL EVIDENCE.COM LICENSE: YEAR 1 PAYMENT	468.00	USD 468.00	USD 1,404.00
45	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 0.00	USD 0.00
37	87101	BASIC EVIDENCE.COM LICENSE: YEAR 1 PAYMENT	119.40	USD 119.40	USD 4,417.80
185	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 0.00	USD 0.00
1,370	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 1.50	USD 2,055.00
AXON Flex Hardware / Evidence.com Year 1: Net 30 Total:					USD 41,549.75
AXON Flex Hardware / Evidence.com Year 1: Net 30 Net Price:					USD 41,549.75

Evidence.com Billing, 2015

QTY	ITEM #	DESCRIPTION	UNIT PRICE	NET UNIT PRICE	NET TOTAL
3	89201	PROFESSIONAL EVIDENCE.COM LICENSE: YEAR 2 PAYMENT	468.00	USD 468.00	USD 1,404.00
45	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 0.00	USD 0.00
37	87201	BASIC EVIDENCE.COM LICENSE: YEAR 2 PAYMENT	119.40	USD 119.40	USD 4,417.80
185	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 0.00	USD 0.00
1,530	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 1.50	USD 2,295.00
Evidence.com Billing, 2015 Total:					USD 8,116.80
Evidence.com Billing, 2015 Net Price:					USD 8,116.80

Evidence.com Billing, 2016

QTY	ITEM #	DESCRIPTION	UNIT PRICE	NET UNIT PRICE	NET TOTAL
3	89301	PROFESSIONAL EVIDENCE.COM LICENSE: YEAR 3 PAYMENT	468.00	USD 468.00	USD 1,404.00
45	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 0.00	USD 0.00
37	87301	BASIC EVIDENCE.COM LICENSE: YEAR 3 PAYMENT	119.40	USD 119.40	USD 4,417.80
185	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 0.00	USD 0.00
1,690	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 1.50	USD 2,535.00
Evidence.com Billing, 2016 Total:					USD 8,356.80
Evidence.com Billing, 2016 Net Price:					USD 8,356.80

Evidence.com Billing, 2017

QTY	ITEM #	DESCRIPTION	UNIT PRICE	NET UNIT PRICE	NET TOTAL
3	89401	PROFESSIONAL EVIDENCE.COM LICENSE: YEAR 4 PAYMENT	468.00	USD 468.00	USD 1,404.00
45	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 0.00	USD 0.00
37	87401	BASIC EVIDENCE.COM LICENSE: YEAR 4 PAYMENT	119.40	USD 119.40	USD 4,417.80
185	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 0.00	USD 0.00
1,850	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 1.50	USD 2,775.00
Evidence.com Billing, 2017 Total:					USD 8,596.80
Evidence.com Billing, 2017 Net Price:					USD 8,596.80

Evidence.com Billing, 2018

QTY	ITEM #	DESCRIPTION	UNIT PRICE	NET UNIT PRICE	NET TOTAL
3	89501	PROFESSIONAL EVIDENCE.COM LICENSE: YEAR 5 PAYMENT	468.00	USD 468.00	USD 1,404.00
45	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 0.00	USD 0.00

QTY	ITEM #	DESCRIPTION	UNIT PRICE	NET UNIT PRICE	NET TOTAL
37	87501	BASIC EVIDENCE.COM LICENSE: YEAR 5 PAYMENT	119.40	USD 119.40	USD 4,417.80
185	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 0.00	USD 0.00
2,010	85035	EVIDENCE.COM STORAGE	\$1.50 / GB per year	USD 1.50	USD 3,015.00
Evidence.com Billing, 2018 Total:					USD 8,836.80
Evidence.com Billing, 2018 Net Price:					USD 8,836.80

Subtotal	USD 75,456.95
Estimated Shipping Cost	USD 99.95
Estimated Tax	USD 2,406.82
Grand Total	USD 77,963.72

Complimentary Evidence.com Tier Upgrade Through 4/30/2014

This quote contains a purchase of either the Basic or Standard Evidence.com license. You will temporarily receive the features available with the Professional license for the Basic and Standard licenses purchased until April 30, 2014. This is a free upgrade to your account so you can enjoy all the benefits of our most feature rich license tier. In May 2014 you will be prompted to select which users you would like to go in which tiers. This will have no impact on uploaded data.

**TASER International, Inc.'s Sales Terms and Conditions
for Direct Sales to End User Purchasers**

By signing this Quote, you are entering into a contract and you certify that you have read and agree to the provisions set forth in this Quote and TASER's current Sales Terms and Conditions for Direct Sales to End User Purchasers or, in the alternative, TASER's current Sales Terms and Conditions for Direct Sales to End User Purchasers for Sales with Financing if your purchase involves financing with TASER. If your purchase includes the TASER Assurance Plan (TAP), then you are also agreeing to TASER's current Sales Terms and Conditions for the AXON Flex™ and AXON Body™ Cameras TASER Assurance Plan (U.S. Only) and/or Sales Terms and Conditions for the X2/X26P and TASER CAM HD Recorder TASER Assurance Plan (U.S. Only), as applicable to your product purchase. All of the sales terms and conditions, as well as, the TAP terms and conditions are posted at <http://www.taser.com/sales-terms-and-conditions>. If your purchase includes AXON hardware and/or EVIDENCE.com services you are also agreeing to the terms in the EVIDENCE.com Master Service Agreement posted at <http://www.taser.com/serviceagreement14>. If your purchase includes Professional Services, you are also agreeing to the terms in the Professional Service Agreement posted at <http://www.taser.com/serviceagreement14>. You represent that you are lawfully able to enter into contracts and if you are entering into this agreement for an entity, such as the company, municipality, or government agency you work for, you represent to TASER that you have legal authority to bind that entity. If you do not have this authority, do not sign this Quote.

Signature:	_____	Date:	_____
Name (Print):	_____	Title:	_____
PO# (if needed):	_____		

Please sign and email to Bob Dillon at rdillon@taser.com or fax to 480.658.0734

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