

The City of Hanford
CALIFORNIA



CITY COUNCIL TOWN HALL MEETING AGENDA

July 27, 2016
6:00 PM – Special Meeting
Hanford Civic Auditorium
400 N. Douty St

6:00 PM - 6:30 PM:

A. Open House on the Zoning Ordinance Update

6:30 PM CALL TO ORDER SPECIAL SESSION:

ROLL CALL BY THE CITY CLERK:

FLAG SALUTE:

INTRODUCTORY REMARKS:

PUBLIC COMMENT:

*Comments from the public are limited to items listed on the agenda (GC 54954.3a). A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

GENERAL BUSINESS:

A. Discussion and direction regarding potential changes to Zoning Ordinances

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas 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: 7/27/2016	AGENDA SECTION: A
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SUBJECT:

Open House on the Zoning Ordinance Update

Staff will be available to answer questions from the public on the Zoning Ordinance Update, then the City Council will allow time for public comment.

MEETING MATERIALS:

Attached are the documents that have been reviewed by the Joint Committee of the City Council and the Planning Commission during the monthly Zoning Ordinance Update meetings.

FISCAL IMPACT:

ATTACHMENTS:

Zoning Matrix 7-21-2016
 Comparison Table - Land Uses 07212016
 Compare Downtowns
 Major Commercial Store Sizes
 BAE Economic Study (From HWY 43-198 EIR)
 Downtown Revitalization Committee Report
 Zoning Categories Abbreviations
 Zoning Map 2016-7-20
 Preferred Land Use Map 10-13-15

17.10.030 Residential Zone Use Table

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the R-L-12, R-L-8, R-L-5, R-M, and R-H zones.

B. A “P” means that the use is permitted by right in that zone. A “C” means the use requires a conditional use permit in that zone. An “A” means the use requires an administrative use permit in that zone. A “T” means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone.

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Residential Uses; and Other Uses. Use of the word “or” can mean either or both uses.

Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Special Use Requirements (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
	Residential Uses						
1	Assisted living, skilled nursing, or hospice facility	C	C	C	C	C	
2	Bed and breakfast inn				C		
3	Boarding house or dormitory			C	C	C	Was P, but, currently a CUP is required.
4	Emergency shelter				C	C	
5	Employee housing for six (6) or fewer employees	P	P	P	P	P	(Section 17021.5 California Health and Safety Code)
6	Hotel or motel						

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
 A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
 Blank = Use is Not Allowed

Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Special Use Requirements (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
7	Mobilehome on permanent foundation	A	A	A			
8	Mobilehome park				C		
9	Multi-family dwelling, two (2) units per building (duplex)			P	P	P	On corners only in R-L-5
10	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)			C	P	P	On corners only in R-L-5 with CUP
11	Multi-family dwelling, five (5) or more units per building				P	P	
12	Recreational vehicle park			C	C		
13	Residential care facility, up to six (6) persons	P	P	P	P	P	
14	Residential care facility, seven (7) or more persons	C	C	C	C	C	
15	Single-family dwelling, attached			P	P	P	
16	Single-family dwelling, detached	P	P	P	P	P	
17	Single-room occupancy (SRO)					C	Standards needed
18	Supportive housing	P	P	P	P	P	

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
 A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
 Blank = Use is Not Allowed

Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Special Use Requirements (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
19	Transitional housing	P	P	P	P	P	
	Residential Accessory and Support Uses						
20	Building ancillary to the main residential use	P	P	P	P	P	
21	Cottage food operation	A	A	A	A	A	Standards needed
22	Expansion of existing nonconforming residential use	C	C	C	C	C	
23	Guest house	P	P	P			Standards needed
24	Home occupation	A	A	A	A	A	
25	Keeping of household pets	P	P	P	P	P	
26	Raising of fruit, vegetables, and horticultural specialties for personal use	P	P	P	P	P	Maximum and type needed
27	Second dwelling unit	A	A	A	A	A	second dwelling unit requirements
28	Temporary caretaker's dwelling	T	T	T	T	T	
29	Temporary materials storage yard	T	T	T	T	T	Standards needed

Attachment: Zoning Matrix 7-21-2016 (1600 : Open House)

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
 A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
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Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Special Use Requirements (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
30	Temporary residential sales office	T	T	T	T	T	Standards needed
31	Other accessory uses and structures that the Community Development Director determines are customarily associated with, and subordinate to, the principal use and that are consistent with the purpose and intent of the zoning district.	P	P	P	P	P	
	Other Uses						
32	Community center or facility	C	C	C	C	C	
33	Day care, up to eight (8) children	P	P	P	P	P	
34	Day care, nine (9) to fourteen (14) children	A	A	A	A	A	
35	Day care, over fourteen (14) children	C	C	C	C	C	
36	Gas and electric transmission lines, electrical transmission and distribution substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	

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Residential Zone Use Table

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Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Special Use Requirements (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
37	Golf course or country club	C	C	C			
38	Medical marijuana collective, cultivation, dispensary, or delivery						Will not be allowed in any zone
39	Park or playground	P	P	P	P	P	
40	Religious institution or facility	C	C	C	C	C	Currently allowed with CUP
41	School, public or private (kindergarten to 12 th grade)	P	P	P			Should private schools be required to get a CUP?
42	Storm drainage basin, with or without a park	P	P	P	P	P	
43	Land uses listed in the Commercial, Office, and Industrial Zone Use Table (Section 17.10.040) that are not listed in this Residential Zone Use Table						

Attachment: Zoning Matrix 7-21-2016 (1600 : Open House)

17.10.040 Commercial, Office, and Industrial Zone Use Table

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the C-N, C-R, C-S, C-H, MX-N, MX-C, MX-D, O-R, O, I-L, I-H, AP, PF, and CO zones.

B. A “P” means that the use is permitted by right in that zone. A “C” means the use requires a conditional use permit in that zone. An “A” means the use requires an administrative use permit in that zone. A “T” means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone.

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Eating and Drinking Establishment Uses; Education, Religious, and Assembly Uses; Manufacturing and Processing Uses; Office and Medical Uses; Public and Quasi-Public Uses; Recreation Uses; Residential Uses; Retail Uses; Service Uses; Transportation and Storage Uses; and Other Uses.

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
	Accessory and Support Uses															
A1	Automatic teller machine (ATM)	P	P	P	P	P	P	P		P	P	P		P		
A2	Caretaker residence or quarters					A	A	A	A		A	A	A			
A3	Cottage food operation					A	A	A	A						Needs standards	

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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 Blank = Use is Not Allowed

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
A4	Day care primarily for children of employees on the same site as a permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P		
A5	Drive-thru pick-up window, not in conjunction with a restaurant	P	P	P	P	P	P	C								Needs discussion and direction.
A6	Electric vehicle recharging facility	A	A	A	A	A	A	A		A	A	A		A		Needs standards
A7	Food service primarily for employees on the same site as a permitted use	P	P	P	P	P	P	P		P	P	P	P	P		
A8	Games of skill or amusement, eight (8) or less	P	P	P	P	P	P	P			P			P		Video games, pinball, etc.
A9	Games of skill or amusement, more than eight (8)	C	C	C	C	C	C	C			C			C		Video games, pinball, etc.
A10	Home occupation					A	A	A	A				A			Needs standards
A11	Keeping of household pets					P	P	P	P				P			
A12	Keeping of large animals as pets												P			Includes goats, pigs – Needs standards

Attachment: Zoning Matrix 7-21-2016 (1600 : Open House)

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
 A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
 Blank = Use is Not Allowed

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
A13	Mobile vending (food truck)	C	C	C	C	C	C	C		C	C	C				Need standards
A14	Outdoor advertising structure															Billboard - not allowed anywhere
A15	Outdoor storage ancillary to and on the same site as a permitted use	P	P	P	P	P	P	P			P	P	P	P		Need standards
A16	Temporary materials storage yard	T	T	T	T	T	T	T		T	T	T	T	P		
A17	Temporary sales office (including parking lot)					T	T	T								For residential home sales
A18	Vending machines	P	P	P	P	P	P	P		P	P	P	P	P		
A19	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use and is consistent with the purpose and intent of the zoning district and this Title	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Standard about secondary sales or limit of floor space

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
	Eating and Drinking Establishment Uses															
B1	Artisan food and beverage production and sales	P	P	P	P	P	P	P			P					Bakery, cheese making, candy making, etc. Does not include production of alcoholic beverages
B2	Bar, nightclub, or lounge		C	C	C		C	C								ABC Type 40, 42, 48, 60, 61. May include live entertainment <i>Added to make consistent with existing code.</i>
B3	Brewpub	C	P	P	C	C	P	P								ABC Type 75
B4	Microbrewery		C	P	C		C	C								ABC Type 23
B5	Restaurant, full service	P	P	P	P	P	P	P								ABC Type 41, 47, 49, 59 may include live entertainment
B6	Restaurant, limited service with drive-thru pickup window	P	P	P	P	P	P	P								may include live entertainment <i>Added for more options</i>
B7	Restaurant, limited service without drive-thru pickup window	P	P	P	P	P	P	P								ABC Type 41, 47, 49, 59. May include live entertainment
	Education, Religious and Assembly Uses															

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
C1	Auditorium						P	P						P		
C2	Card room			C												
C3	Club, lodge, or private meeting hall			P			P	P								ABC Type 51, 52, 57
C4	College or university, public or private			C			C	C						P		
C5	Convention or conference center				P		P	P								Adding them with hotels are allowed. Complimentary uses.
C6	Funeral home or mortuary			P			C		P	C						Added per discussion
C7	Library, museum, or cultural facility						P	P								
C8	Pool hall or billiard parlor			C			C									
C9	Religious institution or facility			P			C	C		C	C					
C10	School, public or private (kindergarten to 12 th grade)													P		
C11	School; trade, vocational, art, business, or professional, charter		C	P			C	C	C	C	C					Adding to have more options

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
C12	Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	P		P		P	P	P		P	P					
C13	Theater, live or movie		P					P								
	Manufacturing and Processing Uses															
D1	Agricultural crop production											P	P	P	P	
D2	Agricultural products packing, packaging, preparing or processing										C	P	C			
D3	Animal raising												P			
D4	Brewery or winery										C	C				ABC Type 01, 02
D5	Hazardous waste facility											C				
D6	Industrial or manufacturing facility, heavy											P				
D7	Industrial or manufacturing facility, light										P	P				

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
D8	Meat packing or slaughterhouse											C				
D9	Mining, quarry, or sand and gravel excavation											C	C			
D10	Research and development facility			P	C					P	P	C				
	Office and Medical Uses															
E1	Business support service			P			P	P	P	P						
E2	Call center		C		C			C		C						Added per discussion
E3	Communications broadcasting or media studio			P			C	P		P	C					
E4	Laboratory; general, medical or dental			P	C		P	C		P	C					
E5	Hospital, general or psychiatric									P				P		
E6	Office; medical, dental, or optometry	P		P		P	P	P	P	P						Includes offices and clinics usually by appointment
E7	Office; professional or commercial	P	C	P		P	P	P	P	P						Adding to have more options

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
E8	Pharmacy	P	P	P		P	P	P		P						
E9	Urgent care center			C			P	P		P						Usually not by appointment
	Public and Quasi-Public Uses															
F1	Cemetery													P		
F2	Community center or facility	P		P		P	P	P								
F3	Community garden			P		P	P	P		P			P	P		Adding to have more options
F4	Day care, up to eight (8) children					P	P	P	P							
F5	Day care, nine (9) to fourteen (14) children			C		A	A	A	A							
F6	Day care, over fourteen (14) children			C		C	C	C	C							
F7	Fairgrounds													P		

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
F8	Gas and electric transmission lines, electrical transmission and distribution substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
F9	Government office; local, state, or federal							P		P				P		
F10	Post office						P	P		P				P		
F11	Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard										C	P	P	P		
F12	Public safety facility or station	P	P		P	P	P	P			P		P	P		Police and fire stations
F13	Social service, assistance, or guidance center							P		C						
F14	Storm drainage basin, with or without a park	P	P	P	P	P	P			P	P	P	P	P	P	

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
F15	Wireless communication facility		P	P	P		P	P		P	P	P		P		Needs standards
	Recreation Uses															
G1	Athletic complex or ball field													P		
G2	Commercial recreation facility, indoor	C		P	P	C	P	C			C					Permanent bounce house, kids fun house, arcade
G3	Commercial recreation facility, outdoor				C						C	C	C	C		golf driving range, racetrack, riding stable, skating rink, sports arena, sports stadium, or other similar unenclosed commercial recreation facility
G4	Golf course or country club												C	C		
G5	Health or fitness facility, large			P	C		P	P		C						Includes gym, pool, basketball or tennis courts
G6	Health or fitness facility, small	P	P	P	P	P	P	P		P	C					All indoor, no pool or courts
G7	Park or playground						P						P	P		

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
	Residential Uses															
H1	Assisted living, skilled nursing, or hospice facility					C	C	C	C							
H2	Bed and breakfast inn				C		C	C	C							
H3	Boarding house or dormitory				C	C	P	P								
H4	Emergency shelter								P					P		Needs standards (17.24.011G)
H5	Employee housing for six (6) or fewer employees					P	P	P	P							
H6	Hotel or motel				P		P	P								
H7	Live/work facility			P		P	P	P	P							Adding to give more options
H8	Mobile home park															
H9	Multi-family dwelling, two (2) units per building (duplex)					P	P	P	P							

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
H10	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)					P	P	P	C							
H11	Multi-family dwelling, five (5) or more units per building					P	P	P								
H12	Recreational vehicle park				C						C					
H13	Residential care facility					P	P	P	P							
H14	Residential dwelling located in same building with office or commercial use			C		P	P	P	P							
H15	Single-family dwelling, attached					P	P	P								
H16	Single-family dwelling, detached					P	P	P	P							
H17	Single-room occupancy (SRO)						P	P	P							
H18	Supportive housing					P	P	P	P							
H19	Transitional housing					P	P	P	P							

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
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	Retail Uses															
I1	Adult entertainment establishment		A	A			A									Has standards
I2	Auction or sales house			P			P	P								All indoors. Includes consignment sales, antique booth rentals
I3	Auction or sales yard			C							C					Outdoor yard
I4	Automobile and pick-up sales, new and used			P	P			P								Also includes motorcycles and vans less than 10,000 lbs.
I5	Automobile and pick-up sales, used only			P	P											
I6	Boat, Recreational Vehicle (RV), and truck sales			P	C											Includes trucks, and vans over 10,000 lbs.
I7	Building materials or supply store		P	P			P	P			C					
I8	Convenience store, with or without fuel sales	P	P	P	P	P	P	P			C					
I9	Farm equipment sales or service			P	C											
I10	Farmers market		A	A				A						A		

Attachment: Zoning Matrix 7-21-2016 (1600 : Open House)

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
 A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
 Blank = Use is Not Allowed

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I11	Feed and seed store			P							P					
I12	Food market	P	P	P	P	P	P	P								Allows off-site alcohol sales - ABC Type 20, 21
I13	Food produce stand	A	A	A	A	A	A			A	A	A	A	A		Only on undeveloped site where food grown there
I14	Furniture store		P				P	P								
I15	Fuel sales, fleet or cardlock			P	P						P	P		P		
I16	Fuel sales, retail	P	P	P	P	P	P	P			C					
I17	Garden shop		P	P			P	P								Mostly indoors; mostly plants in pots 20 gallons or less
I18	Landscape nursery			P			C				C	C	C			Existing nursery on Lacey
I19	Liquor store	P	P	P	P	P	P	P								Need Distance standards
I20	Medical marijuana collective, cultivation, dispensary, or delivery															Will not be allowed in any zone
I21	Mobile home sales yard			C									C			

Attachment: Zoning Matrix 7-21-2016 (1600 : Open House)

Commercial, Office, and Industrial Use Table

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I22	News, magazine or flower stand, outdoor				C			P								
I23	Optical retailers		P				P	P								
I24	Pawn shop			P				P								
I25	Pet store	P	P	P		P	P	P								
I26	Retail sales store	P	P	P	P	P	P	P								Auto parts, home furnishings, appliances, gun sales, and all other retail goods stores not more specifically defined elsewhere in this Title. Allows off-site alcohol sales - ABC Type 20, 21
I27	Retail sales solely via internet, direct mail, or telephone			P			P		C	C						Does not include call center. Includes alcohol sales with Type 85 license
I28	Secondhand or thrift store			P				P								Store where donations accepted
I29	Swap meet or flea market			C							C	C		C		Added because of fairgrounds

Attachment: Zoning Matrix 7-21-2016 (1600 : Open House)

Commercial, Office, and Industrial Use Table

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 Blank = Use is Not Allowed

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I30	Tobacco or smoke shop		C	P	P		P	P								More than 50% sales involve tobacco or smoking/vaping products
	Service Uses															
J1	Ambulance service			P			P			C						
J2	Bank or credit union, main branch						P	P								
J3	Bank or credit union, secondary branch	P				P	P	P								Cannot be considered a secondary branch if no main branch downtown
J4	Barber shop, hair salon, massage therapy, or day spa	P	P	P	P	P	P	P	C	C	C					
J5	Car wash, automatic or full service	C	C	P	P	C	P									
J6	Car wash, self service			C	C		C									
J7	Carpet cleaning and dyeing			P			C				P					
J8	Construction materials recycling											C		P		

Attachment: Zoning Matrix 7-21-2016 (1600 : Open House)

Commercial, Office, and Industrial Use Table

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J9	Copy, printing, or mailing service	P	P	P	P	P	P	P		P	P					
J10	Crematorium or columbarium			C			C				C					
J11	Dry cleaning or laundromat	P		P	P	P	P	P								
J12	Equipment rental yard			P							P					
J13	Exterminator or pest control service			P			P	C			P	P				There is one downtown currently
J14	Food catering			P			P	P	C							
J15	Fortunetelling			P							P					
J16	Kennel or animal boarding			P	P		C				C					There is one on Lacey currently
J17	Linen, diaper, or uniform supply service			P							P	P				
J18	Motor vehicle repair or service, major			P	P		C				P	P				
J19	Motor vehicle repair or service, minor		C	P	P		P	C			P					
J20	Payday lenders or check cashing establishment			C			C	C								

Attachment: Zoning Matrix 7-21-2016 (1600 : Open House)

Commercial, Office, and Industrial Use Table

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 Blank = Use is Not Allowed

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J21	Photography studio	P	P	P		P	P	P	C	P						
J22	Propane distributing (or similar fuel)			P							P	P				
J23	Recycling, small collection facility (CRV only)	P	P	P	P	P	P	P			P			P		Includes reverse vending. Attended or unattended containers
J24	Recycling, large collection facility			C							P	P		P		Must be attended. Accepts other recyclables besides CRV
J25	Recycling, processing or sorting facility										C	C				
J26	Repair shop, large appliance or equipment			P			P	C								
J27	Repair shop, small appliance or equipment	C		P		C	P	P	C							Gunsmith, tool sharpening locksmith
J28	Shooting range, indoor			C							C		C	C		
J29	Shooting range, outdoor													€		Recommend removal so not allowed in any city zone

Attachment: Zoning Matrix 7-21-2016 (1600 : Open House)

Commercial, Office, and Industrial Use Table

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 A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
 Blank = Use is Not Allowed

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J30	Specialty construction or trade service			P							P	P				Plumber, electrician, carpenter, glass shop, sign shop, window shop, monument yard, (involves assembly and/or retail sales/service)
J31	Tailoring or clothing alterations	P		P		P	P	P	P							
J32	Tattooing or body art		C	C			C	C								Changed per discussion
J33	Veterinary office		C	P			C			P						For pets. Allows overnight stay but not boarding Added to give more options
J34	Veterinary hospital, large animal										C		C			For large farm animals
	Transportation and Storage Uses															
K1	Airport or heliport												P	P		
K9	Bus, transit, or train station or depot							P						P		
K3	Cold storage or ice house			C							P	P	P			
K4	Food locker			P							P		P	P		

Attachment: Zoning Matrix 7-21-2016 (1600 : Open House)

Commercial, Office, and Industrial Use Table

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 Blank = Use is Not Allowed

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
K5	Junk yard, wrecking yard, or salvage facility											C				
K6	Mini-warehouse or self-storage facility			P	C						C					
K7	Truck stop				C											
K8	Trucking or transportation terminal											P				
K9	Vehicle storage or impound yard			C							P	P				
K10	Warehouse or distribution center										P	P				
	Other Uses															
L1	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that is permitted in the same zone	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Attachment: Zoning Matrix 7-21-2016 (1600 : Open House)

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Special Use Requirements (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
L2	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires an administrative use permit in the same zone	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
L3	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires a conditional use permit in the same zone	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

Old Zoning vs. New Zoning for Key Land Uses

July 20, 2016

1.A.b

		Old Zone	NC	PC	SC	PHD	MC or NC	MC or CC	DC	OR	O	LI	HI	[none]	PF	[none]
		New Zone	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
OLD		Bank: ATM Only		P												
NEW	A1	(ATM)	P	P	P	P	P	P	P		P	P	P		P	
OLD		[Not listed]														
NEW	A4	Day care primarily for children of employees on the same site as a permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P	
OLD		Drive through uses	C													
NEW	A5	Drive-thru pick-up window, not in conjunction with a restaurant	P	P	P	P	P	P	C							
OLD		[Not listed]														
NEW	A18	Vending machines	P	P	P	P	P	P	P		P	P	P	P	P	
OLD		Ancillary uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A
NEW	A19	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use and is consistent with the purpose and intent of the zoning district and this Title	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Attachment: Comparison Table - Land Uses 07212016 (1600 : Open House)

Old Zoning vs. New Zoning for Key Land Uses

July 20, 2016

1.A.b

		Old Zone	NC	PC	SC	PHD	MC or NC	MC or CC	DC	OR	O	LI	HI	[none]	PF	[none]
		New Zone	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
OLD		Bakeries, candy, nuts, ice cream	P	P			P	P	P							
NEW	B1	Artisan food and beverage production and sales	P	P	P	P	P	P	P			P				
OLD		Restaurants, drive-in restaurants, (drive-thru uses)		P	P			P	P							
NEW	B6	Restaurant, limited service with drive-thru pickup window	P	P	P	P	P	P	P							
OLD		Restaurants, fast food and drive-in restaurants, coffee shops, cafes, sandwich shops and ice cream and confectionery stores.	P	P	P	P	P	P	P							
NEW	B7	Restaurant, limited service without drive-thru pickup window	P	P	P	P	P	P	P							
OLD		[Not listed]														
NEW	C5	Convention or conference center				P		P	P							
OLD		Mortuaries			P						C					
NEW	C6	Funeral home or mortuary			P			C		P	C					

Attachment: Comparison Table - Land Uses 07212016 (1600 : Open House)

Old Zoning vs. New Zoning for Key Land Uses

July 20, 2016

1.A.b

		Old Zone	NC	PC	SC	PHD	MC or NC	MC or CC	DC	OR	O	LI	HI	[none]	PF	[none]
		New Zone	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
OLD		Churches and other religious institutions	C		P											
NEW	C9	Religious institution or facility			P			C	C		C	C				
OLD		Public and quasi public uses of an educational or religious type, including public and private elementary, junior and senior high schools, colleges, nursery schools and trade schools.	C													
NEW	C10	School, public or private (kindergarten to 12th grade)													P	
OLD		Theaters and auditoriums (including the sale of alcoholic beverages as an incidental service),		P				P	P							
NEW	C13	Theater, live or movie		P					P							
OLD		[Not listed]														
NEW	E2	Call center		C		C			C		C					
OLD		Offices; professional or commercial			P			P	P		P					
NEW	E6	Office; medical, dental, or optometry	P		P		P	P	P	P	P					

Attachment: Comparison Table - Land Uses 07212016 (1600 : Open House)

Old Zoning vs. New Zoning for Key Land Uses

July 20, 2016

1.A.b

		Old Zone	NC	PC	SC	PHD	MC or NC	MC or CC	DC	OR	O	LI	HI	[none]	PF	[none]
		New Zone	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
OLD		Offices; professional or commercial			P			P	P		P					
NEW	E7	Office; professional or commercial	P	C	P		P	P	P	P	P					
OLD		[Not listed]														
NEW	F4	Day care, up to eight (8) children					P	P	P	P						
OLD		[Not listed]														
NEW	F5	Day care, nine (9) to fourteen (14) children			C		A	A	A	A						
OLD		[Not listed]														
NEW	F6	Day care, over fourteen (14) children			C		C	C	C	C						
OLD		Wireless Communication Facilities as allowed by Chapter 17.53		C	C				C	C						
NEW	F15	Wireless communication facility	P	P	P		P	P	P		P	P		P		
OLD		[Not listed]														
NEW	I13	Food produce stand	A	A	A	A	A	A			A	A	A	A	A	

Attachment: Comparison Table - Land Uses 07212016 (1600 : Open House)

Old Zoning vs. New Zoning for Key Land Uses

July 20, 2016

1.A.b

		Old Zone	NC	PC	SC	PHD	MC or NC	MC or CC	DC	OR	O	LI	HI	[none]	PF	[none]
		New Zone	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
OLD		Furniture stores						P	P							
NEW	I14	Furniture store		P				P	P							
OLD		Medical marijuana collective, cultivation, dispensary, or delivery														
NEW	I20	Medical marijuana collective, cultivation, dispensary, or delivery														
OLD		Optical retailers		P												
NEW	I23	Optical retailers		P				P	P							
OLD		Smoke shop	P				P	P	P							
NEW	I30	Tobacco or smoke shop		C	P	P		P	P							
OLD		Banks						C	P							
NEW	J2	Bank or credit union, main branch						P	P							
OLD		Merchant bank only					P	P								
NEW	J3	Bank or credit union, secondary branch	P				P	P	P							
OLD		Tattooing, body piercing			C											
NEW	J32	Tattooing or body art		C	C			C	C							

Attachment: Comparison Table - Land Uses 07212016 (1600 : Open House)

Memorandum

COMMUNITY DEVELOPMENT



TO: City Council and Planning Commission

FROM: Darlene Mata, Community Development Director

CC:

DATE: June 15, 2016

SUBJECT: Follow Up from May Meeting

At the close of the last joint meeting, the Mayor asked staff to do some research on Visalia and Clovis Downtowns. In follow up, staff provides the following:

- Visalia Downtown Vacancy Rate 2-3% (Vacancies due to recent sales and undergoing remodel)
- Clovis Downtown Vacancy Rate 1-2% (The only vacancies are two buildings that the property owner isn't doing anything with)
- Asked about businesses that have been turned away. I contacted the brokers or developers of our currently vacant commercial properties. They are hesitant to name specific business names. We had been contacted in the past by Mor Furniture and Ashley Furniture looking at 12th and Lacey area. We know there is a problem in that Babies R Us sells baby furniture so can't located at 12th and Lacey. Pier 1 and Cost Plus also sell furniture and at one point they had contacted the City.
- How do other cities regulate uses? Both Visalia and Clovis utilize a Use Table similar to the staff proposal.
 - Furniture Clovis allows in all commercial zones.
 Visalia allows in all commercial zones except neighborhood and convenience commercial zones.
 - Banks Clovis allows in all commercial and office zones
 Visalia allows in all commercial and office zones
 - Theaters Clovis allows motion picture theaters in Downtown and Community Commercial
 Visalia allows motion picture theaters in Downtown, Community Commercial and Regional Commercial

Attachment: Compare Downtowns (1600 : Open House)

- **Tattoo** Clovis allows in Community Commercial

Visalia allows in Downtown, Regional, Highway, Service and Shopping/Office Commercial zones
- **Office** Clovis allows in all commercial districts and office zones

Visalia allows offices of certain size in specific zones. Less than 2,000 sf can go in all commercial and office zones except Regional Commercial. Larger than 6,000 sf can go in Regional Commercial with a CUP. Medical offices can go in all commercial and office zones, except in some zones requires a CUP
- **Hotels** Clovis allows in Downtown and Community Commercial and Office

Visalia allows in Downtown, Regional, Highway, Commercial Shopping Office and Business Research Park

Memorandum

COMMUNITY DEVELOPMENT



TO: City Council and Planning Commission

FROM: Darlene Mata, Community Development Director

CC:

DATE: July 20, 2016

SUBJECT: Major Retail Building Sizes

Samples of major retail commercial businesses and typical square footages.

- Costco 150,000
- Forever 21 79,000
- Sears 76,000
- JC Penny 62,000
- Kohls 78,000
- Walmart 200,000
- Hobby Lobby 59,000
- Lowes 140,000
- Petsmart 20,000
- Marshalls 30,000*
- Old Navy 15,000
- Michaels 21,000
- Ross 30,000
- Pier 1 8,500
- Bed Store 4,000
- Baby's R Us 20-25,000

*Currently Marshalls is out of compliance with the current ordinance as they do not meet the definition of a department store, minimum 50,000 square feet. They currently offer miscellaneous furniture items.

Attachment: Major Commercial Store Sizes (1600 : Open House)

bae urban economics

FINAL MEMORANDUM

To: Thomas Skinner, Valley Planning Consultants
From: Matt Kowta, Principal
Nina Bennett, Associate
Date: October 26, 2012
Re: Retail Market Assessment for the Highway 43/198 Commercial Center Project

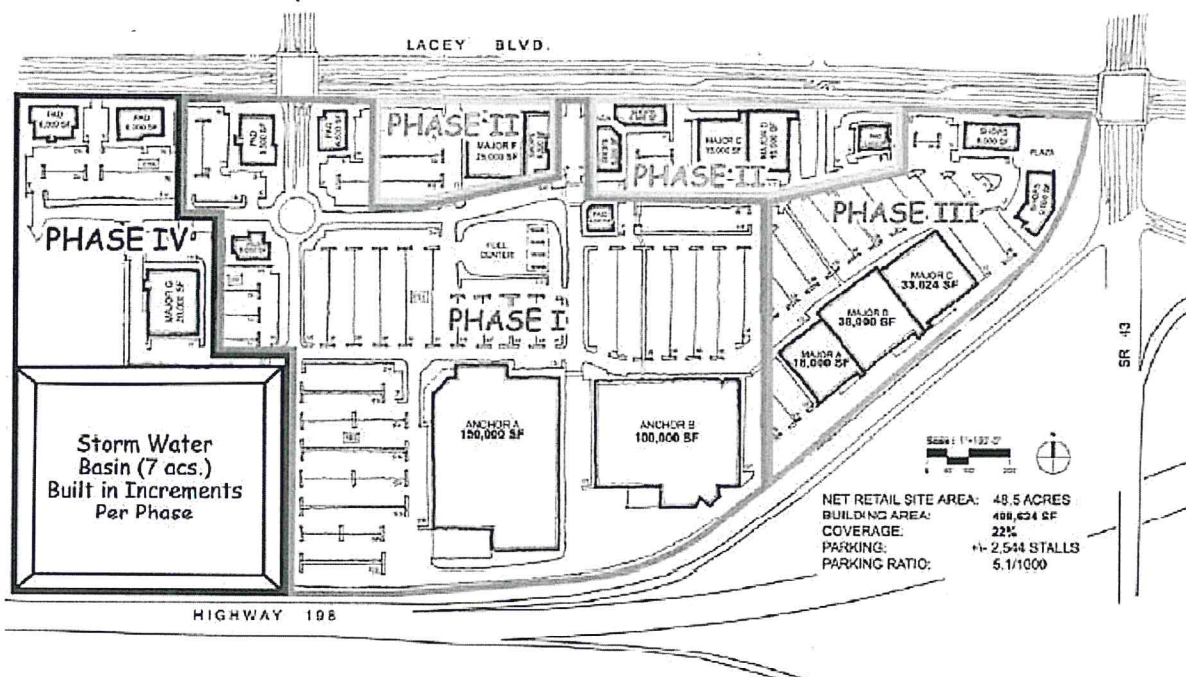
This memorandum evaluates the potential market support for an approximately 50-acre retail development proposed for the southwest corner of Lacey Boulevard and State Route 43, near the State Route 198/State Route 43 interchange, in Hanford CA. The proposed project would also include about eight acres for multifamily residential development, which is not evaluated in this study.

Project Description

The project site consists of a total of approximately 58 acres, currently in agricultural use. The site is located on the eastern edge of the City of Hanford, at the northwest corner of the intersection of Highways 198 and 43. As proposed, the project would be a Planned Unit Development, including a shopping center with 498,624 square feet of commercial space and up to 200 apartment units. The commercial buildings will consist of two anchors, one of which is assumed to be a 130,000 to 150,000 square foot national discount club, seven mid-box retail tenants ranging in size from 15,000 to 25,000 square feet, and several shops/pads to accommodate smaller retailers, fast food, and sit-down restaurants. The proposed site composition and phasing plan is summarized in Figure 1, below. Though market demand will ultimately determine the timing of the phases, the applicant anticipates that the proposed project may take ten years to build-out.

Figure 1: Proposed Project Phasing Plan and Site Plan

Phase I		Phase II		Phase III		Phase IV	
Land Use	Square Feet	Land Use	Square Feet	Land Use	Square Feet	Land Use	Square Feet
Anchor A	130,000 to 150,000	Major F	25,000	Major A	18,000	Major G	20,000
Anchor B	Maximum 100,000	Major E	15,000	Major B	38,000	Pad	8,000
Pad	6,500	Major D	15,000	Major C	33,624	Pad	8,000
Pad	5,000	Shops	5,500	Shops	9,000	Apts.	(200) maximum
Pad	9,500	Shops	6,000	Shops	8,000	Subtotal	36,000
Pad	4,000	Shops	9,500	Subtotal	106,624		
Fuel Center		Pad	5,000				
Subtotal	275,000	Subtotal	81,000			Max.Total	498,624



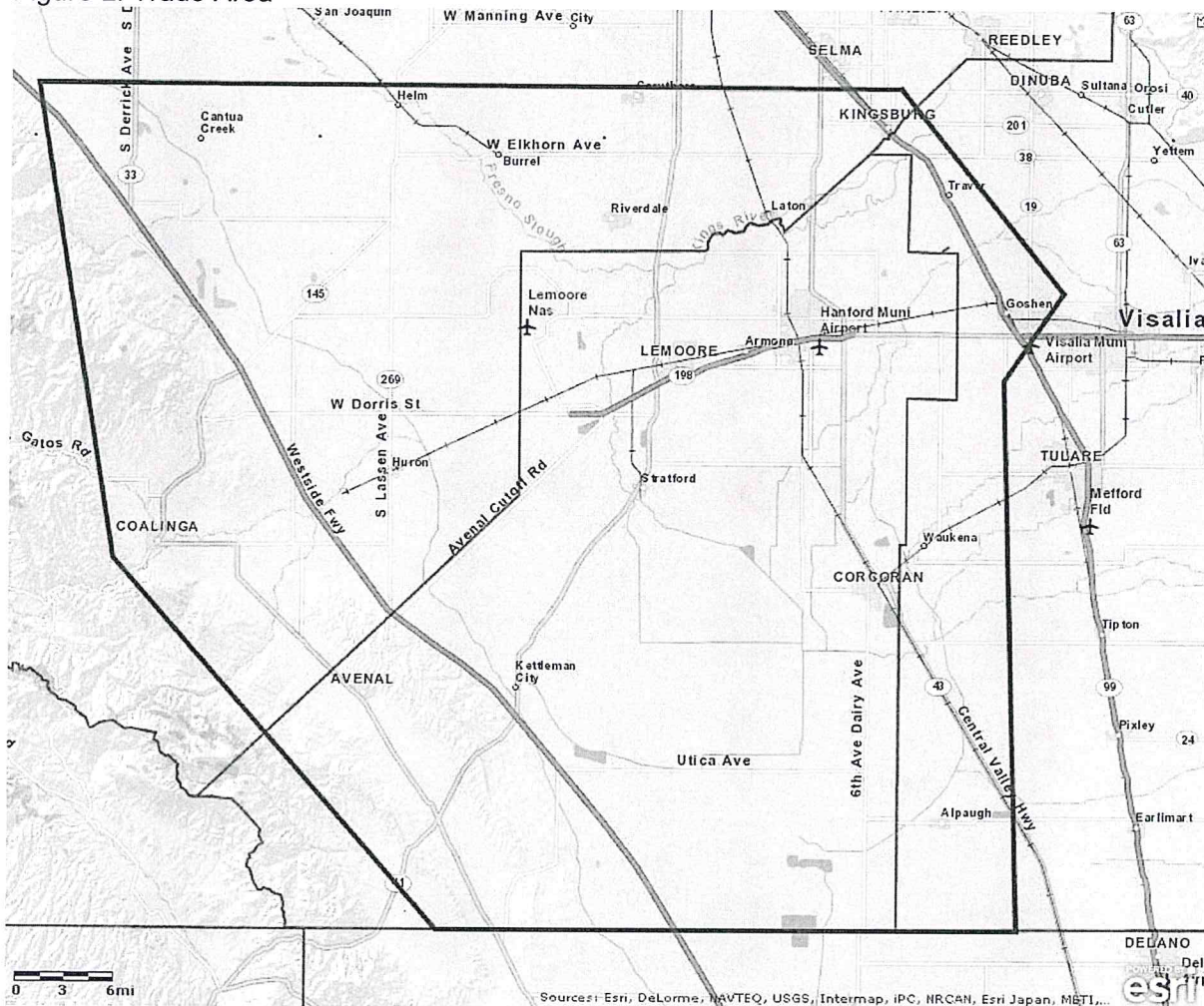
Trade Area Definition and Overview

Boundary Definition

The trade area is the geographic vicinity from which the proposed project can be expected to draw the majority of its customers. For a retail center, the trade area is largely determined by the drawing power of the center's anchor tenants, which in this case will be big-box destination retail tenants. Figure 2 depicts the boundaries of the Trade Area from which the Highway 43/198 Commercial Center project can expect to draw retail market demand. These boundaries were defined in conjunction with Valley Planning Consultants staff, taking into account input from the Kings County Economic Development Corporation (Kings EDC) and interviews with area retail real estate brokers. The Trade Area's western boundary is defined by the base of the Diablo Mountains; its north and south boundaries coincide with the northern and southern boundaries of Kings County; and its eastern boundary skirts State Route 99. Because the Cities of Tulare, Visalia, and Fresno include regional shopping center offerings, the Trade Area's eastern boundary includes only those communities for which the Highway 43/198 intersection is likely to be more accessible in terms of total travel time relative to comparable retail destinations in Tulare, Visalia,

or Fresno. As a result, the Trade Area includes the City of Kingsburg and the community of Goshen but not the City of Selma.

Figure 2: Trade Area



Demographic and Economic Overview

The Trade Area encompasses approximately 2,775 square miles. This large area is due to the predominantly rural area surrounding Hanford and the relative lack of other shopping options within the area. Claritas, Inc., a private demographic data vendor, estimates that approximately 255,000 people live in 68,500 households within the Trade Area. The area demographics are skewed somewhat, due to the presence of several large correctional facilities within the area. For example, the California Department of Corrections operates three facilities in Kings County and, as of 2010, the U.S. Census Bureau reported that approximately 12.5 percent of the Kings County population was living in institutionalized group quarters. As summarized in Table 1, the average household size for persons not living in group quarters, is 3.31 persons and over 50 percent of households include children under the age of 18. The population is relatively young, with a median age of 31.6. This demographic profile indicates that retail ventures targeting large families and young families might be particularly successful.

Since 2000, a slight shift has occurred in the composition of local households. The number of households that consist of individuals who are not related to each other (such as roommates and non-married couples), and single persons living alone grew from almost 12,000 in 2000 to 14,500 in 2012. At present, these “non-family” households account for 20 percent of the Trade Area’s total households.

Approximately 54 percent of the Trade Area’s households own the home in which they reside, a relatively low number for rural and suburban settings. Between 2000 and 2012, the number of households who rent grew by 22 percent, outpacing both the number of households who own their home (13 percent growth) and the total population growth (17 percent). The strong presence of renters is likely related to the Naval Air Station in Lemoore, as the base provides a sizable quantity of housing to service members, and many of its employees are present on temporary assignments. As a result, there may be weaker demand for household goods and building materials and home improvement stores in the Trade Area compared to communities with higher proportions of owner-occupied housing.

Table 1: Trade Area Population and Household Characteristics

	2000	2012 (a)	Annual Average Change 2000-2012	2017 (a)	Annual Average Change 2012-2017
Population	218,923	255,094	1.3%	262,032	0.5%
Group Quarters Population (b)	26,936	28,522	0.5%	28,601	0.1%
Households	58,437	68,445	1.3%	70,462	0.6%
Avg. Household Size	3.29	3.31		3.31	
Housing Units	62,102	73,217	1.4%	75,359	0.6%
Household Type					
Non-Families	11,998	14,525	1.6%	14,881	0.5%
Family	46,439	53,920	1.3%	55,581	0.6%
Households with Children Under 18	30,102	34,857	1.2%	35,834	0.6%
% of Total Households	51.5%	50.9%		50.9%	
Median Age (years)	29.8	31.6		32.4	
Household Tenure					
Renter	25,666	31,432	1.7%	32,298	0.5%
% of Total Households	43.9%	45.9%		45.8%	
Owner	32,771	37,014	1.0%	38,164	0.6%
% of Total Households	56.1%	54.1%		54.2%	

Notes:

(a) Claritas provides estimates for 2000 and 2012, as well as projections for 2017.

(b) Includes prison inmates. Group Quarters Population are not included in Household counts.

Sources: Claritas, 2012; BAE, 2012.

As noted in Table 2, the median income for households in the Trade Area is \$44,800 annually. Approximately 75 percent of local households have incomes of less than \$75,000 per year, and 26 percent have incomes of less than \$25,000 per year. The unemployment rate is currently 12.3 percent, a slight drop from a 13.5 percent unemployment rate in 2000. Approximately 5,000 residents work for the armed forces. Given the income profile of Trade Area residents, stores with practical and affordable merchandise lines will likely be a better fit than those that specialize in premium goods.

Table 2: Trade Area Select Economic Characteristics

Annual Household Income	2000		2012		2017	
	Number	%	Number	%	Number	%
Less than \$14,999	10,262	17.6%	8,932	13.0%	8,809	12.5%
\$15,000 to \$24,999	9,887	16.9%	9,410	13.7%	9,283	13.2%
\$25,000 to \$34,999	8,975	15.4%	8,872	13.0%	9,006	12.8%
\$35,000 to \$49,999	10,374	17.8%	10,689	15.6%	10,871	15.4%
\$50,000 to \$74,999	10,269	17.6%	13,242	19.3%	13,400	19.0%
\$75,000 to \$99,999	4,551	7.8%	6,431	9.4%	7,019	10.0%
\$100,000 to \$149,999	2,691	4.6%	7,131	10.4%	7,684	10.9%
\$150,000 and above	1,443	2.5%	3,740	5.5%	4,390	6.2%
Total Households	58,437	100.0%	68,445	100.0%	70,462	100.0%
Median Household Income	\$35,147		\$44,836		\$46,222	
Employment for Pop 16+ yrs		%		%		%
Employed - Civilian	69,777	82.5%	90,054	83.1%	93,149	83.1%
Employed - Armed Forces	3,415	4.0%	4,967	4.6%	5,076	4.5%
Unemployed	11,400	13.5%	13,388	12.3%	13,866	12.4%
Total Labor Force	84,592	100.0%	108,409	100.0%	112,091	100.0%

Sources: Claritas, Inc, 2012; BAE, 2012

Current Balance of Retail Supply and Demand

Taxable Sales

According to the State Board of Equalization, \$1.04 billion dollars in taxable sales took place in the Trade Area in 2010.¹ Of this, over 60 percent of the taxable sales took place in the City of Hanford and another 13 percent occurred in the City of Lemoore. As noted in Table 3, General Merchandise stores accounted \$136 million dollars, or 13 percent of all taxable transactions, followed by Food Services and Drinking Places (\$122 million), Motor Vehicles and Parts (\$121 million), and Other Retail (\$120 million). Relatively few sales occurred in Home Furnishings and Appliance stores (\$14 million), Clothing and Clothing Accessory stores (\$47 million), or Building and Garden Equipment (\$60 million). The City of Hanford accounted for a disproportionate quantity of sales in all comparison shopping categories (Home Furnishings, Building & Garden Supplies, Clothing, and General Merchandise), implying the City has solid standing as a comparison shopping destination within the Trade Area. Any future retail development which locates in a regionally-accessible location within the City of Hanford would likely benefit from these existing regional shopping patterns upon opening.

¹ Note that this figure does not include tax exempt sales (such as groceries and prescription medicine), nor does it include any taxable transactions that took place in the parts of the Trade Area that are unincorporated.

Table 3: Taxable Sales, 2010 (\$1,000s)

	Hanford		Lemoore		Kingsburg		Other Cities in the Trade Area (a)		Total Incorporated Trade Area	
	Permits	Taxable Transactions	Permits	Taxable Transactions	Permits	Taxable Transactions	Permits	Taxable Transactions	Permits	Taxable Transactions
Retail and Food Services										
Motor Vehicle & Parts Dealers	46	87,526	13	8,126	8	3,103	32	22,351	99	121,106
Home Furnishings & Appliance	42	12,796	7	1,209	10	778	11	0	70	14,783
Bldg. Maint, Garden Equip, Supplies	21	55,517	7	2,941	3	0	13	1,667	44	60,125
Food & Beverage Stores	40	38,950	19	13,602	9	7,628	46	29,345	114	89,525
Gasoline Stations	17	56,253	9	27,481	6	17,115	12	11,333	44	112,182
Clothing & Clothing Accessories	98	45,353	17	842	8	0	28	1,252	151	47,447
General Merchandise Stores	19	135,884	3	0	2	0	11	391	35	136,275
Food Services & Drinking Places	142	71,947	44	19,182	38	13,627	78	17,419	302	122,175
Other Retail	341	48,080	65	22,407	60	16,315	85	33,837	551	120,639
Total	766	552,307	184	95,790	144	58,565	316	117,597	1,410	824,259
All Other Outlets	314	89,168	84	41,302	79	21,098	152	64,496	629	216,064
Total All Outlets	1,080	641,474	268	137,092	223	79,663	468	182,093	2,039	1,040,322

Notes:

Columns may not sum to equal totals due to rounding.

Taxable transactions represent sales subject to local sales tax. Tax exempt sales (food for off-premises consumption, prescription medicines, etc.) are not included in this table.

Sales totals for some classes of retail businesses may not be shown in this table because their publication would result in the disclosure of confidential information. These totals are included in the "Other Retail Stores" category.

(a) Other incorporated cities in the Trade Area: Avenal, Coalinga, Corcoran, and Huron.

Source: CA Board of Equalization, Research & Statistics Section, September 2012; BAE, 2012.

Table 4: Currently Leasing Retail Properties, September 2012 (1/5)

Name/Address Year Built	Total Size (rsf)		Min Divisible Max Contiguous	Lease Terms	Details
	Space for Lease (rsf)	Vacancy Rate			
HANFORD					
 The Gables 729 Lacey Blvd Built 1985	7,700 SF	25% vacant	560 SF	Modified Gross	Strip center anchored by Pizza Hut. Spaces can be combined. Specializes in smaller retail spaces. Across the street from Hanford Towne Center.
	1,940 SF Unit 5: 700 SF Unit 3: 680 SF Unit 6A: 560 SF		2,500 SF		
 Northwood Plaza 2425-2483 N 10th Built 2004	25,956 SF	23% vacant	1,070 SF	NNN plus CAM: \$0.32/sqft	Neighborhood Shopping Center anchored by Chevron Mini Mart, Me N Ed's Pizza and 14 total tenants. Also for sale. Suitable for bicycle shop, florist, gift shop, health & nutrition, craft, framing, video store. Located in residential northwest Hanford.
	5,890 SF Suite 10: 1,070 SF Suite 11: 1,720 SF Suite 7: 1,850 SF Suite 9: 1,250 SF		3,100 SF		
 Centennial Plaza 1750 W Lacey Built 1991	264,601 SF	58% vacant	1,100 SF	Anchor space available, formerly a Wal Mart. Shares intersection with Hanford Mall. Current tenants include: Pep Boys, Dollar Tree, FoodsCo. City has agreed that no discretionary approvals are necessary to redevelop anchor space. Anchor space also for sale for \$3.35 million, or \$26.62/SF. Former tenants include Wal-Mart, Jo-Ann Fabrics, Subway, and Taco Bell.	
	154,379 SF Suite 1802: 3,000 SF Suite 1822: 2,100 SF Suite 1826: 2,280 SF Suite 1830: 1,100 SF Suite 1846: 1,200 SF Suite 1848: 1,520 SF Suite 1862: 1,200 SF Suite 1842: 15,980 SF Suite 1750: 125,999 SF		15,980 SF		
 FAST Plaza 312 W. 7th Street Built 2009	51,000 SF	41% vacant	8,410 SF	NNN	Downtown location. Ground floor retail or office, upper story office. A local credit union occupies half of the ground floor. TI = \$40/sqft. Newly constructed.
	20,850 SF Floor 1: 8,410 SF Suite 2: 12,440 SF		12,440 SF		

Table 4: Currently Leasing Retail Properties, September 2012 (2/5)

Name/Address Year Built	Total Size (rsf) Space for Lease (rsf)		Min Divisible Max Contiguous	Lease Terms	Details
	Vacancy Rate				
HANFORD					
	The Marketplace 264 N. 12th Ave	509,993 SF 10,469 SF Suite 9: 3,019 SF Suite 11: 1,200 SF Suite 20: 1,600 SF Suite 22: 1,500 SF Suite 30: 2,150 SF Suite 33: 1,000 SF 2% vacant	1,000 SF 2,1250 SF	NNN	Major tenants include Target, Michaels, Lowe's, Marshall's, and Old Navy. In addition to the leasable space, two spaces near the Lowe's are waiting for tenants before starting construction. 8,000 sqft and 16,000 sqft. Prior Tenants include a board shop, circular wireless, floors to go, urban chic, and McDonalds.
		Hanford Mall 1675 W. Lacey Blvd Built 1993	489,177 SF 28,871 SF Suite H8: 817 SF Suite H6: 3,149 SF Suite B5A: 2,680 SF Suite G10: 2,500 SF Suite C2: 2,500 SF Suite C5: 1,845 SF Suite F9: 3,473 SF Suite F4: 1,175 SF Suite F1: 4,232 SF Suite D4: 2,959 Suite D6: 1,990 SF Suite VC02: 723 SF Suite VC04: 708 SF Suite 3501: 120 SF 6% vacant	120 SF 4,232 SF	NNN
	240 N Irwin St Built 1970	4,970 SF 4,970 SF 100% vacant		NNN	Freestanding corner building in downtown Hanford. Appropriate for general office uses or another financial institution. Previous tenant was a credit union. Also for sale for \$550,000 (\$110/sqft), or lease with option to purchase.

Table 4: Currently Leasing Retail Properties, September 2012 (3/5)

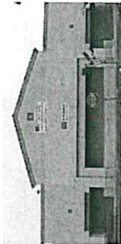
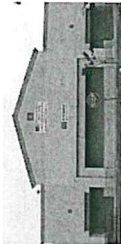
Name/Address Year Built	Total Size (rsf)		Min Divisible Max Contiguous	Lease Terms	Details
	Space for Lease (rsf)	Vacancy Rate			
HANFORD					
 Fargo Crossing 2539 N. 11th St	50,000 SF	21% vacant	1,500 SF	NNN	Neighborhood shopping center anchored by CVS in northwest Hanford.
	10,500 SF Space 1: 1,500 SF Space 2: 4,000 SF Space 3: 5,000 SF		5,000 SF		
 Hanford Towne Center NWC 11th & Lacey Built 1987	223,035 SF	16% vacant			Sublease on anchor space. Adjacent to downtown Hanford. Other tenants include Staples, 99c Only Store, Orchard Supply Hardware. Previously a 99c Only Store.
	35,262 SF				
LEMOORE					
 The Oddfellows Bldg 246 Heinlen Built 1904	140,000 SF	3% vacant			Located in Downtown Lemoore. Special: 3mo free rent and TI. allowance for qualified tenants. Previously a pharmacy.
	3,500 SF				
 Gateway Plaza 1104-1290 Lemoore Ave	102,745 SF	53% vacant	1,050 SF		Anchor, Junior Anchor, and inline spaces available. Located near intersection of Lemoore Ave and Hanford-Armona Rd in north Lemoore. A 16,500 SF Family Dollar store recently opened. Other tenants include a health club and several restaurants.
	54,499 SF		23,700 SF		
	Space 1108: 1,250 SF				
	Space 1114: 1,050 SF				
	Space 1164: 15,000 SF				
	Space 1180: 1,750 SF				
	Space 1202: 1,075 SF				
	Space 1204: 1,264 SF				
	Space 1216: 1,750 SF				
	Space 1238: 1,050 SF				
	Space 1242: 1,750 SF				
	Space 1260: 1,750 SF				
	Space 1172: 1,750 SF				
	Space 1160: 23,700 SF				
	Space 1270: 1,360 SF				

Table 4: Currently Leasing Retail Properties, September 2012 (4/5)

Name/Address Year Built	Total Size (rsf)		Min Divisible Max Contingous	Lease Terms	Details
	Space for Lease (rsf)	Vacancy Rate			
LEMOORE					
	1356 W Iona	15,060 SF		NNN	2+ acre paved perimeter and 1.5 acre vacant lot for future expansion. Highway Commercial Zoning, in Enterprise Tax Benefit Zone.
	Built 1988	15,060 SF 100% vacant			
KETTLEMAN CITY					
	33225 Hubert Way	4,000 SF		NNN	Ideal tenant: restaurant. Located at intersection of I-5 and Hwy 41, amidst other highway commercial
		4,000 SF 100% vacant			
	27675 Bernard Dr.	3,332 SF		NNN	Zoned for Highway Commercial Standalone built off the I-5 and Hwy 41 intersection. Includes drive-through.
	Built 1988	3,332 SF 100% vacant			
COALINGA					
	625 E. Elm Street	11,340 SF		for sale	Asking price: \$44/sqft. 100 surface spaces available.
	Built 1966	11,340 SF 100% vacant			
	285 N 5th St	10,277 SF		for sale	Located in Downtown Coalinga. Asking price: \$58.38/sqft
	Built 1985	10,277 SF 100% vacant			
	171 West Elm Ave	3,381 SF		for sale	Located in downtown Coalinga. Asking price: \$60.63/sqft
	Built 1990	3,381 SF 100% vacant			
	125 E. Polk St	8,230 SF	1,200 SF 8,230 SF		Retail bldg pad located adjacent to existing SaveMart Supermarket and across the street from Big K-Mart and Walgreens.
		8,230 SF 100% vacant			

Table 4: Currently Leasing Retail Properties, September 2012 (5/5)

Name/Address Year Built	Total Size (rsf)		Min Divisible Max Contiguous	Lease Terms	Details
	Space for Lease (rsf)	Vacancy Rate			
COALINGA					
 Coalinga Shopping Center 51 W Polk St	87,120 SF		2,700 SF	NNN	Major tenants include Rite-Aid, Sav-A-Lot, Dollar Tree, Big 5 Sporting Goods, Starbucks, and Perkos.
	7,700 SF		5,000 SF		
	Space 1: 2,700 SF				
	Space 2: 5,000 SF				
	9% vacant				
KINGSBURG					
 1700 Draper St Built 2009	8,000 SF		1,000 SF	Modified Gross	Anchored by Valero gas and minimart. Ideal tenant: sandwich shop. Downtown location.
	6,000 SF		6,000 SF		
	75% vacant				

Source: Respective Owners, Property Managers, BAE, 2012

Competitive Retail Nodes

BAE performed a windshield survey to identify the existing major competing retail nodes within the Trade Area, and to note vacant retail properties and buildings listed for sale or lease. Subsequently, BAE conducted real estate broker and developer interviews to obtain property information for each listing and more broadly to discern the existing retail market's potential to compete with the proposed project for a share for future market demand. Table 4 summarizes BAE's findings regarding currently leasing properties, with notes on tenant mixes, locational attributes, and other competitive factors. In general, commercial lease rates in Hanford are similar to other rural and suburban areas within the San Joaquin Valley.

Though the Trade Area covers seven incorporated cities and over two thousand square miles, there are a limited number of retail nodes comparable to the proposed project in terms of size and market orientation, none of which include a 130,000 to 150,000 square foot national discount club which could compete with the prospective Highway 43/198 project anchor. The City of Hanford, which is both a County seat and the largest population base in the Trade Area, serves as the region's destination retail hub. The eastern edge of the city includes the 12th & Lacey Planned Commercial area, which is easily accessible to Highway 198 travelers and offers the majority of the Trade Area's comparison shopping stores. Major anchors include Target, Walmart Supercenter, Lowe's, Home Depot, and the Hanford Mall's JC Penney, Forever 21, and Big 5 Sporting Goods. According to Kings EDC, the Hanford Mall is one of the top 20 Kings County taxpayers, accounting for \$443,737 in taxes in 2011-2012. This retail node is largely built out with only two vacant lots remaining, both of which are being actively marketed to prospective built-to-suit tenants. Vacancy rates are low, despite the struggling national economy. BAE identified only 193,700 square feet of vacant space, 80 percent of which was located in the struggling Centennial Plaza shopping center, which is located on the northern edge of the area, the furthest from the highway, and is missing an anchor tenant. According to area brokers, the 12th & Lacey retail hub attracts destination shoppers from throughout the Trade Area, and complete build out is expected in the near to mid-term depending on the economic recovery.

In addition to the regional retail hub at 12th and Lacey in Hanford, there are several community shopping centers located in the Trade Area's larger cities, including the Hanford Town Center in central Hanford, the Hanford Armona Road/Lemoore Avenue retail node in north Lemoore, the retail node at the Sierra Street exit from Highway 99 in Kingsburg, and the retail node near the Polk Street/Highway 198 intersection in Coalinga. These centers are generally older than the 12th & Lacey commercial buildings, and are commonly anchored by a discount grocery store or a discount general merchandise store, such as Save-Mart and K-mart, respectively. Other typical tenants include 99 Cents Only stores, Dollar Stores, fast food, and pharmacies. These shopping centers provide for the regular convenience retail needs of local residents and nearby small residential communities, but do not draw shoppers from other parts of the Trade Area. Vacancy rates are higher and asking rents are lower than at the 12th & Lacey retail node, but the relative lack of alternative neighborhood retail in the Trade Area has allowed these centers to remain relatively vibrant despite the centers' age and the weaker economy. These community centers are unlikely to compete with the proposed Highway 198/Highway 43 center in terms of comparison retail. It is possible, however, that Hanford residents' everyday neighborhood retail needs are currently being met by the retail options in central and northern Hanford, and that the more isolated Highway 198/Highway 43 location is unlikely to capture convenience shoppers until planned residential developments on the

eastern edge of the City are built out. For this reason, the center's ability to secure a destination anchor tenant is paramount to the center's viability.

Lastly, the cities of Hanford, Lemoore, Kingsburg, and Coalinga include historic downtown districts, with pedestrian friendly environments, small-scale retail, and on street parking. Some of these downtowns are vibrant public gathering spaces, with independent bookstores, locally-owned restaurants, banks, and service-oriented offices. Downtown Coalinga is struggling more than the other four downtown districts, with less foot traffic, a larger number of vacancies, and a greater number of retail spaces occupied by office tenants. Given the small size of the available tenant spaces and the overall layout, these downtown districts are unlikely to compete with the proposed Highway 198/Highway 43 shopping center for national retail tenants.

Overall, BAE located approximately 400,450 square feet of existing retail space for lease within the Trade Area. At 9.3 percent, the Kings/Tulare County vacancy rate is among the lowest in the Central Valley, where the average vacancy is 10.3 percent according to Terranomics' *Shopping Centers Report, Central Valley, Second Quarter 2012*. The same market study indicates that Central Valley power and regional centers experience an even lower vacancy rate of 8.7 percent. Overall, these vacancy rates are within the range considered indicative of a retail real estate market where there is a fairly healthy balance of supply and demand. Many areas that experienced rapid retail development during the boom leading up to the recession in 2008 have suffered with vacancy rates close to 20 percent. Thus, the current situation in the larger market area is indicative of a fairly stable market that will be able to support new retail construction relatively soon after the economic recovery fully takes hold.

Retail Leakage

Table 5 offers an analysis of retail sales leakage in the Trade Area to help identify market opportunities. Leakage occurs when sales in Trade Area establishments are below the sales that would be expected, given the local resident demand potential, and indicates opportunities to attract new businesses to capture some of the unmet demand. Note that Table 5 does not reflect retail leakage for the entire Trade Area – due to the limited geographic units for which Claritas, Inc. makes its data available, Table 5 does not include the City of Kingsburg or the community of Goshen, but does include rural areas north and south of the Trade Area boundaries defined previously. Appendix 1 includes a map of the area used to compute the leakage data.

According to Claritas, Inc., the Trade Area has a current retail leakage of approximately \$311 million dollars, much of which occurs in comparison shopping categories. Indeed, the Trade Area has the potential to capture an additional \$184 million in motor vehicle and parts sales; \$42 million in clothing and clothing accessories; \$25 million in furniture and home furnishings; \$21 million in electronics and appliances, \$26 million in sporting goods, hobby, and bookstores, and \$12 million in General Merchandise sales. Assuming that sales productivity in quality new commercial space will average \$400 in annual sales per square foot, which is in line with BAE's experience for strong-performing neighborhood and community shopping centers, and setting aside the auto dealership category (since the Hanford General Plan does not allow for auto dealerships in Planned Commercial shopping centers), the existing leakage in comparison shopping categories could support about 330,000 square feet of new retail space. In addition, a number of specialty goods categories fall within the "All Other Retail" category,

which shows an estimated \$162 million leakage at present. A significant portion of the leakage in this category could also provide market support for the proposed project.

Table 5: Trade Area Retail Leakage Analysis

Selected Retail Categories	2012 Consumer Expenditures	2012 Retail Sales	Opportunity Gap/ Surplus (a)	Estimated Supportable Sq. Ft. (b)
Motor Vehicle and Parts Dealers	\$344,511,824	\$159,605,020	\$184,906,804	-
Furniture and Home Furnishings	\$36,598,716	\$11,521,986	\$25,076,730	62,692
Electronics and Appliance Stores	\$43,704,656	\$22,638,529	\$21,066,127	52,665
Building Material, Garden Equip	\$161,196,586	\$162,303,553	(\$1,106,967)	-
Grocery Stores	\$274,214,763	\$346,088,034	(\$71,873,271)	-
Other Food and Beverage Stores	\$25,248,217	\$19,200,404	\$6,047,813	15,120
Health and Personal Care Stores	\$106,533,247	\$114,933,232	(\$8,399,985)	-
Gasoline Stations	\$199,064,007	\$363,162,205	(\$164,098,198)	-
Clothing and Clothing Accessories	\$101,965,389	\$59,400,620	\$42,564,769	106,412
Sporting Goods, Hobby, Book stores	\$40,839,692	\$14,839,590	\$26,000,102	65,000
General Merchandise stores	\$286,626,634	\$274,713,802	\$11,912,832	29,782
Foodservice and Drinking Places	\$215,213,739	\$137,784,951	\$77,428,788	193,572
All Other Retail	\$198,191,928	\$36,399,345	\$161,792,583	404,481
TOTAL RETAIL SALES	\$2,033,909,398	\$1,722,591,271	\$311,318,127	929,724
Estimated Supportable Square Feet of Service Establishments (d)				164,069
Total Supportable Square Feet of Commercial Space				1,093,793

Notes:

(a) A positive number means that there existing consumer expenditures that might be capturable by new stores within the study area. A negative number means that existing stores already capture sales that exceed expected study area expenditures.

(b) Maximum square feet of new store space supportable if all of estimated gap is captured. It will not always be practical to capture 100% of gap in all categories. Note that an average of \$400 in average sales per square foot is assumed for new stores. Note also that the estimated supportable motor vehicle dealership square footage is not included, since the Hanford General Plan excludes this use from its Planned Commercial shopping centers.

(d) Assumes that sales in services establishments may support approximately 15% of the total supportable commercial square footage.

Sources: Claritas, Inc; BAE, 2012

At present, the Trade Area experiences a small surplus in several convenience shopping categories, indicating that there is likely relatively little potential for sales growth in excess of population growth unless market demand from travelers and other non-Trade Area residents can be captured. Table 5 indicates that there is a \$71 million surplus in Grocery sales, \$8.3 million surplus in pharmacies and other health stores, and \$1.1 million surplus in building material and garden equipment sales. However, a destination retail shopping center could likely capture some of the \$77 million in retail leakage for restaurants and other eating places. Additionally, demand for convenience retail at the Highway 198/43 location may increase as the planned residential developments on the eastern side of Hanford are built out.

It is worth noting that the Claritas, Inc. retail leakage report analyzes only broad categories of goods, and does not pinpoint the potential demand for certain store formats, such as the discount club tenant planned for the proposed shopping center. Given the range of goods sold within stores of this type, the proposed

anchor tenant would likely capture consumer demand from across a wide range of shopping categories. This would include a large fraction of the \$11.9 million in existing General Merchandise retail leakage, as well as retail leakages associated with the other comparison shopping categories, as well as certain sales from the “All Other Retail” category.

Future Balance of Retail Supply and Demand

In order to evaluate the potential balance of retail supply and demand in the future, BAE also considered population growth projections from a variety of forecasting sources as well as information about other planned and proposed competitive retail developments.

Growth Projections

According to Claritas, Inc., the demographic and economic profile of Trade Area residents is not likely to change significantly in the short term. Table 1 indicates that growth is likely to be limited to 7,000 persons and 2,100 housing units over the next five years. Over that time period, both the unemployment rate and the Trade Area’s median income are projected to remain at roughly current levels.

Table 6 depicts various long-term demographic projections for Kings County, since the public forecasting sources used do not release projections on a sub-county level. According to these projections, Kings County is expected to grow by approximately 56,500 people and 26,500 housing units between 2010 and 2030. According to the Kings County Association of Governments, the local economy is projected to grow by 25,700 net new jobs over the same time period, with 4,000 new jobs in retail.

The real per capita income is expected to increase by an annual average of 1.0 percent, indicating that local residents’ disposable income is not likely to change significantly over the next twenty years. However, taxable sales are projected to increase by an annual average of 5.6 percent, which could indicate that Kings County may become a more significant retail destination within the Central Valley. Another explanation could be that over the next twenty years Kings County residents are expected to spend an increasing proportion of their income locally, as new retail establishments help to reduce the retail leakage and eliminate local residents’ need to travel to Visalia, Tulare or Fresno for their retail needs.

Planned and Proposed Projects

In order to better understand short term retail development trends across the Trade Area and the potential for new retail centers proposed in other parts of the Trade Area to capture a portion of unmet retail demand, BAE interviewed planning or economic development staff employed in all seven Trade Area cities, as well as staff employed by Fresno County, Kings County, and the Kings County Economic Development Corporation (Kings EDC). Based on these conversations, it appears that the commercial real estate market is beginning to recover from the recent national economic downturn, albeit slowly. Smaller communities within the Trade Area are unlikely to have any proposed new commercial projects in the planning pipeline. The planning activity that does exist is small scale, such as a beauty store expansion in Armona, the establishment of a mobile fruit stand in Kettleman City, or the establishment of a 400-square foot deli in Armona. More significant commercial projects include new Family Dollar stores currently under construction in Corcoran and Avenal, a recently constructed Riley’s Autopark in Kingsburg, a Dollar General store currently undergoing plan review in Corcoran, and a proposed firearms dealership outside of Hanford. These retail projects are relatively small-scale and community-oriented,

and will not compete with a large-scale destination shopping center.

Some staff noted the existence of projects that are currently in the preliminary planning stages, but for which no documentation has been formally submitted. These include a community shopping center in west Lemoore that is expected to be anchored by a Wal-Mart, a 140,000 square foot shopping center across the street from the Hanford Mall, a 9,000 square foot building in downtown Lemoore, and an 8,000 square foot retail building adjacent to a Save-Mart in Coalinga. In several cases, developers are waiting to secure tenants before beginning construction. The expected shopping centers in west Lemoore and west Hanford may both capture some of the shoppers who might otherwise have frequented a shopping center at the Highway 43/198 intersection. The Lemoore center will likely capture some of that city's retail leakage and will be more accessible to individuals traveling along north/south along Highway 41 or east along Highway 198. The west Hanford center will benefit from the regional shopping hub around the Hanford Mall. However, it should be noted that both centers are smaller than the proposed Highway 43/198 shopping center and neither enjoys good accessibility to the eastern part of the Trade Area. Ultimately, the tenant composition of the proposed Highway 43/198 center will play a significant role in determining the center's attractiveness as a regional shopping destination. Given the prevalence of general merchandise anchors (Wal-Mart, K-mart, etc.) in existing and proposed Hanford and Lemoore shopping centers, the anchors in the Highway 43/198 center would need to occupy a different niche in order to successfully draw shoppers from throughout the region.

Land Use and Zoning Considerations

At present, the site of the proposed shopping center is zoned for Service Commercial (SC) and Planned Highway Development (PHD), though it is currently used for cotton production. The City of Hanford considers the site an infill parcel, as it is surrounded by land developed to an urban scale on three sides, with the fourth side being Highway 198. Indeed, east of the site are a service station with a mini-mart and an agricultural sales yard; to the north are industrial land uses and an animal shelter; to the west are single-family residential uses in an older subdivision. By changing the existing land use from agricultural to commercial uses, the proposed shopping center would be bringing the site's use into alignment with the Hanford General Plan.

The developer proposes changing the site's zoning to Planned Commercial (PC) Development. The PC zone is meant for unified shopping center complexes, with several major anchor tenants and supporting uses. By contrast, the Planned Highway Development (PHD) zone restricts businesses to highway-oriented services; no major retail sales are allowed within the zone. In other words, the construction of a regional-serving shopping center at the intersection of Highway 198 and Highway 43 would require the change in zoning.

There are two Planned Commercial locations in the City: one at 12th and Lacey Boulevard near the Hanford Mall on the City's western edge; and the other at Highway 43 and Grangeville Road, north of the project site. The Planned Commercial designation at 12th and Lacey is almost built out with several smaller parcels remaining undeveloped. As noted previously, the 12th and Lacey retail hub is currently healthy, attracting comparison-shoppers from throughout the region. A new shopping center at Highway 43/198 is unlikely to threaten the economic viability of the 12th and Lacey retail node. The proposed project is also unlikely to encroach on the downtown Hanford market, as the city's General Plan has

sought to protect the downtown by specifically excluding financial uses, furniture stores, theaters, auto dealerships, professional offices and professional service uses, commercial offices and commercial service uses from Planned Commercial sites.²

However, it is possible that rezoning the proposed Highway 43/198 site to PC would pre-empt the Grangeville Road/Highway 43 site as a Planned Commercial center. First, the intersection of Highway 43 and Highway 198 is potentially a stronger location for a regional shopping center, because it is more visible and immediately accessible to east-west travelers along Highway 198 and connected to the City of Hanford via Lacey Boulevard, a main traffic corridor. The Grangeville/43 site is currently isolated from the rest of Hanford's urban fabric, surrounded by agricultural land uses and with no available infrastructure. Major infrastructure development and extensions would be necessary to develop the location as well as the planned residential and other urban development on the east side of the city. Once the planned residential development on the east side of the City is built out, the Grangeville/43 location might be appropriate for neighborhood-serving retail uses; however, it is too far from the Highway 43/198 site to create a joint regional commercial hub. There is unlikely to be sufficient market support for two independent region-serving shopping centers along Hanford's eastern edge.

Conclusion

The existing retail environment and projected future conditions indicate that there is market support for a new destination retail shopping center within the Trade Area. The leakage analysis indicates that there is currently over \$126 million in unmet demand for identified comparison shopping goods categories (excluding motor vehicle and parts dealers). Opportunities exist in clothing and clothing accessories; furniture and home furnishings; electronics and appliances, general merchandise, hobby stores, and niches within the "All Other Retail" grouping. Further, demand across all categories can be expected to grow in the coming years as the trade area population increases. Based on current demographic and economic trends, stores that target young families and households with practical and affordable merchandise lines are likely to be particularly attractive. Within this context, a discount club store in the first phase of the project is likely to be a good fit for the Trade Area market, and other ancillary retail tenants will naturally be attracted to the site in order to take advantage of the shopper traffic that the anchor tenants will draw. Full buildout of the proposed retail project will most likely depend upon realization of the projected future growth of the trade area population; thus, the phased project approach is appropriate, and flexibility with regard to timing of construction for later phases of the project will be important.

The proposed site is a strong location for a destination shopping center. The site is easily accessible and highly visible to Highway 198 and Highway 43, the two main traffic corridors which bring travelers to Hanford. Taxable sales data indicate that the City of Hanford already has solid standing as a comparison shopping destination within the Trade Area, a shopping pattern which will benefit future retail developments. Though the 12th & Lacey retail node on the city's western edge is already well established and relatively healthy, distributing some of the city's retail to the east side may be beneficial from a traffic congestion standpoint. In addition, the Highway 43/198 site would be well positioned to serve future residential neighborhoods planned for Hanford's eastern side.

² See Land Use Policy 10.1.2

The existing and planned retail nodes within the Trade Area do not represent undue competition for the proposed retail center. The 12th & Lacey area is relatively built out and enjoys strong occupancy rates, with only one vacant anchor space and two vacant commercial parcels of land. Other retail nodes within Hanford are positioned as neighborhood or community centers, and are not likely to be directly competitive with a destination center. Outside of Hanford, there appears to be very little in the way of retail centers, existing or proposed, that will compete with the proposed project for destination retail customers.

Although the undeveloped Highway 43/Grangeville retail site might also compete for some of the same tenants that the proposed project would target, its location as a destination retail center is much weaker, due to being located to the north of the major east-west corridor that would bring shoppers from outside of Hanford to the city to shop. If the City decides to move forward with the proposed project, the City could consider re-designating the Highway 43/Grangeville site for neighborhood and community retail development, which would eventually serve residential uses on the City's east side.

DOWNTOWN REVITALIZATION COMMITTEE REPORT

VISION: Downtown Hanford is a place where preservation of history takes you back in time; where history meets the modern world with a blend of unique shops, housing, cafes and restaurants, historic sites, entertainment and frequent community events in a clean and safe environment.

FOUNDATIONAL REQUIREMENTS: Routine foot traffic (customers), adequate and well-lit parking, safe and clean streets and parks, a mix of compatible and unique uses and signature locations and events such as Superior Dairy, the Carousel, Thursday Night Marketplace, Carnegie Museum and Civic Center Park.

Recommendations for a Revitalized Downtown Hanford

1. Zoning

- Encourage the location of unique shops and businesses in the Downtown Commercial zone through zoning and incentives
- Maintain current zoning for financial institutions
- Maintain the current zoning for large furniture stores in the Downtown Commercial zone
- Allow department stores with 40,000 square feet or more an area up to 10% of their retail floor space, not to exceed 4,000 square feet for the sale of furniture
- Encourage the continued presence of professional services in the Downtown Commercial zone by maintaining current zoning
- Continue to allow schools in the Downtown Commercial zone, but due to high parking demand created by schools require schools to provide physical parking spaces in accordance with the parking requirements, including when occupying existing buildings. (See Section 17.38.020 C.2)

2. Parking

- Survey Downtown businesses for input on the desired length of on-street parking allowed in the downtown core (some businesses are advocating for 3 hours or more)
- Consider changing parking restrictions, depending on the results of the above survey to be conducted by Main Street and the Hanford Chamber of Commerce
- Downtown-serving organizations to mount a door-to-door campaign to encourage business employee use of non-prime parking in public lots that allow all-day parking
- Ensure current public parking lots are well lit, safe and clear of line-of-sight obstructions
- Complete current downtown parking projects with urgency and priority
- Identify strategic locations for a parking garage to serve the downtown core; determine costs and how to fund; look at partnership opportunities

3. Business Development and Permit Processing

- Ensure permits for property and business development in the Downtown Commercial zone are processed with priority, and designate a single point of contact at the City to complete the permitting process
- Downtown business-serving organizations will provide information on business development and make referrals to outside consultants such as SCORE and the Small Business Development Center, as appropriate
- Develop the Bastille and Courthouse Square to attract business
- Provide procedural or financial incentives for developers of second-story housing in the Downtown Commercial Zone
- Provide incentives for new retail stores, café's, restaurants or entertainment/recreation businesses locating in the downtown core

4. Visual Appeal and General Improvements

- Provide incentives for businesses or property owners to improve facades and structures in the Downtown Core
 - Develop information on available loans and grants available for building improvements, including ADA compliance
- Require City-funded Downtown –serving organizations to meet quarterly, to delineate roles, enhance coordination and to monitor downtown revitalization. This group should report progress on downtown revitalization and coordination efforts to the City Council semi-annually.

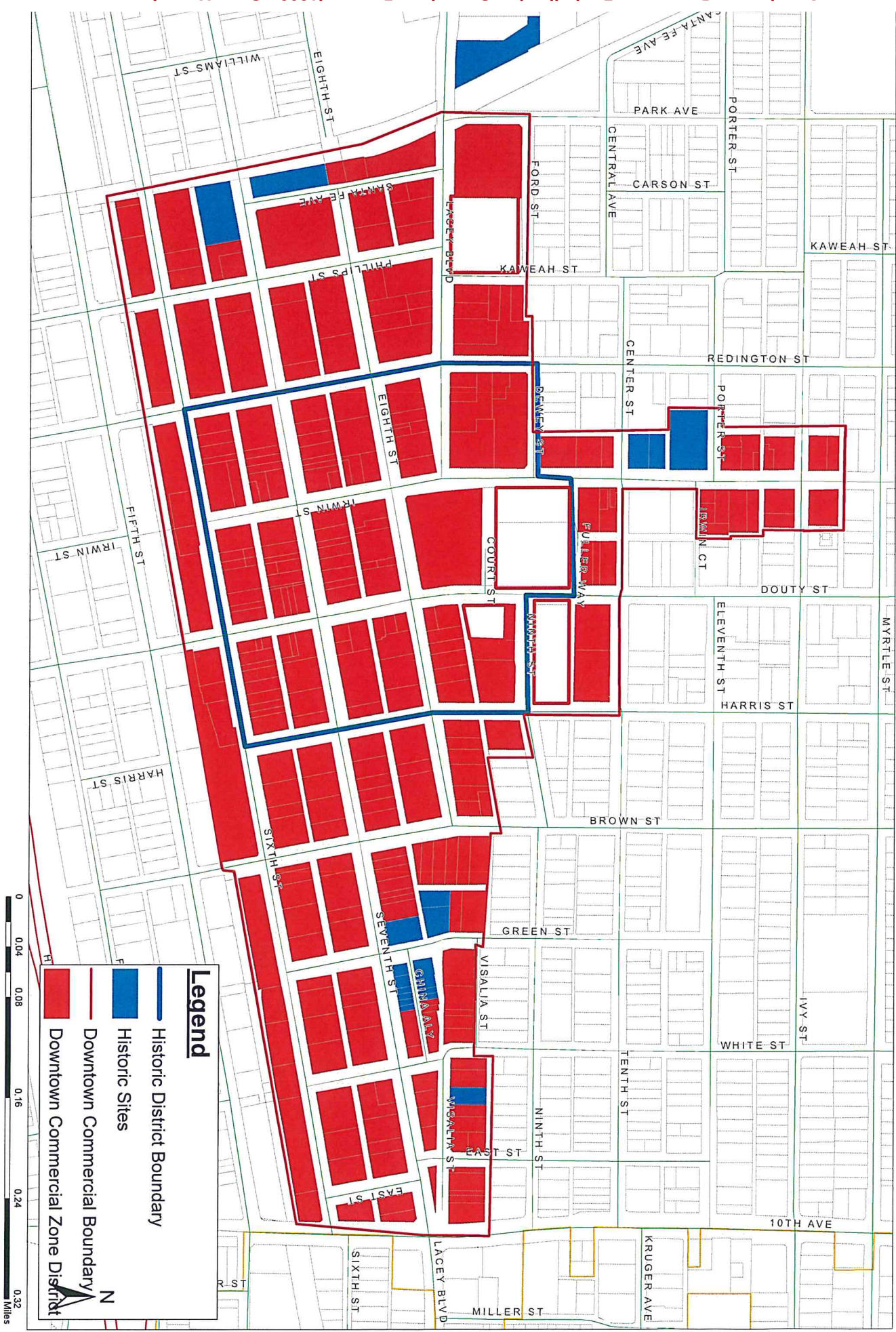
FUNDING THE VISION

The Downtown Revitalization Committee Recommends the City Council:

- Initiate increasing the Transient Occupancy Tax (TOT) in the City by five per cent (5%); and commit the increased revenues, effective the date the new tax becomes effective, to revitalizing Downtown Hanford, beginning with the Downtown Core.
- Establish a baseline of sales taxes received by the City of Hanford on July 1, 2017. Commit 10% of the sales tax revenues exceeding the baseline to downtown revitalization efforts, beginning with the downtown core, for a period of ten years.

Downtown Commercial Zone District with Historic District Boundary and Sites

Attachment: Downtown Revitalization Committee Report (1600 : Open House)



Abbreviations and Use Groups - Zoning Workshop 06-15-2016**ZONES**

R-L-12	Low Density Residential -12,000 SF Min.
R-L-8	Low Density Residential - 8,000 SF Min.
R-L-5	Low Density Residential - 5,000 SF Min.
R-M	Medium Density Residential
R-H	High Density Residential
C-N	Neighborhood Commercial
C-R	Regional Commercial
C-S	Service Commercial
C-H	Highway Commercial
MX-N	Neighborhood Mixed Use
MX-C	Corridor Mixed Use
MX-D	Downtown Mixed Use
O-R	Office Residential
O	Office
I-L	Light Industrial
I-H	Heavy Industrial
AP	Airport Protection
PF	Public Facilities
CO	Conservation

USE GROUPS – RESIDENTIAL ZONE TABLE

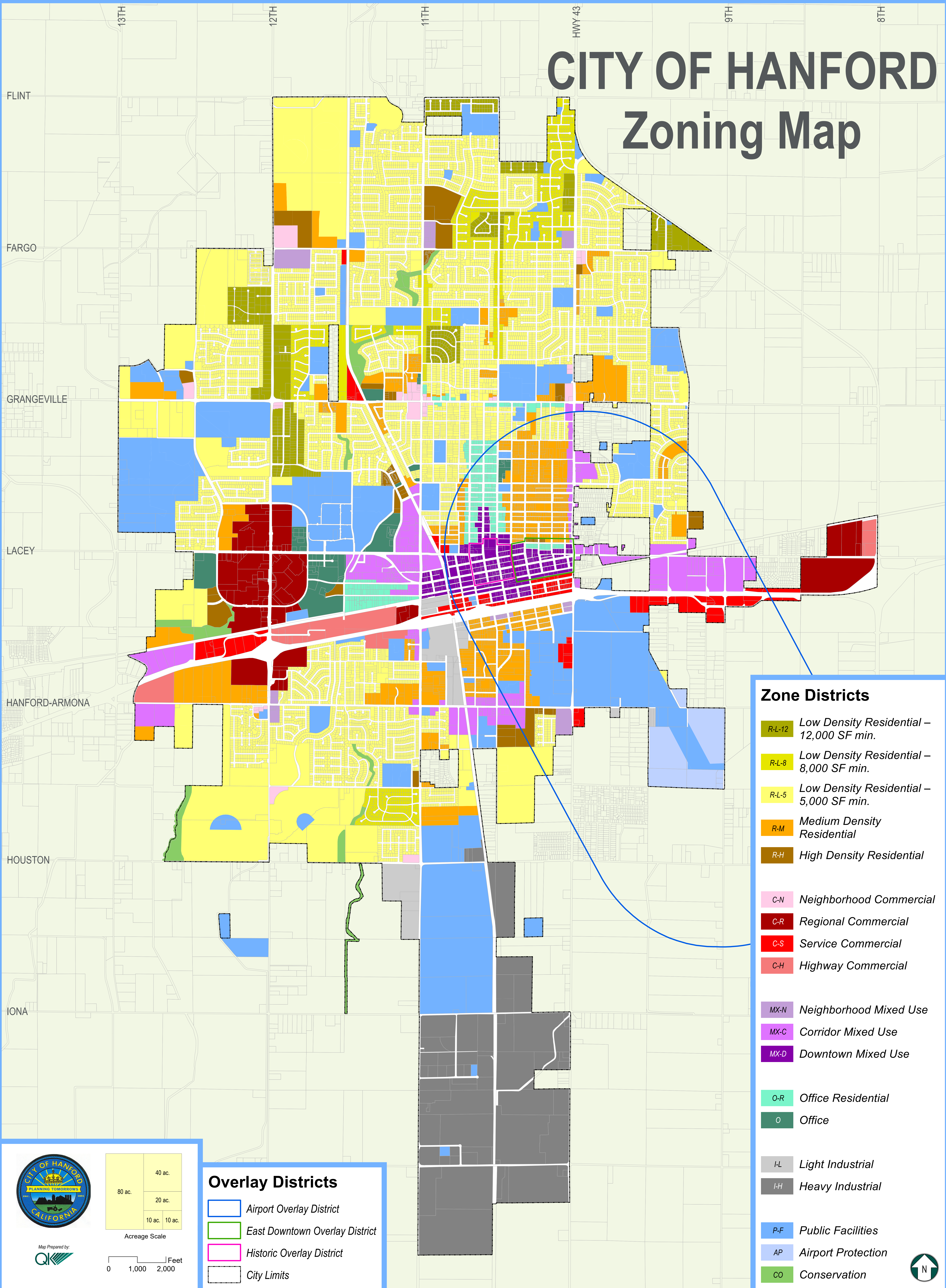
Residential Uses
 Residential Accessory and Support Uses
 Other Uses

USE GROUPS – COMMERCIAL, OFFICE, AND INDUSTRIAL TABLE

Accessory and Support Uses
 Eating and Drinking Establishment Uses
 Education, Religious, and Assembly Uses
 Manufacturing and Processing Uses
 Office and Medical Uses
 Public and Quasi-Public Uses
 Recreation Uses
 Residential Uses
 Retail Uses
 Service Uses
 Transportation and Storage Uses
 Other Uses

TYPES OF PERMITS

P	Permitted by Right	<i>No Planning Permit required.</i>
C	Conditional Use Permit	<i>Discretionary Planning Permit approved by the Planning Commission</i>
A	Administrative Use Permit	<i>Non-discretionary Planning Permit approved by the Community Development Director</i>
T	Temporary Use Permit	<i>Non-discretionary Planning Permit approved by the Community Development Director for a temporary period of time</i>



Zone Districts

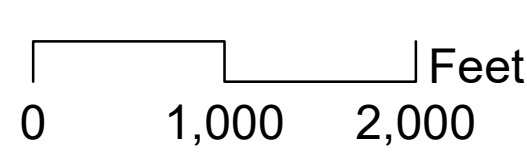
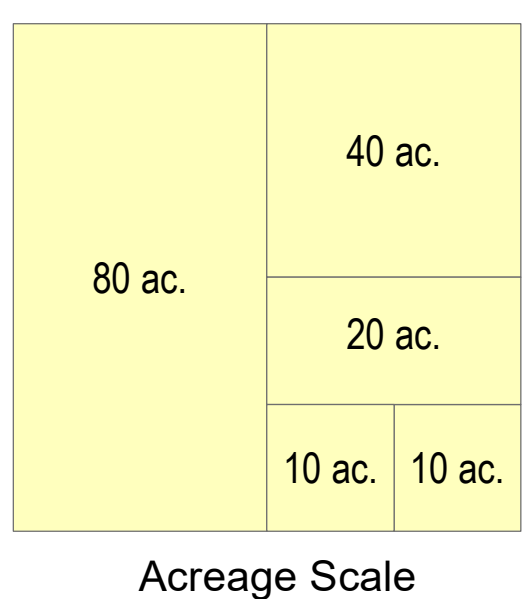
- R-L-12** Low Density Residential – 12,000 SF min.
- R-L-8** Low Density Residential – 8,000 SF min.
- R-L-5** Low Density Residential – 5,000 SF min.
- R-M** Medium Density Residential
- R-H** High Density Residential
- C-N** Neighborhood Commercial
- C-R** Regional Commercial
- C-S** Service Commercial
- C-H** Highway Commercial
- MX-N** Neighborhood Mixed Use
- MX-C** Corridor Mixed Use
- MX-D** Downtown Mixed Use
- O-R** Office Residential
- O** Office
- I-L** Light Industrial
- I-H** Heavy Industrial
- P-F** Public Facilities
- AP** Airport Protection
- CO** Conservation

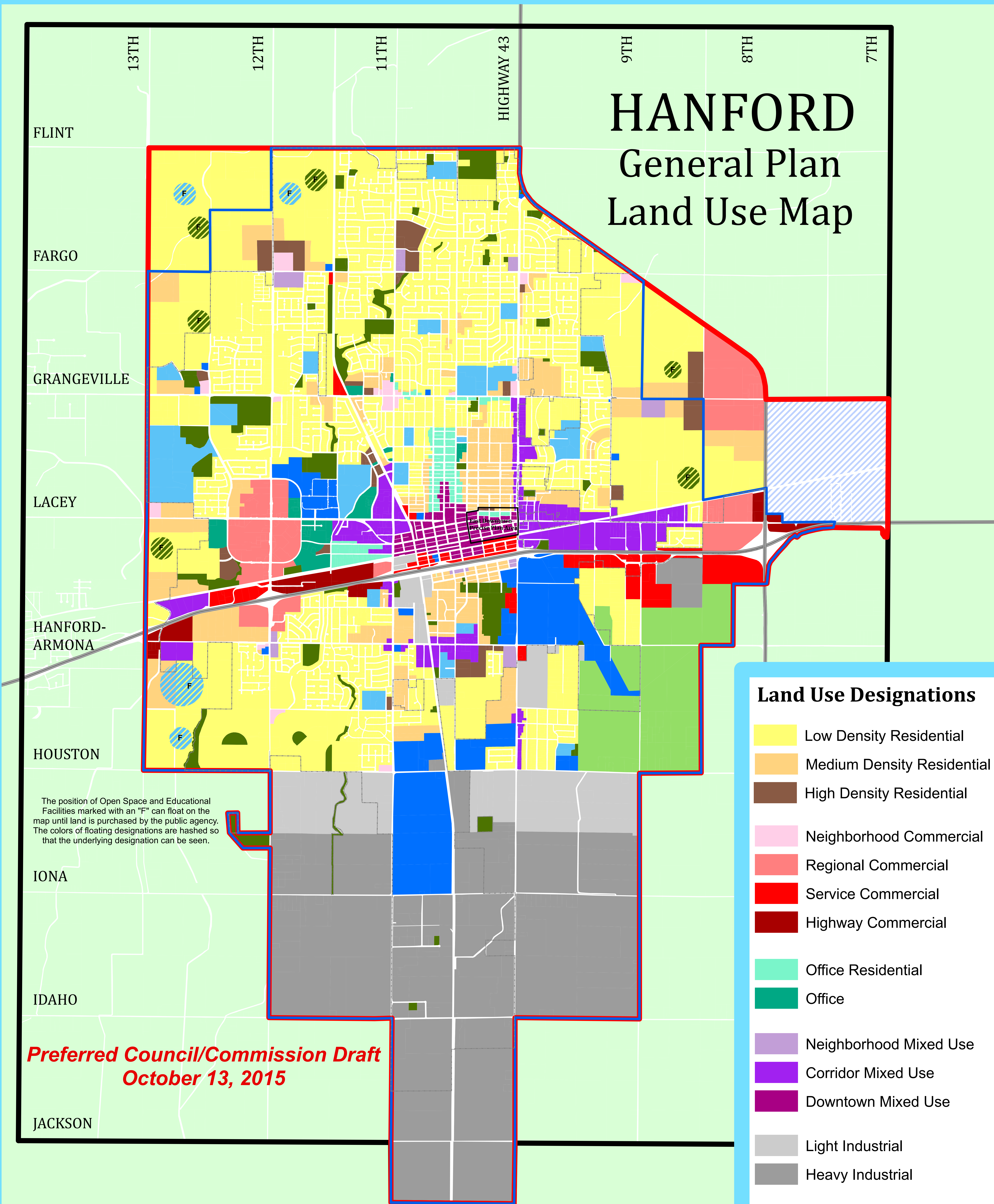
Overlay Districts

- Airport Overlay District**
- East Downtown Overlay District**
- Historic Overlay District**
- City Limits**



Map Prepared by:
Q





Land Use Designations

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Regional Commercial
- Service Commercial
- Highway Commercial
- Office Residential
- Office
- Neighborhood Mixed Use
- Corridor Mixed Use
- Downtown Mixed Use
- Light Industrial
- Heavy Industrial
- Airport Protection
- Open Space
- Educational Facilities
- Public Facilities
- Area of Interest

Boundaries

- Hanford City Limits (2014)
- 2035 Growth Boundary
- Planned Area (proposed Primary Sphere of Influence)
- General Plan Study Area



City of Hanford
2035 General Plan

