



**CITY COUNCIL MEETING
AGENDA
November 25, 2014 5:30 PM
Council Chambers, Civic Auditorium
400 N. Douty Street**

November 18, 2014 Adjourned Meeting

REGULAR COUNCIL MEETING - 5:30 PM

ROLL CALL BY THE CITY CLERK:

FLAG SALUTE:

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 14-16 for Municipal Code Amendment 2014-02, a request to amend Section 17.30.020(C) adding "Enclosed storage, blending and sale of bulk and prepackaged dry and liquid fertilizer for retail use" as a permitted use in the Light Industrial zone.

3. DEFERRED BUSINESS:

- A.** Community Development: Consideration of the following actions as it relates to the public hearing items 5B, 5C, 5D, 5E. General Plan Amendment No. 2013-02 and Rezone No. 2013-03 (for the 29.82 acres from Public Facility to Low Density Residential), General Plan Amendment No. 2014-02 and Rezone No. 2014-02 (for the 2.1 acres from Office to Service Commercial), General Plan Amendment No. 2014-03 and Rezone No. 2014-03 (.964 acres from Medium Density Residential to Service Commercial), and General Plan Amendment No. 2014-04 and Rezone No. 2014-04 (.216 acres from Low Density Residential to Office Residential).

A separate motion and vote are required for each action:

1. Adopt Negative Declaration No. 2014-14.
2. Adopt Negative Declaration No. 2014-20.
3. Adopt Negative Declaration No. 2014-17.
4. Adopt Negative Declaration No. 2014-18.

5. Adopt Resolution No. 14-59-R changing the land use designation on approximately 29.82 acres from Public Facility to Low Density Residential, changing the land use designation on approximately 2.1 acres from Office to Service Commercial, changing the land use designation on approximately .964 acres from Medium Density Residential to Service Commercial, and changing the land use designation on approximately .216 acres from Low Density Residential to Office Residential.

(Roll Call Vote required)

6. Introduce and waive the 1st reading of Ordinance 14-12, approval of Rezone No. 2013-03, rezoning 29.82 acres from Public Facility (PF) to Low Density Residential (R-1-6).
(Roll Call Vote required)

7. Introduce and waive the 1st reading of Ordinance 14-13, approval of Rezone No. 2014-02, rezoning 2.1 acres from Office (O) to Service Commercial (SC).
(Roll Call Vote required)

8. Introduce and waive the 1st reading of Ordinance 14-14, approval of Rezone No. 2014-03, rezoning .964 acres from Medium Density Residential (RM-3) to Service Commercial (SC).
(Roll Call Vote required)

9. Introduce and waive the 1st reading of Ordinance 14-15, approval of Rezone No. 2014-04, rezoning .216 acres from Low Density Residential (R-1-8) to Office Residential (OR).
(Roll Call Vote required)

4. NEW BUSINESS:

A. City Manager: Request to Utilize Downtown Reimbursement Funds for Curb, Gutter, and Sidewalk Replacement at the New Kings Gun Center Site.

5. COUNCIL REPORTS/COMMENTS:

6. 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: 11/25/2014

AGENDA SECTION: 2. A.

SUBJECT:

Community Development: Waive the second reading and approve Ordinance 14-16 for Municipal Code Amendment 2014-02, a request to amend Section 17.30.020(C) adding "Enclosed storage, blending and sale of bulk and prepackaged dry and liquid fertilizer for retail use" as a permitted use in the Light Industrial zone.

RECOMMENDATION:

That the City Council, by Motion:

1. Waive the second reading and approve Ordinance 14-16 for Municipal Code Amendment 2014-02.
2. Direct staff to publish in accordance with G.C. 36933.

Given the significant public interest in this issue, the City Council may elect to open the item up for additional public comment prior to making a decision on the second reading.

BACKGROUND:

An ordinance is a law of a local agency, in this case the "law" is the Hanford Zoning Ordinance. The adoption of an ordinance is the most binding form of action taken by the City Council and as such, has very strict rules for adoption. The California Government Code requires that an ordinance has a first and second reading, to allow time for additional consideration and public comment. At least five days must pass between the first and second reading. An ordinance, in this case the amendment to Section 17.30.020 of the Hanford Municipal Code, is not effective until 30 days following adoption of the ordinance. The 30 days is commonly referred to as the referendum period. The California Constitution allows for referendum process, which allows voters the opportunity to approve or reject a proposed ordinance after adoption.

On November 18, 2014, the City Council held a public hearing and introduced Ordinance 14-16, a requested amendment to Section 17.30.050(C) to add "Enclosed storage, blending and sale of bulk and prepackaged dry and liquid fertilizer for retail use" as a permitted use in the Light Industrial zone. This would have been the first reading or introduction of the ordinance.

The Ordinance was accompanied by Conditional Use Permit 2014-02 to allow the future expansion of the fertilizer company and was approved by the City Council. However, the conditional use permit is contingent on the approval of the ordinance and does not take effect until the ordinance is effective, 30 days from the second reading.

The Conditional Use Permit and Municipal Code Amendment allows the use of the site for a fertilizer retailer, which includes the current operations, but also allows the expansion of existing facilities to add a 24,650 square foot warehouse, 20,000 square feet of dry fertilizer storage, a storage building for truck bays and dry blending and a tank containment facility for two million gallons that will replace the existing two 85,000 gallon tanks.

During the public hearing on November 18th, several individuals spoke in favor and in opposition to the proposed project. Since the public hearing, several individuals have contacted the City concerned with the long term viability of this site for a fertilizer facility. Comments include the recommendation of the General Plan Update Citizens Advisory Committee and the acceptance of a draft Land Use Map by the General Plan Update Advisory Committee that identifies this site as Regional Commercial. A designation of Regional Commercial is not consistent with the existing fertilizer facility.

Should the City Council fail to approve the second reading of the Ordinance, the Zoning Ordinance will not be changed and the conditional use permit approval will be void. Helena Chemical will continue to be a non-conforming use at this location and will only be allowed to continue to use the site as it was legally allowed to do upon the annexation of the site into the City of Hanford. The warehouse could be built as warehousing is a permitted use in the Service Commercial zone, however the blending or future expansion of the non-conforming use would not be permitted. The 13 tanks, for which a building permit was issued in error, could be required to be removed.

FISCAL IMPACT:

None

ATTACHMENTS:

Description

 Ordinance

**ORDINANCE NO. 14-16
MUNICIPAL CODE AMENDMENT 2014-02**

**AN ORDINANCE OF THE CITY OF HANFORD TO AMEND SECTION
17.30.020(C) ADDING “ENCLOSED STORAGE, BLENDING AND SALE
OF BULK AND PREPACKAGED DRY AND LIQUID FERTILIZER FOR
RETAIL USE” AS A PERMITTED USE IN THE LIGHT INDUSTRIAL
ZONE.**

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

Section 1: Section 17.30.020(C) of the Hanford Municipal Code is amended to add the following as a permitted use:

“Enclosed storage, blending and sale of bulk and prepackaged dry and liquid fertilizer for retail use”

Section 2: The Council does hereby find as a fact that the Planning Commission of the City of Hanford held a public hearing on October 28, 2014 after notice required by Section 17.66.050 of the Hanford Municipal Code and Government Code Section 65854. The City Council finds that Negative Declaration No. 2014-19 is approved in conformance with the California Environmental Quality Act. The City Council hereby finds that the rezoning 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 18th day of November, 2014, at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: 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:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

MAYOR of the City of Hanford

ATTEST:

Jennifer Gomez
CITY CLERK

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

I, Jennifer Gomez, 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 _____, 2014, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on _____, 2014.

Dated: _____

Jennifer Gomez
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 11/25/2014

AGENDA SECTION: 3. A.

SUBJECT:

Community Development: Consideration of the following actions as it relates to the public hearing items 5B, 5C, 5D, 5E. General Plan Amendment No. 2013-02 and Rezone No. 2013-03 (for the 29.82 acres from Public Facility to Low Density Residential), General Plan Amendment No. 2014-02 and Rezone No. 2014-02 (for the 2.1 acres from Office to Service Commercial), General Plan Amendment No. 2014-03 and Rezone No. 2014-03 (.964 acres from Medium Density Residential to Service Commercial), and General Plan Amendment No. 2014-04 and Rezone No. 2014-04 (.216 acres from Low Density Residential to Office Residential).

A separate motion and vote are required for each action:

1. Adopt Negative Declaration No. 2014-14.
2. Adopt Negative Declaration No. 2014-20.
3. Adopt Negative Declaration No. 2014-17.
4. Adopt Negative Declaration No. 2014-18.
5. Adopt Resolution No. 14-59-R changing the land use designation on approximately 29.82 acres from Public Facility to Low Density Residential, changing the land use designation on approximately 2.1 acres from Office to Service Commercial, changing the land use designation on approximately .964 acres from Medium Density Residential to Service Commercial, and changing the land use designation on approximately .216 acres from Low Density Residential to Office Residential.
(Roll Call Vote required)
6. Introduce and waive the 1st reading of Ordinance 14-12, approval of Rezone No. 2013-03, rezoning 29.82 acres from Public Facility (PF) to Low Density Residential (R-1-6).
(Roll Call Vote required)
7. Introduce and waive the 1st reading of Ordinance 14-13, approval of Rezone No. 2014-02, rezoning 2.1 acres from Office (O) to Service Commercial (SC).
(Roll Call Vote required)
8. Introduce and waive the 1st reading of Ordinance 14-14, approval of Rezone No. 2014-03, rezoning .964 acres from Medium Density Residential (RM-3) to Service Commercial (SC).
(Roll Call Vote required)
9. Introduce and waive the 1st reading of Ordinance 14-15, approval of Rezone No. 2014-04, rezoning .216 acres from Low Density Residential (R-1-8) to Office Residential (OR).
(Roll Call Vote required)

RECOMMENDATION:

Recommend Motions, in the following order, each with a separate roll call vote:

1. Motion to adopt Negative Declaration No. 2014-14.
2. Motion to adopt Negative Declaration No. 2014-20.
3. Motion to adopt Negative Declaration No. 2014-17.

4. Motion to adopt Negative Declaration No. 2014-18.
5. Motion to approve Resolution No. 14-59-R changing the land use designation on approximately 29.82 acres from Public Facility to Low Density Residential, changing the land use designation on approximately 2.1 acres from Office to Service Commercial, changing the land use designation on approximately .964 acres from Medium Density Residential to Service Commercial, and changing the land use designation on approximately .216 acres from Low Density Residential to Office Residential.
6. Motion to introduce Ordinance 14-12, approval of Rezone No. 2013-03, rezoning 29.82 acres from Public Facility (PF) to Low Density Residential (R-1-6).
7. Motion to introduce Ordinance 14-13, approval of Rezone No. 2014-02, rezoning 2.1 acres from Office (O) to Service Commercial (SC) and require a conditional zoning agreement to limit development to RV Storage and require development standards.
8. Motion to introduce Ordinance 14-14, approval of Rezone No. 2014-02, rezoning .964 acres from Medium Density Residential (RM-3) to Service Commercial (SC).
9. Motion to introduce Ordinance 14-15, approval of Rezone No. 2014-02, rezoning .216 acres from Low Density Residential (R-1-8) to Office Residential (OR).

BACKGROUND:

FISCAL IMPACT:

None.

ATTACHMENTS:

Description

- ❑ Negative Declaration 2014-14
- ❑ Negative Declaration 2014-20
- ❑ Negative Declaration 2014-17
- ❑ Negative Declaration 2014-18
- ❑ Resolution 14-59-R
- ❑ CC Ordinance 14-12
- ❑ CC Ordinance 14-13
- ❑ CC Ordinance 14-14
- ❑ CC Ordinance 14-15

ENVIRONMENTAL ASSESSMENT/NEGATIVE DECLARATION 2014-14

Project Title: General Plan Amendment 2013-02 and Rezone 2013-03

File Number: 515-0137, 510-0221

State Clearinghouse Number:

Applicant: City of Hanford
317 N. Douty
Hanford, CA 93230

Property Owner: Kevin Mynderup

Hanford, CA 93230

Project Description: The project is a general plan amendment to change the land use designation from Public Facility to Low Density Residential on approximately 29.82 acres (four parcels). The proposed project is a change in land use and zoning only. A development project for the site has not been submitted. Future development will be required to undergo the appropriate review in accordance with the California Environmental Quality Act.

Location: The project is located at the Northeast Corner of 12th Avenue and Hume Avenue in the City of Hanford (APN: 011-110-032, 011-110-034, 011-110-036, 011-110-035).

NEGATIVE DECLARATION

It is the determination of the City of Hanford that the proposed project will not have a significant effect on the environment since the project is to be located in an already urbanized area, and the project will not:

- a) Conflict with adopted environmental plans and goals of the community where it is located;
- b) Have a demonstrable negative aesthetic effect;
- c) Affect a rare or endangered species of animal or plant or the habitat of the species;
- d) Interfere with the movement of any resident or migratory fish or wildlife species;
- e) Breach published national, state, or local standards relating to solid waste or litter control;
- f) Degrade water quality;
- g) Contaminate a public water supply;
- h) Degrade or deplete ground water resources;
- i) Interfere with ground water recharge;
- j) Disrupt or alter an archaeological site over 200 years old, an historic site or a paleontological site except as part of a scientific study of the site;
- k) Induce growth or concentration of population;
- l) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;
- m) Displace a large number of people;
- n) Encourage activities which result in the use of large amounts of fuel or energy;
- o) Use fuel or energy in a wasteful manner;
- p) Increase substantially the ambient noise levels for adjoining areas;
- q) Cause flooding, erosion or salination;
- r) Expose people or structures to major geologic hazards;
- s) Extend a sewer trunk line without existing capacity to serve new development;
- t) Diminish habitat for fish, wildlife or plants;
- u) Disrupt or divide the physical arrangement of an established community;
- v) Create a public health hazard or a potential public health hazard;
- w) Conflict with established recreational, educational, religious or scientific uses of the area;
- x) Violate any ambient air quality standard, contribute substantially to an existing or projected air quality violations, or expose sensitive receptors to substantial pollutant concentrations;
- y) Convert prime agriculture land to non-agriculture use or impair the agriculture productivity of prime agricultural land that has not been designated for urban expansion by the general plan.
- z) Interfere with emergency response plans or emergency evacuation plans.

Review of the Negative Declaration will be completed before the Hanford City Council at a later date.

Prepared by: _____

Melody Haigh, Community Development Manager, Community Development Department

ENVIRONMENTAL ASSESSMENT/NEGATIVE DECLARATION 2014-20

Project Title: General Plan Amendment 2014-02 and Rezone 2014-02 **File Number:** 515-0139, 510-0223

State Clearinghouse Number:

Applicant: City of Hanford
317 N. Douty
Hanford, CA 93230

Property Owner: Joe Garcia
1152 W. Grangeville Blvd
Hanford, CA 93230

Project Description: General Plan Amendment 2014-02 and Rezone Application 2014-02 are projects that request to change the land use designation on a 2.1 acre property from Office to Service Commercial and change the zoning from "O" Office to "SC" Service Commercial. A development project for the site has not been submitted. Future development will be required to undergo the appropriate review in accordance with the California Environmental Quality Act.

Location: The project is located at 1152 W Grangeville Blvd (APN 008-410-011: 008-410-012)

NEGATIVE DECLARATION

It is the determination of the City of Hanford that the proposed project will not have a significant effect on the environment since the project is to be located in an already urbanized area, and the project will not:

- a) Conflict with adopted environmental plans and goals of the community where it is located;
- b) Have a demonstrable negative aesthetic effect;
- c) Affect a rare or endangered species of animal or plant or the habitat of the species;
- d) Interfere with the movement of any resident or migratory fish or wildlife species;
- e) Breach published national, state, or local standards relating to solid waste or litter control;
- f) Degrade water quality;
- g) Contaminate a public water supply;
- h) Degrade or deplete ground water resources;
- i) Interfere with ground water recharge;
- j) Disrupt or alter an archaeological site over 200 years old, an historic site or a paleontological site except as part of a scientific study of the site;
- k) Induce growth or concentration of population;
- l) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;
- m) Displace a large number of people;
- n) Encourage activities which result in the use of large amounts of fuel or energy;
- o) Use fuel or energy in a wasteful manner;
- p) Increase substantially the ambient noise levels for adjoining areas;
- q) Cause flooding, erosion or salination;
- r) Expose people or structures to major geologic hazards;
- s) Extend a sewer trunk line without existing capacity to serve new development;
- t) Diminish habitat for fish, wildlife or plants;
- u) Disrupt or divide the physical arrangement of an established community;
- v) Create a public health hazard or a potential public health hazard;
- w) Conflict with established recreational, educational, religious or scientific uses of the area;
- x) Violate any ambient air quality standard, contribute substantially to an existing or projected air quality violations, or expose sensitive receptors to substantial pollutant concentrations;
- y) Convert prime agriculture land to non-agriculture use or impair the agriculture productivity of prime agricultural land that has not been designated for urban expansion by the general plan.
- z) Interfere with emergency response plans or emergency evacuation plans.

Review of the Negative Declaration will be completed before the Hanford City Council at a later date.

Prepared by: _____

Gabrielle de Silva, Assistant Planner, Community Development Department

ENVIRONMENTAL ASSESSMENT/NEGATIVE DECLARATION 2014-17

Project Title: General Plan Amendment 2014-03 and Rezone 2014-03

File Number: 515-0140, 510-0224

State Clearinghouse Number:

Applicant: Varinder S. Grewal
2724 Westport Drive
Hanford, CA 93230

Property Owner: Same

Project Description: The project is a general plan amendment to change the land use designation from Multi-Family Residential to Service Commercial on two parcels. The proposed project is a change in land use and zoning and a development project for the site has been submitted. Future development will be required to undergo the appropriate review in accordance with the California Environmental Quality Act.

Location: The project is located at 930 S. Williams Street in the City of Hanford APN: 012-161-021, 012-161-020.

NEGATIVE DECLARATION

It is the determination of the City of Hanford that the proposed project will not have a significant effect on the environment since the project is to be located in an already urbanized area, and the project will not:

- a) Conflict with adopted environmental plans and goals of the community where it is located;
- b) Have a demonstrable negative aesthetic effect;
- c) Affect a rare or endangered species of animal or plant or the habitat of the species;
- d) Interfere with the movement of any resident or migratory fish or wildlife species;
- e) Breach published national, state, or local standards relating to solid waste or litter control;
- f) Degrade water quality;
- g) Contaminate a public water supply;
- h) Degrade or deplete ground water resources;
- i) Interfere with ground water recharge;
- j) Disrupt or alter an archaeological site over 200 years old, an historic site or a paleontological site except as part of a scientific study of the site;
- k) Induce growth or concentration of population;
- l) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;
*A traffic study was prepared and mitigated measures include; restricting access to the project site from Hanford Armona Road due to proximity of adjacent streets and developer is required to install a site specific barrier at the drive approach on Hanford Armona Road.
- m) Displace a large number of people;
- n) Encourage activities which result in the use of large amounts of fuel or energy;
- o) Use fuel or energy in a wasteful manner;
- p) Increase substantially the ambient noise levels for adjoining areas;
- q) Cause flooding, erosion or salination;
- r) Expose people or structures to major geologic hazards;
- s) Extend a sewer trunk line without existing capacity to serve new development;
- t) Diminish habitat for fish, wildlife or plants;
- u) Disrupt or divide the physical arrangement of an established community;
- v) Create a public health hazard or a potential public health hazard;
- w) Conflict with established recreational, educational, religious or scientific uses of the area;
- x) Violate any ambient air quality standard, contribute substantially to an existing or projected air quality violations, or expose sensitive receptors to substantial pollutant concentrations;
- y) Convert prime agriculture land to non-agriculture use or impair the agriculture productivity of prime agricultural land that has not been designated for urban expansion by the general plan.
- z) Interfere with emergency response plans or emergency evacuation plans.

Review of the Negative Declaration will be completed before the Hanford City Council at a later date.

Prepared by: _____

Melody Haigh, Community Development Manager, Community Development Department

ENVIRONMENTAL ASSESSMENT/NEGATIVE DECLARATION 2014-18

Project Title: General Plan Amendment 2014-04 and Rezone 2014-04

File Number: 515-0141, 510-0225

State Clearinghouse Number:

Applicant: City of Hanford
317 N. Douty
Hanford, CA 93230

Property Owner: Michael Dias
502 W. Grangeville Blvd
Hanford, CA 93230

Project Description: General Plan Amendment 2014-04 and Rezone 2014-04. The project is a general plan amendment to change the land use designation from Low Density Residential to Office Residential and rezone property from "R-1-8" Single Family Residential to "OR" Office Residential located at 502 Grangeville Boulevard. A development project for the site has been submitted. Future development will be required to undergo the appropriate review in accordance with the California Environmental Quality Act.

Location: The project is located at 502 Grangeville Blvd west of Mulberry Drive in the City of Hanford APN: 008-293-012.

NEGATIVE DECLARATION

It is the determination of the City of Hanford that the proposed project will not have a significant effect on the environment since the project is to be located in an already urbanized area, and the project will not:

- a) Conflict with adopted environmental plans and goals of the community where it is located;
- b) Have a demonstrable negative aesthetic effect;
- c) Affect a rare or endangered species of animal or plant or the habitat of the species;
- d) Interfere with the movement of any resident or migratory fish or wildlife species;
- e) Breach published national, state, or local standards relating to solid waste or litter control;
- f) Degrade water quality;
- g) Contaminate a public water supply;
- h) Degrade or deplete ground water resources;
- i) Interfere with ground water recharge;
- j) Disrupt or alter an archaeological site over 200 years old, an historic site or a paleontological site except as part of a scientific study of the site;
- k) Induce growth or concentration of population;
- l) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;
- m) Displace a large number of people;
- n) Encourage activities which result in the use of large amounts of fuel or energy;
- o) Use fuel or energy in a wasteful manner;
- p) Increase substantially the ambient noise levels for adjoining areas;
- q) Cause flooding, erosion or salination;
- r) Expose people or structures to major geologic hazards;
- s) Extend a sewer trunk line without existing capacity to serve new development;
- t) Diminish habitat for fish, wildlife or plants;
- u) Disrupt or divide the physical arrangement of an established community;
- v) Create a public health hazard or a potential public health hazard;
- w) Conflict with established recreational, educational, religious or scientific uses of the area;
- x) Violate any ambient air quality standard, contribute substantially to an existing or projected air quality violations, or expose sensitive receptors to substantial pollutant concentrations;
- y) Convert prime agriculture land to non-agriculture use or impair the agriculture productivity of prime agricultural land that has not been designated for urban expansion by the general plan.
- z) Interfere with emergency response plans or emergency evacuation plans.

Review of the Negative Declaration will be completed before the Hanford City Council at a later date.

Prepared by: _____

Melody Haigh, Community Development Manager, Community Development Department

RESOLUTION NO. 14-59-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING AN AMENDMENT TO THE LAND USE ELEMENT
OF THE GENERAL PLAN**

At a regular meeting of the City Council of the City of Hanford duly called to order and held on November 18, 2014, at 7:00 p.m., it was moved by Council Member _____, and seconded by Council Member _____, and duly carried that the following resolution be adopted:

WHEREAS, General Plan Amendment No. 2013-02, 2014-02, 2014-03, and 2014-04, filed by the City of Hanford, proposes to amend the land use designation of certain real property as follows:

General Plan Amendment 2013-02

29.82 acres (APNs: 011-110-032, 034, 036, and 035) from Public Facility to Low Density

General Plan Amendment 2014-02

2.1 acres (APNs 008-410-011, and 012) from Office to Service Commercial

General Plan Amendment 2014-03

.964 acres (APNs: 012-161-021, and 020) from Medium Density to Service Commercial

General Plan Amendment 2014-04

.216 acres (APN: 008-293-012) from Low Density to Office Residential

WHEREAS, the proposed General Plan Amendment were presented to the to the Planning Commission of the City of Hanford; and

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meetings on October 14, 2014 and October 28, 2014, held a public hearing and received testimony and evidence for and against the proposed General Plan Amendment(s). After closing the public hearings, the Planning Commission of the City of Hanford, by resolution,

recommended that the City Council of the City of Hanford approve General Plan Amendment No. 2014-04 and General Plan Amendment 2014-03 and deny General Plan Amendment No. 2013-02 and General Plan Amendment No. 2014-02; and

WHEREAS, the City Council of the City of Hanford, at its regularly scheduled meeting on November 18, 2014, held a public hearing and received testimony and evidence regarding proposed General Plan Amendment No. 2013-02, General Plan Amendment No. 2014-02, General Plan Amendment No. 2014-03, and General Plan Amendment No. 2014-04; and

WHEREAS, the Hanford City Council considered the evidence presented in the staff report and testimony presented during the public hearing; and,

WHEREAS, an Initial Study was prepared which determined that the project would not result in significant impacts and Negative Declaration 2014-14, 2014-20, 2014-17, and 2014-18 were prepared and adopted; and,

WHEREAS, on the basis of the application for the amendment to the general plan, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, the City Council for the City of Hanford hereby makes the following findings:

1. That the public hearing for the proposed general plan amendment was properly noticed in accordance with state law and the Hanford Municipal Code.
2. That the proposed general plan amendment is compatible, integrated and internally consistent with existing policies of and with the Hanford General Plan.
3. That Negative Declaration 2014-14, 2014-20, 2014-17, and 2014-18 were certified consistent with the California Environmental Quality Act (CEQA) and City of Hanford Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford hereby approves General Plan Amendments No. 2013-02, General Plan Amendments No. 2014-02, General Plan Amendments No. 2014-03, and General Plan Amendments No. 2014-04. Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on November 18, 2014, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

GARY PANNETT
MAYOR of the City of Hanford

Attest:

JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, 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 ____ day of _____, 2014.

Date: _____

City Clerk

**ORDINANCE NO. 14-12
REZONE NO. 2013-03**

**AN ORDINANCE REZONING CERTAIN PROPERTY IN THE CITY OF
HANFORD FROM “PF” PUBLIC FACILITY TO “R-1-6” LOW DENSITY
RESIDENTIAL.**

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

Section 1: The following described territory situated in the City of Hanford is hereby zoned under the terms of Chapter 17.66 of the Hanford Municipal Code:

Re-Zone 2013-03 filed by City of Hanford

FROM: “PF” Public Facility

TO: “R-1-6” Low Density Residential (29.82 acres – APNs: 011-110-032, 034, 036, and 035)

On property described as follows:

Approximately 29.82 acres located Northeast corner of 12th Avenue and Hume Avenue all as depicted in attached Exhibit “A”; and

Section 2: The Council does hereby find as a fact that the Planning Commission of the City of Hanford held a public hearing on October 14, 2014 after notice required by Section 17.66.050 of the Hanford Municipal Code and Government Code Section 65854. The City Council finds that Negative Declaration No. 2014-14 is approved in conformance with the California Environmental Quality Act. The City Council hereby finds that the rezoning 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 18th day of November, 2014, at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This ordinance shall take effect (30) days after its passage, and be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this

ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

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:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

GARY PANNETT,
MAYOR of the City of Hanford

ATTEST:

JENNIFER GOMEZ
CITY CLERK

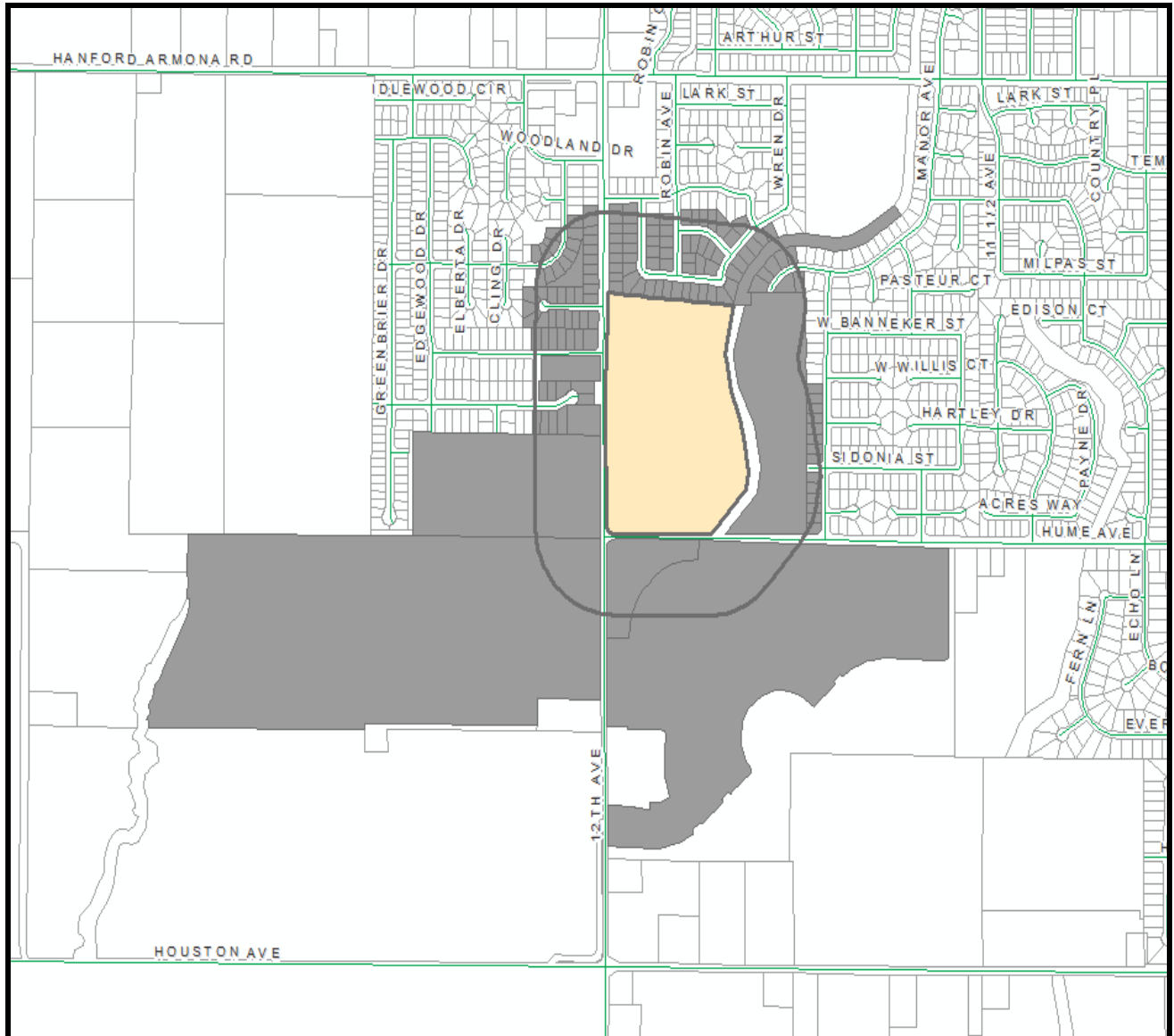
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I JENNIFER GOMEZ, 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 18th day of November, 2014, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 2nd day of December, 2014.

JENNIFER GOMEZ
CITY CLERK

Exhibit A

Northeast Corner of 12th Avenue and Hume Avenue
APN: 011-110-032, 011-110-034, 011-110-036, 011-110-035.



**ORDINANCE NO. 14-13
REZONE NO. 2014-02**

**AN ORDINANCE OF THE CITY OF HANFORD REZONING CERTAIN
PROPERTY IN THE CITY OF HANFORD FROM “O” OFFICE TO “SC”
SERVICE COMMERCIAL**

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

Section 1: The following described territory situated in the City of Hanford is hereby zoned under the terms of Chapter 17.66 of the Hanford Municipal Code:

Re-Zone 2014-02 filed by City of Hanford

FROM: “O” Office

TO: “SC” Service Commercial (2.1 acres – APNs: 008-410-011 and 012).

On property described as follows:

Approximately 2.1 acres located at 1152 W. Grangeville Boulevard, located north of Grangeville Blvd, west of the railroad tracks as depicted in attached Exhibit “A”; and

Section 2: The Council does hereby find as a fact that the Planning Commission of the City of Hanford held a public hearing on October 14, 2014 after notice required by Section 17.66.050 of the Hanford Municipal Code and Government Code Section 65854. The City Council finds that Negative Declaration No. 2014-20 is approved in conformance with the California Environmental Quality Act. The City Council hereby finds that the rezoning 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 18th day of November, 2014, at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This ordinance shall take effect (30) days after its passage, and be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this

ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

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:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

GARY PANNETT
MAYOR of the City of Hanford

ATTEST:

JENNIFER GOMEZ
CITY CLERK

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

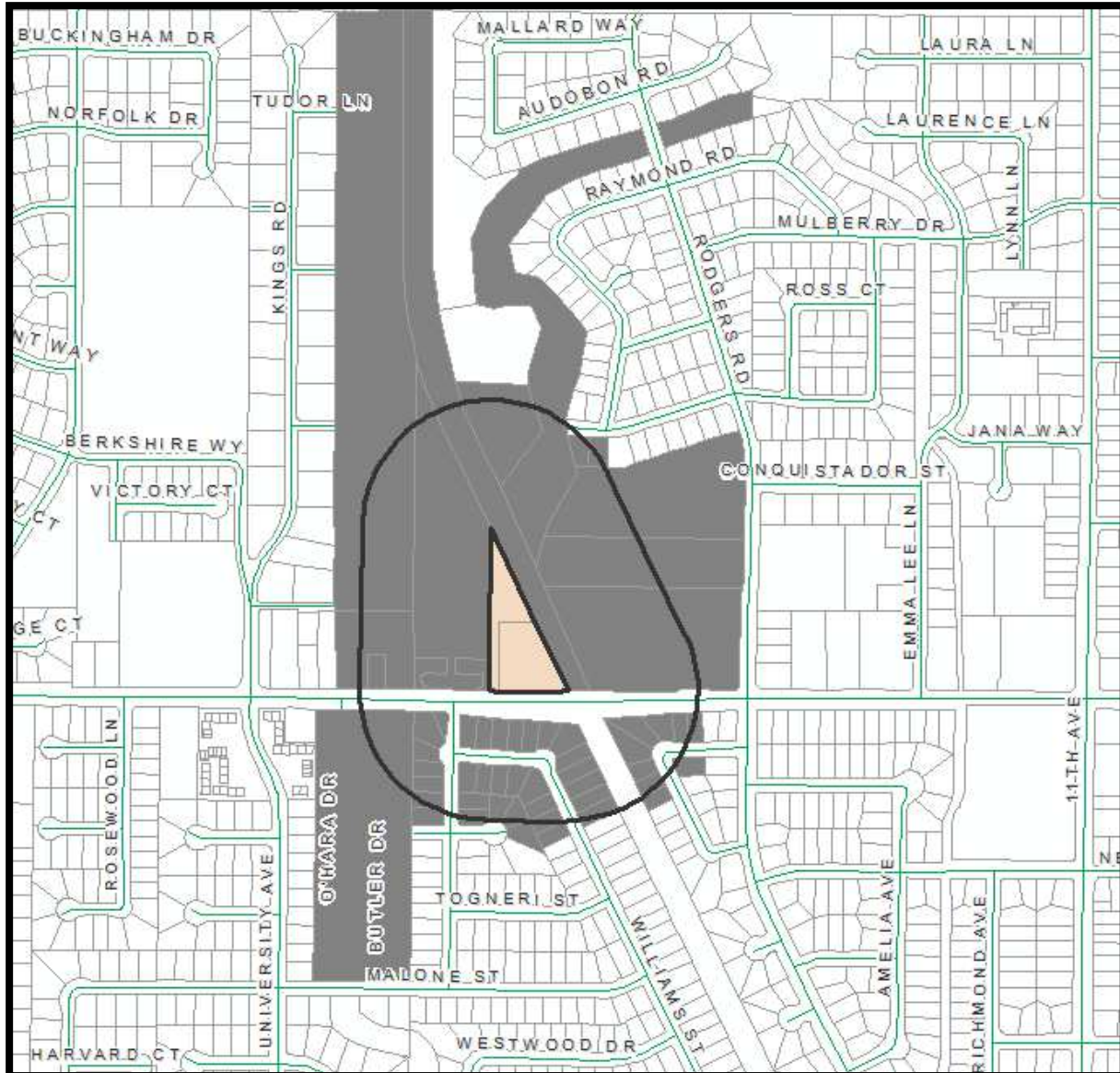
I, JENNIFER GOMEZ, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the _____ day of _____, 2014, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the _____ day of _____, 2014.

Dated: _____

JENNIFER GOMEZ
CITY CLERK

Exhibit A

1152 W Grangeville Blvd
APNS: 008-410-011 and 008-410-012



**ORDINANCE NO. 14-14
REZONE NO. 2014-03**

**AN ORDINANCE REZONING CERTAIN PROPERTY IN THE CITY OF
HANFORD FROM “RM-3” MULTI-FAMILY RESIDENTIAL TO “SC”
SERVICE COMMERCIAL**

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

Section 1: The following described territory situated in the City of Hanford is hereby zoned under the terms of Chapter 17.66 of the Hanford Municipal Code:

Re-Zone 2014-03 filed by *Varinder Grewal*

FROM: “RM-3” Multi-Family Residential

TO: “SC” Service Commercial (.964 acres – APNs: 012-161-021 and 020).

On property described as follows:

Approximately .964 acres located at 930 S. Williams Street all as depicted in attached Exhibit “A”; and

Section 2: The Council does hereby find as a fact that the Planning Commission of the City of Hanford held a public hearing on October 28, 2014 after notice required by Section 17.66.050 of the Hanford Municipal Code and Government Code Section 65854. The City Council finds that Negative Declaration No. 2014-17 is approved in conformance with the California Environmental Quality Act. The City Council hereby finds that the rezoning 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 18th day of November, 2014, at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This ordinance shall take effect (30) days after its passage, and be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this

ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

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:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

GARY PANNETT
MAYOR of the City of Hanford

ATTEST:

JENNIFER GOMEZ
CITY CLERK

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

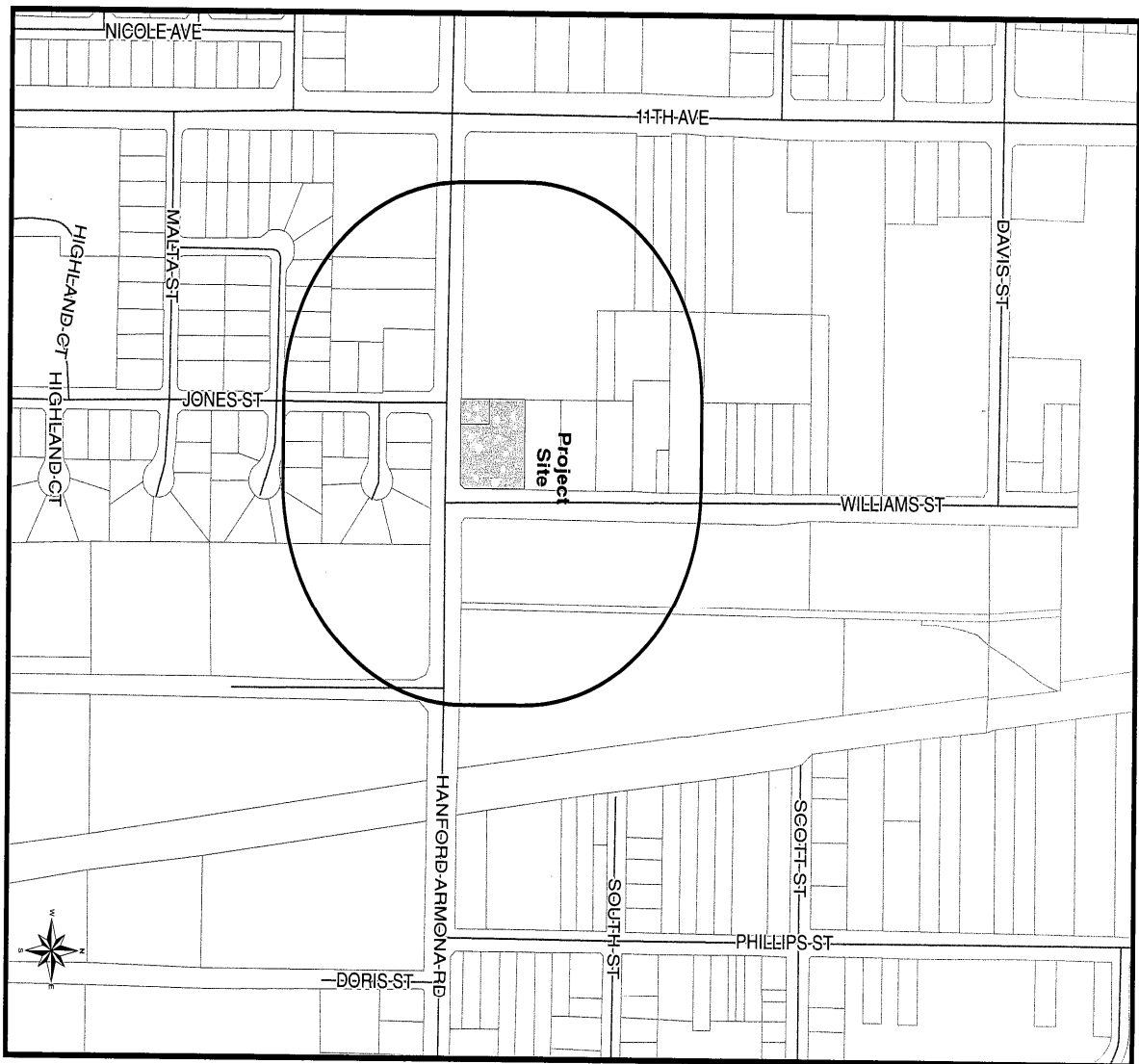
I, JENNIFER GOMEZ, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the _____ day of _____, 2014, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the _____ day of _____, 2014.

Dated: _____

JENNIFER GOMEZ
CITY CLERK

Exhibit A

**930 S. Williams Street
APN: 012-161-021 and 012-161-020**



**ORDINANCE NO. 14-15
REZONE NO. 2014-04**

**AN ORDINANCE REZONING CERTAIN PROPERTY ADJACENT TO
THE CITY OF HANFORD FROM “R-1-8” LOW DENSITY
RESIDENTIAL TO “O” OFFICE**

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

Section 1: The following described territory situated in the City of Hanford is hereby zoned under the terms of Chapter 17.66 of the Hanford Municipal Code:

Re-Zone 2014-04 filed by *City of Hanford*

FROM: “R-1-8” Low Density Residential

TO: “O” Office (.216 acres – APN: 008-293-012).

On property described as follows:

Approximately .216 acres located at 502 W. Grangeville Boulevard all as depicted in Attached Exhibit “A”; and

Section 2: The Council does hereby find as a fact that the Planning Commission of the City of Hanford held a public hearing on October 14, 2014 after notice required by Section 17.66.050 of the Hanford Municipal Code and Government Code Section 65854. The City Council finds that Negative Declaration No. 2014-18 is approved in conformance with the California Environmental Quality Act. The City Council hereby finds that the rezoning 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 18th day of November, 2014, at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This ordinance shall take effect (30) days after its passage, and be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this

ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

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:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

GARY PANNETT
MAYOR of the City of Hanford

ATTEST:

JENNIFER GOMEZ
CITY CLERK

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

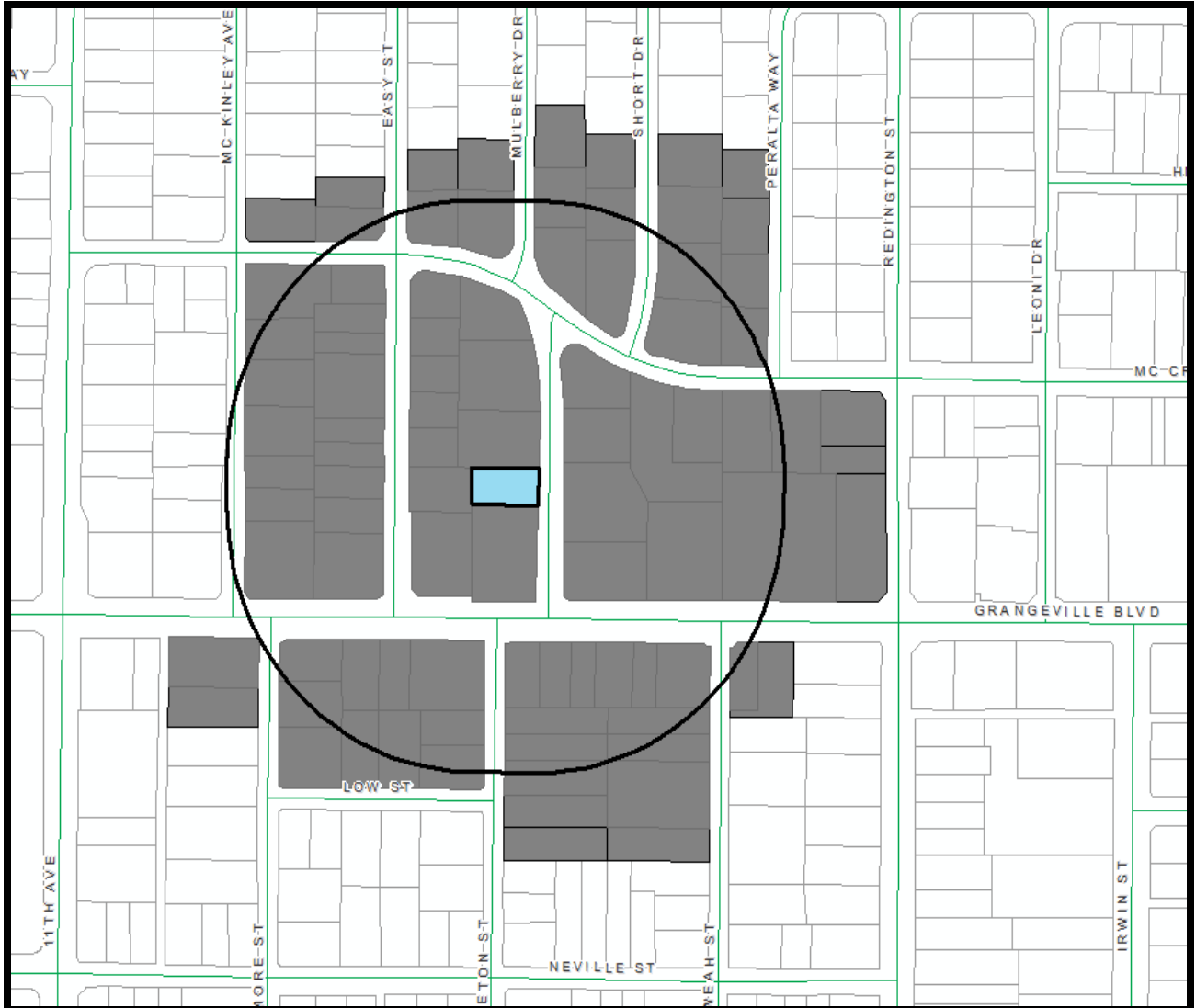
I, JENNIFER GOMEZ, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the _____ day of _____, 2014, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the _____ day of _____, 2014.

Dated: _____

JENNIFER GOMEZ
CITY CLERK

Exhibit A

**502 W. Grangeville Boulevard
APN: 008-293-012**





AGENDA STAFF REPORT

MEETING DATE: 11/25/2014

AGENDA SECTION: 4. A.

SUBJECT:

City Manager: Request to Utilize Downtown Reimbursement Funds for Curb, Gutter, and Sidewalk Replacement at the New Kings Gun Center Site.

RECOMMENDATION:

That the City Council direct staff to allocate up to \$50,000.00, for reimbursement to the project known as the Kings Gun Center for the replacement of old and worn curb, gutter, and sidewalks in the Downtown area as part of the reutilization of an existing vacant building. Final reimbursement would be limited to those improvements identified and required by City Engineering.

BACKGROUND:

For the past several years, the City Council has approved a budget amount of \$50,000.00 annually to assist development in the Downtown when a substantial investment is being made on the part of the property owners to offset the costs associated with Public Improvements, primarily the replacement of old, worn curb, gutter and sidewalk, as well as the associated paveout related to that gutter replacement.

Council has most recently allocated these funds to be reimbursed to the projects known as the Vendom Building and the Children's Storybook Garden and Museum. Mr. Todd Cotta is now finalizing permits to begin construction on a vacant building to create the new Kings Gun Center and Indoor Shooting Range. The property is in need of curb, gutter, and sidewalk replacement as part of this construction project. This will assure ADA compliance and replace old, worn sidewalk and provide for improved street drainage.

Mr. Cotta has submitted cost quotes that are being reviewed by Engineering. Much of this improvement is identified as a requirement for permitting.

FISCAL IMPACT:

Council's allocation of budgeted funds creates no new fiscal impact.